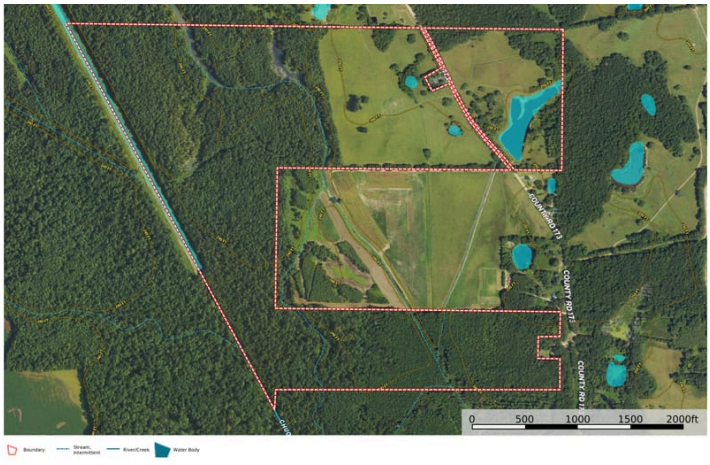
Duck Paradise – 212 Acres on Chuquatonchee Creek with Pond, Pasture and Timber near Okolona, Chickasaw County, MS
County Rd 173
Okolona, MS 38860

$639,000
212± Acres
Chickasaw County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Duck Paradise – 212 Acres on Chuquatonchee Creek with Pond, Pasture and Timber near Okolona, Chickasaw County, MS
Okolona, MS / Chickasaw County

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
www.mossyoakproperties.com







Duck Paradise – 212 Acres on Chuquatonchee Creek with Pond, Pasture and Timber near Okolona, Chickasaw County, MS
Okolona, MS / Chickasaw County

PROPERTY DESCRIPTION

212 +/- Acres of Duck, Deer and Turkey Hunting Land with a 3-Acre Pond, Chuquatonchee Creek Frontage and 50 Acres of Pasture - Chickasaw County, Mississippi

Quick facts

- Acreage: 212 +/- acres
- Location: Okolona, Chickasaw County, Mississippi 38860
- Price: $639,000 ($3,014 per acre)
- Property type: Farms, Hunting Land, Ranches, Recreational Land, Timberland
- Road access: County Road
- Land cover: Partially Wooded, Grassed
- Water: Creek, Pond
- Wildlife: Small Game, Turkey, Ducks, Whitetail Deer
- Improvements: Pond
- Current use: Hunting, Pasture, Recreational, Timber
- Possible uses: Cattle, Farm, Horses, Hunting, Investment, Pasture, Recreational, Residential, Timber
- Water: 3-acre fishing pond and Chuquatonchee Creek frontage
- Pasture: about 50 acres improved
- Listing agent: Sonny Jameson, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

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!

Location

The property is in Chickasaw County, Mississippi, near Okolona, about 25 miles from West Point; about 35 miles from Tupelo.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Sonny Jameson with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

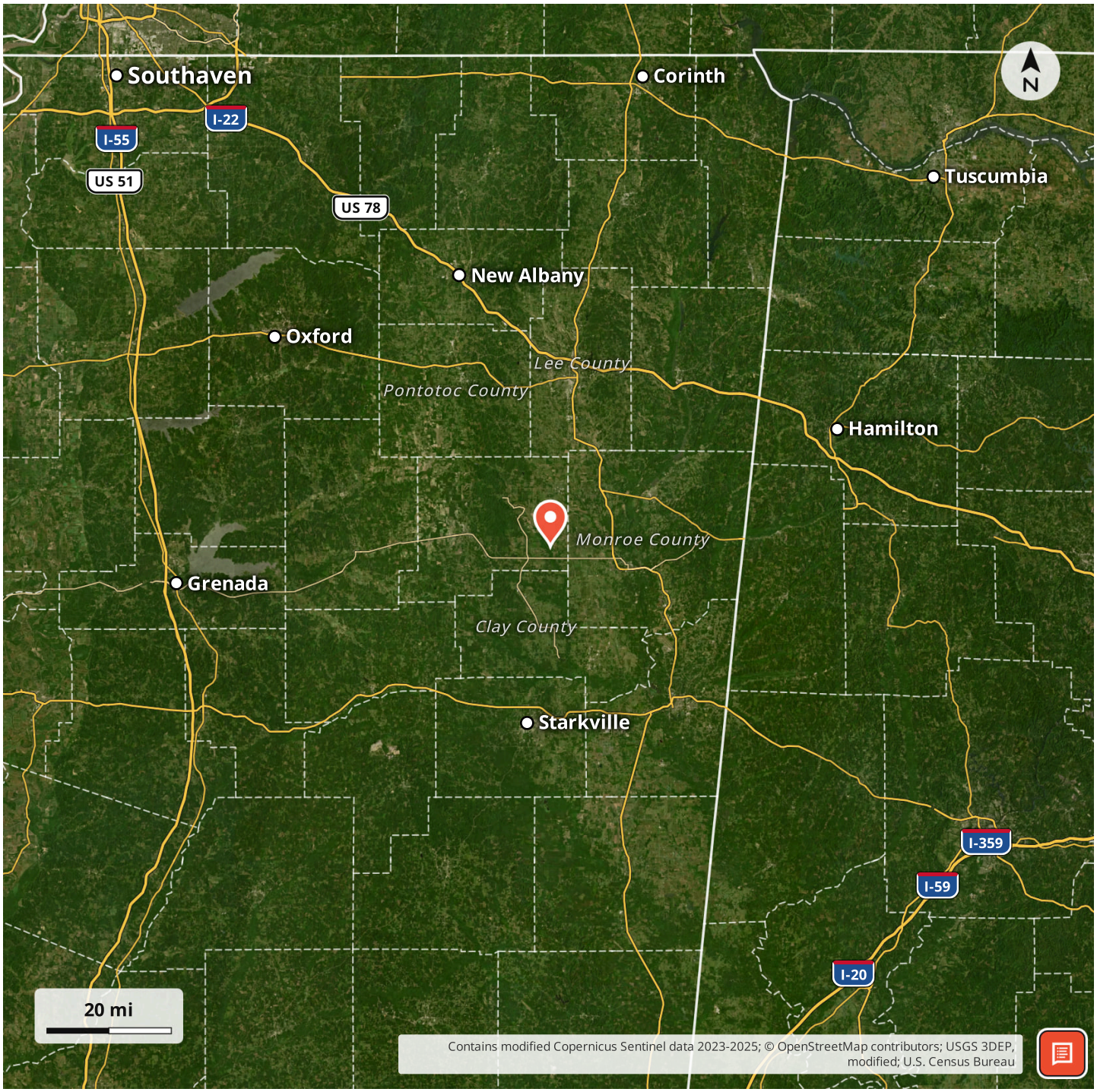
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.



