

61.2± ACRES
CHOCTAW COUNTY, MS
\$164,700



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE CHOCTAW 61.2

PROPERTY PROFILE

LOCATION:

- Lagrange Road
Mathiston, MS 39752
- Choctaw County
- 4.2± Miles SE of Eupora
- 16.4± Miles N of Ackerman
- 27± Miles W of Starkville

COORDINATES:

- 33.50543, -89.22019

PROPERTY USE:

- Potential Residential/Cabin
- Hunting
- Recreational

PROPERTY INFORMATION:

- 61.2± Acres
- 0.36± Acre Pond
- 730'± of Frontage
on Lagrange Road
- Pines & Mixed Hardwoods
- Utilities/High Speed Fiber
Internet Available at the Road
- Located in the Choctaw
County School District
- Deer/Turkey/Small Game

TAX INFORMATION:

- 2024 Taxes
- Parcel 009-0014-0003001: \$3.01
- Parcel 009-0014-0010000: \$67.49
- Parcel 009-0023-0009000: \$68.53



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DEREK EAVES

LAND SPECIALIST

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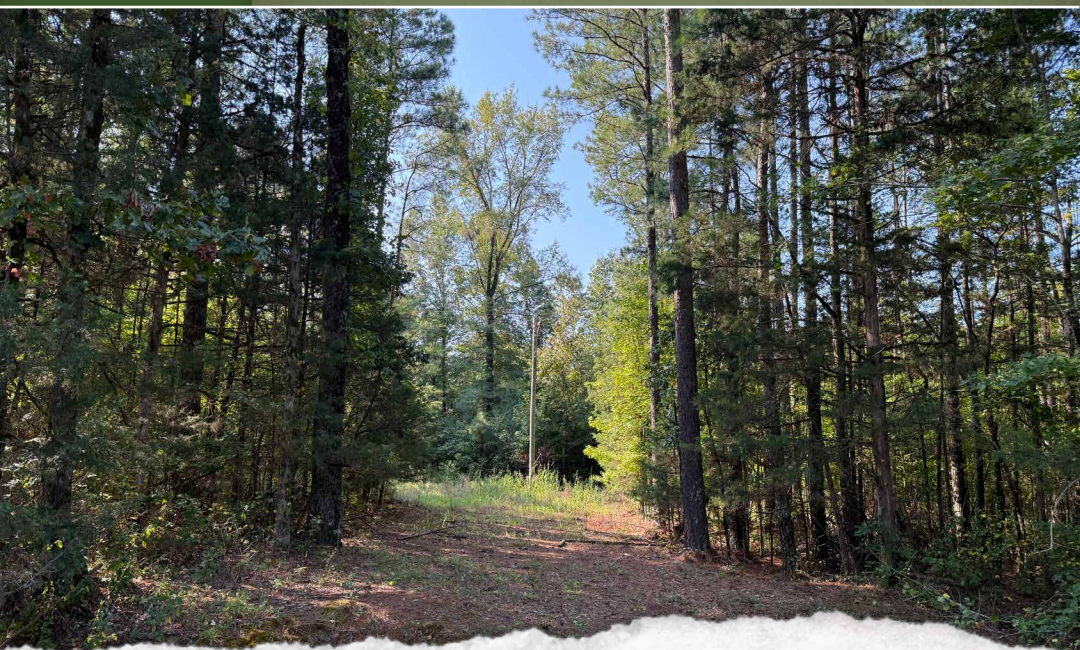
Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 61.2

IF YOU ARE LOOKING FOR ACREAGE OFFERING CONVENIENCE, NATURAL BEAUTY, AND VERSATILITY, THE CHOCTAW 61.2 IS WORTH CONSIDERING!

Located on Lagrange Road in Mathiston, Mississippi, this property is positioned just four miles southeast of Eupora, roughly 16 miles north of Ackerman, and approximately 26 miles west of Starkville, making it an ideal balance of rural privacy and accessibility. With approximately 730 feet of road frontage, the Choctaw County land is easily accessible while still maintaining a quiet, secluded setting.

The 61.2± acres consist of a mixture of pines and mixed hardwoods, providing potential timber value, along with a 0.36± acre pond that enhances the property's recreational and wildlife attributes. Utilities are available at the road, including electricity and high-speed fiber internet, ensuring modern convenience for future development. The tract is zoned within the Choctaw County School District.



