SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

60± ACRES
CHOCTAW COUNTY, MS

$109,500

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE CHOCTAW 60

PROPERTY PROFILE

LOCATION:

- Bluff Springs Road
  Eupora, MS 39744
- Choctaw County
- 1± Mile S of the Big Black River
- 5± Miles S of US-82
- 5± Miles SE of Tomnolen
- 10± Miles SW of Eupora

COORDINATES:

- 33.475693, -89.313592

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment

PROPERTY INFORMATION:

- 60± Acres
- Internal Trail System
- Multiple Food Plots
- Replanted in Pines in 2024
- Seasonal Stream
- Rolling Topography

TAX INFORMATION:

- 019-0025-0004000
  - 2025 Taxes: $42
- 019-0035-0001000
  - 2025 Taxes: $98
- 019-0026-0001002
  - 2025 Taxes: $3

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ADAM HESTER, ALC | ASSOCIATE BROKER
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AMEILA SANSING | RESIDENTIAL & LAND SPECIALIST
C: 769-204-0230 | ameila@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071
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O: 662-338-2027

WELCOME TO THE CHOCTAW 60

WELCOME TO THE CHOCTAW 60! Located along Bluff Springs Road in Choctaw County, Mississippi, approximately 10 miles southwest of Eupora and 5 miles southeast of Tomnolen and US-82, this 60± acre property offers rolling terrain, young pine timber, and an opportunity to develop your own hunting retreat. Adding to its recreational appeal, the tract sits just 1± mile south of the Big Black River, a location that will attract buyers looking for hunting opportunities near the river corridor. Approximately 10 acres lie on the east side of the road, with the remaining 50± acres on the west.

The Choctaw 60 was previously site-prepped and replanted in pine in 2024, establishing a foundation for future timber growth. A seasonal stream traverses the tract, adding diversity to the landscape. The creek corridor and streamside management zone (SMZ) provide wildlife habitat and natural travel routes, offering promising areas to focus your deer and turkey hunting efforts.

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MORE ABOUT THE CHOCTAW 60

Multiple food plots are already established and planted, giving you a head start on your wildlife management efforts. There is also room to add more plots and tailor the property to your hunting goals. The rolling terrain, young pines, and creek corridor offer a variety of options for stand placement and future habitat improvements.

Whether you're looking for a place to chase whitetails, enjoy spring turkey mornings, or grow a timber investment while spending time outdoors, the Choctaw 60 deserves a look.

Contact Adam Hester or Ameila Sansing today to schedule a private showing and experience #TheSmallTownWay.

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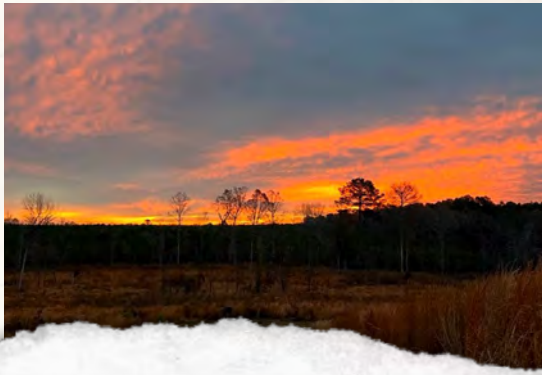
60± ACRES | CHOCTAW COUNTY, MISSISSIPPI



