

Duck Paradise - Chuquatonchee Creek  
County Rd 173  
Okolona, MS 38860

**\$639,000**  
212± Acres  
Chickasaw County





**Duck Paradise - Chuquatonchee Creek  
Okolona, MS / Chickasaw County**

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**SUMMARY**

**Address**

County Rd 173

**City, State Zip**

Okolona, MS 38860

**County**

Chickasaw County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Timberland

**Latitude / Longitude**

33.8679 / -88.7691

**Acreage**

212

**Price**

\$639,000

**Property Website**

<https://www.mossyoakproperties.com/property/duck-paradise-chuquatonchee-creek-chickasaw-mississippi/15768/>



## **PROPERTY DESCRIPTION**

### **212-Acre Multi-Purpose Tract in Okolona, MS – Prime Hunting, Agriculture & Residential Potential**

Discover the perfect blend of **residential, agricultural, and recreational** opportunities with this stunning **212-acre property** on **County Road 173 in Okolona, MS**. Located in one of the top watershed areas, this property is a **sportsman's paradise**, offering **exceptional duck hunting, turkey, whitetail deer, small game, and fishing**. Whether you're looking to **build a home, run a farm, or enjoy year-round outdoor activities**, this tract offers limitless possibilities.

#### **Property Highlights:**

**3-Acre Fishing Pond & Chuquatonchee Creek Frontage** – Provides year-round **fishing & water recreation**

**50 Acres of Improved Pasture** – Ideal for **cattle, horses, or agricultural development**

**Prime Hunting Land** – Exceptional habitat for **duck, turkey, deer, and small game**

**Mature Timber Areas** – A mix of **hardwoods and pine**, supporting abundant wildlife and investment value

**Multiple Building Sites** – Scenic spots to **construct a home, cabin, or hunting camp**

**Diverse Land Use Potential** – Perfect for **farming, recreation, and future development**

#### **Regional Benefits & Location:**

This property is conveniently located in **Okolona, Mississippi**, offering **peaceful rural living** with easy access to major cities and economic hubs.

- **Strong Agricultural & Economic Growth** – Okolona and **Chickasaw County** are known for **agriculture, timber production, and growing industries**
- **Excellent Transportation Access** – Proximity to **Highway 45, Highway 32, and Interstate 22**, connecting to **Tupelo, Columbus, and Memphis**
- **Outdoor & Recreational Activities** – Enjoy hunting, fishing, and outdoor adventures with access to **state parks, lakes, and nearby public lands**
- **Small-Town Charm & Community** – Okolona offers **local shops, restaurants, and historic sites** while being close to larger cities for additional amenities

This **versatile and high-potential property** is perfect for **investors, farmers, outdoor enthusiasts, and families** looking for a **private getaway** or **productive farmland**. With its **ideal mix of pasture, timber, water access, and wildlife**, it's a rare find in **North Mississippi**.