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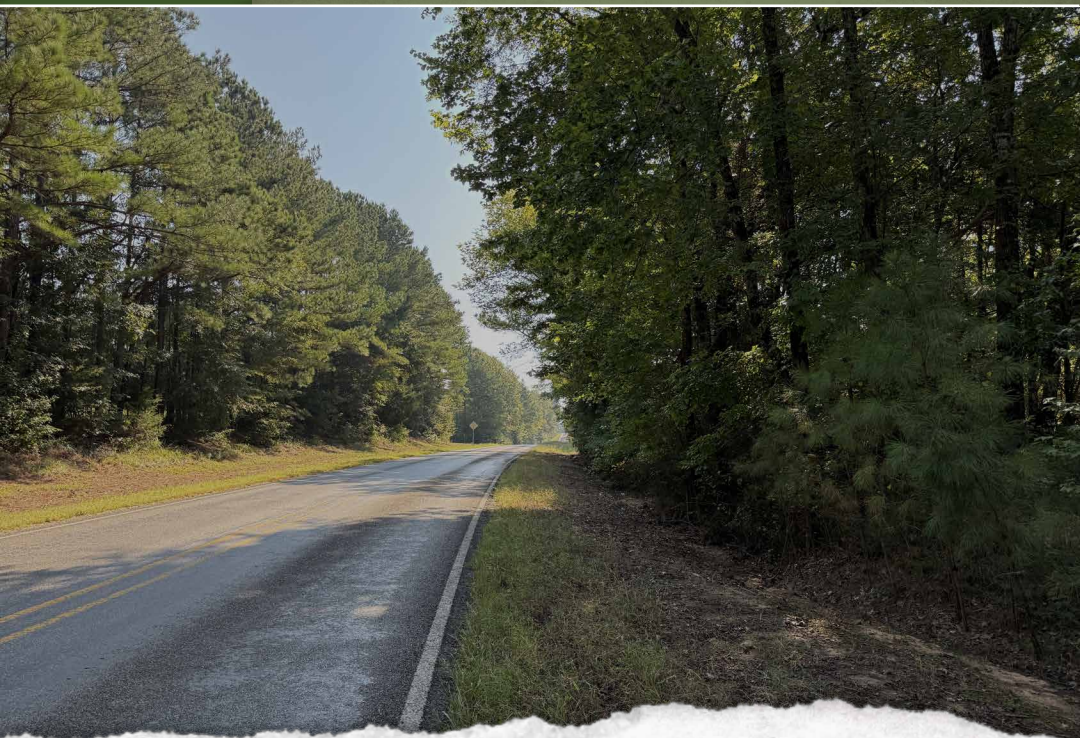
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MORE ABOUT THE CHOCTAW 61.2

Abundant deer, turkey, and small game make the Choctaw 61.2 a prime destination for hunters and outdoor enthusiasts. Beyond hunting, the land is well-suited for various uses, including a permanent residential homesite, a weekend cabin retreat, or a recreational property.

Whether you're seeking a private retreat, a hunting getaway, or an investment in versatile land, this property offers excellent potential in a desirable location.

Contact Derek Eaves today to schedule a private showing of the Choctaw 61.2 and experience #TheSmallTownWay!



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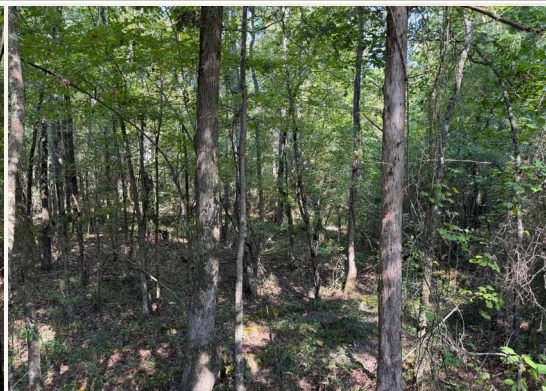
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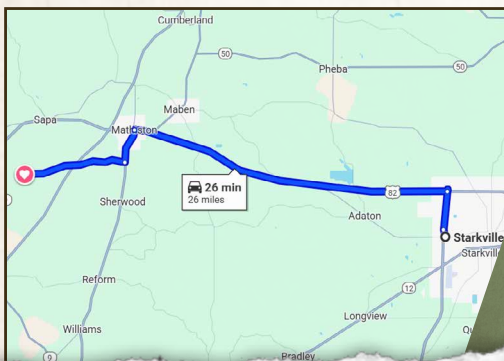
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CHOCTAW COUNTY, MISSISSIPPI



land **id.**
LINK



Directions From Starkville, MS:
Travel 2.2 miles north on Highway 25. Merge onto Highway 82 West and continue 16.4 miles. Turn left onto Highway 15 South and proceed 1.8 miles. Turn right onto Lagrange Road and travel 5.3 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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