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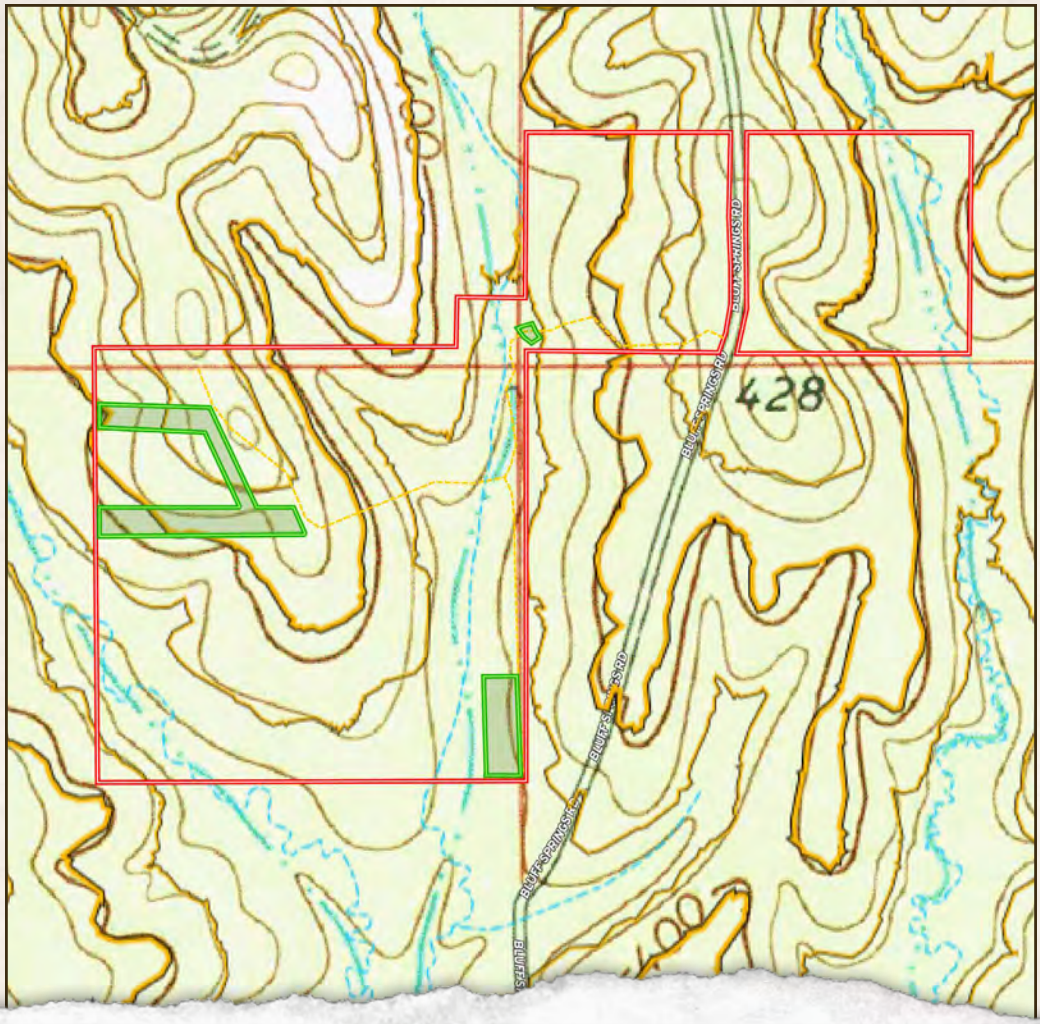
TOPOGRAPHY MAP



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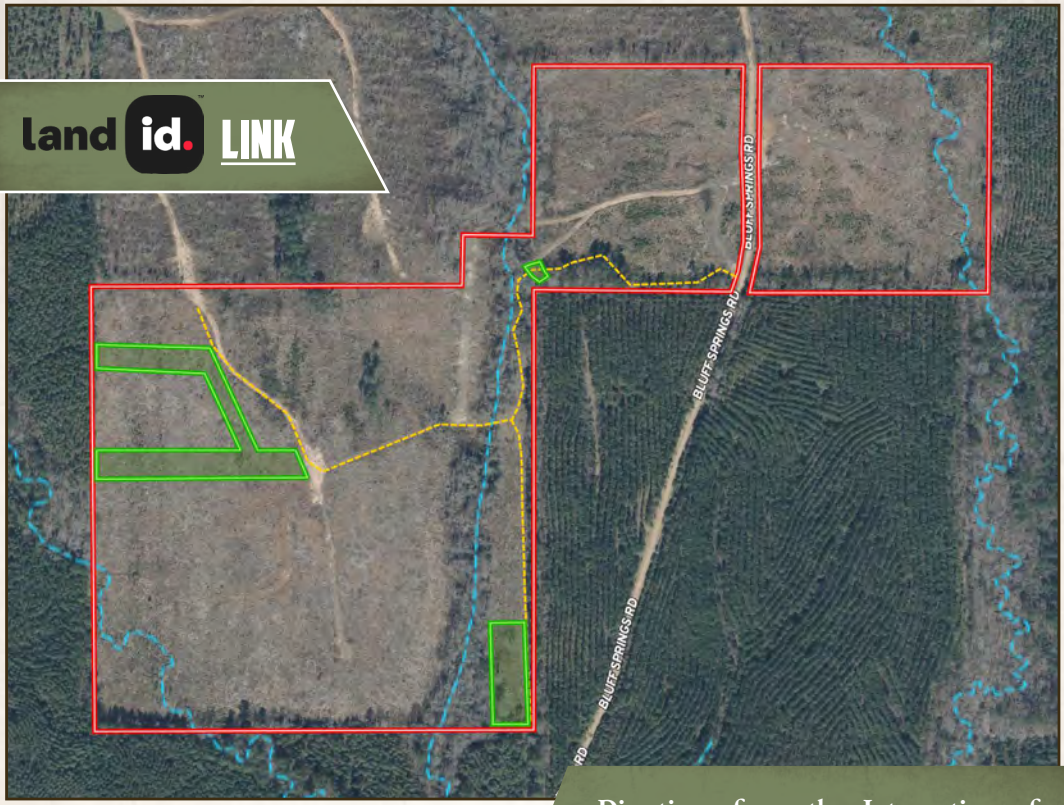

Directions from the Intersection of US-82 and MS-9 in Eupora, MS: Travel south on MS-9 for 4 miles. Turn right onto Hebron Road and continue for 4.5 miles. Turn right onto Bluff Springs Road and proceed 0.6 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS

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