**Call today to schedule a private tour and explore everything this exceptional property has to offer!**

Brett Briggs, Agent

Mossy Oak Properties, Bottomland Real Estate

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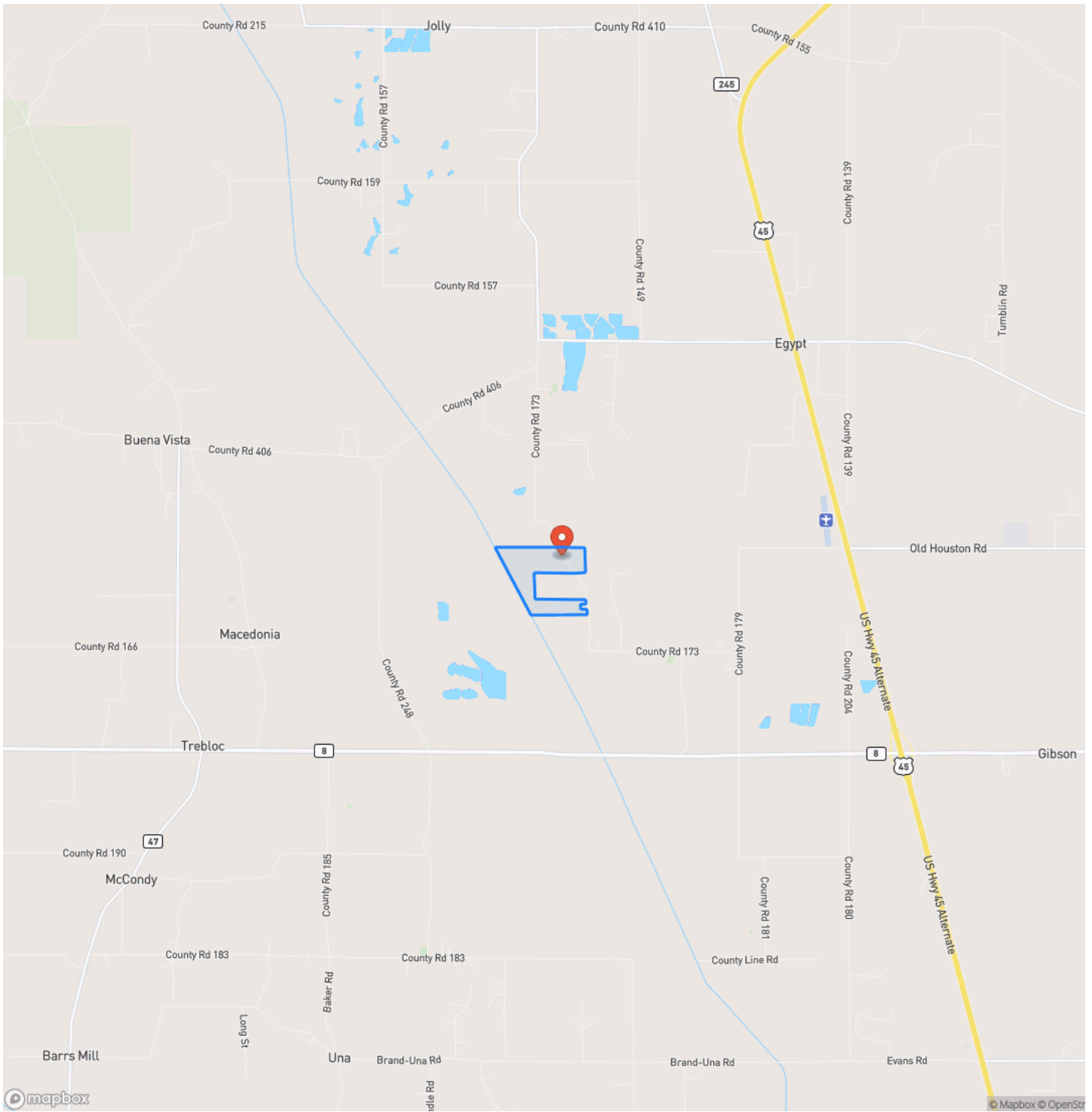




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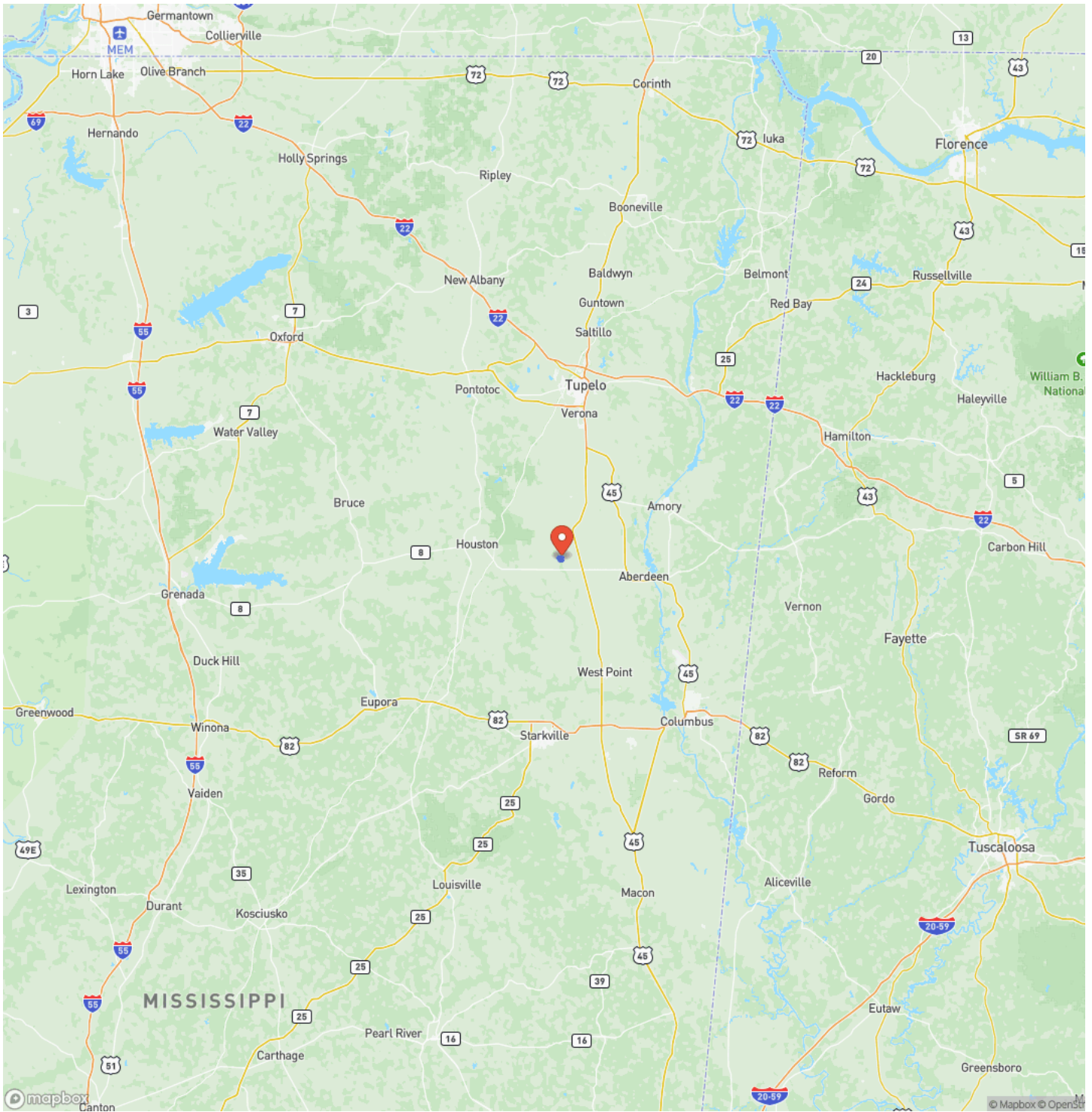


# Locator Map



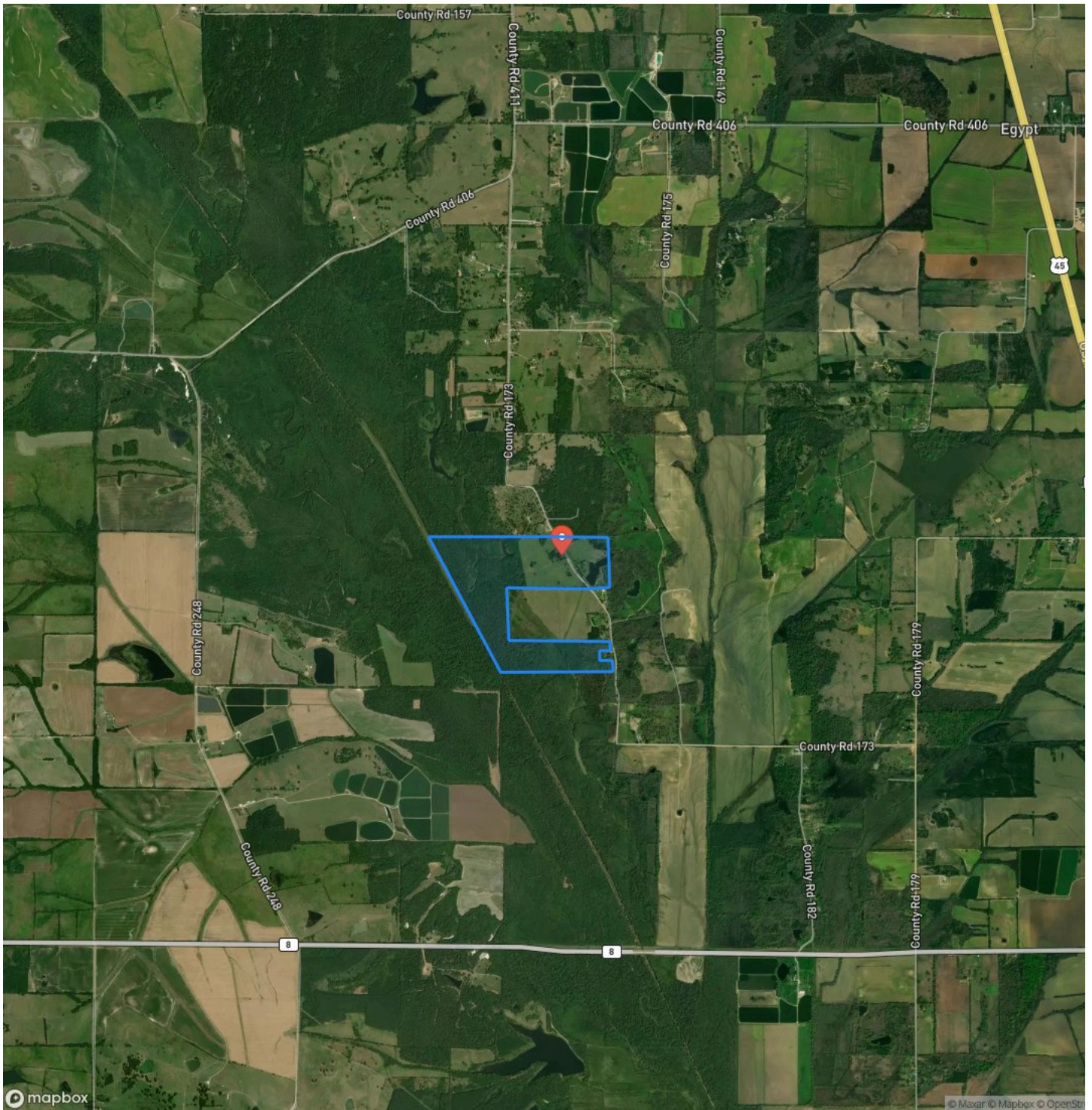


# Locator Map





## Satellite Map











## **DISCLAIMERS**

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