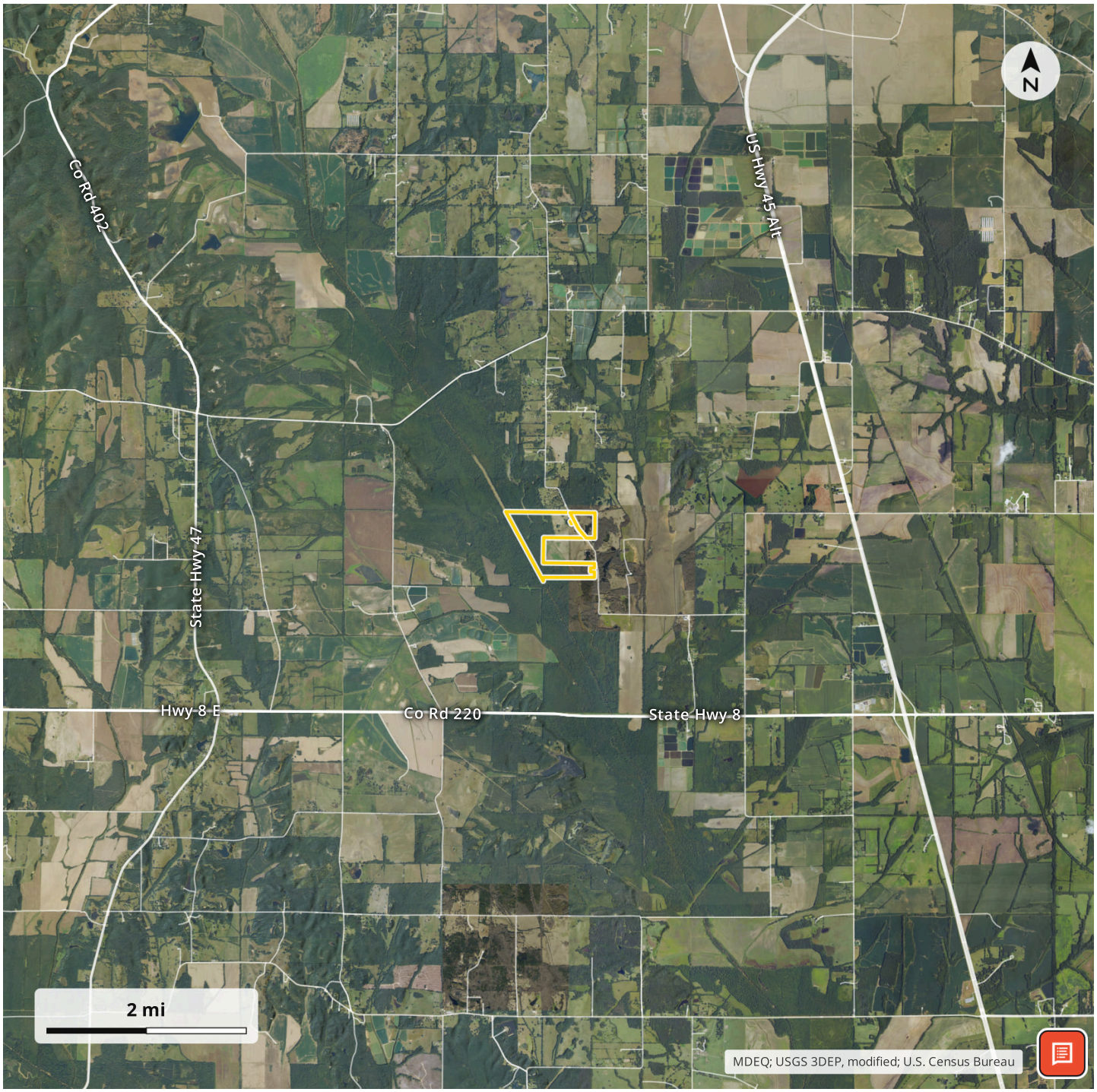




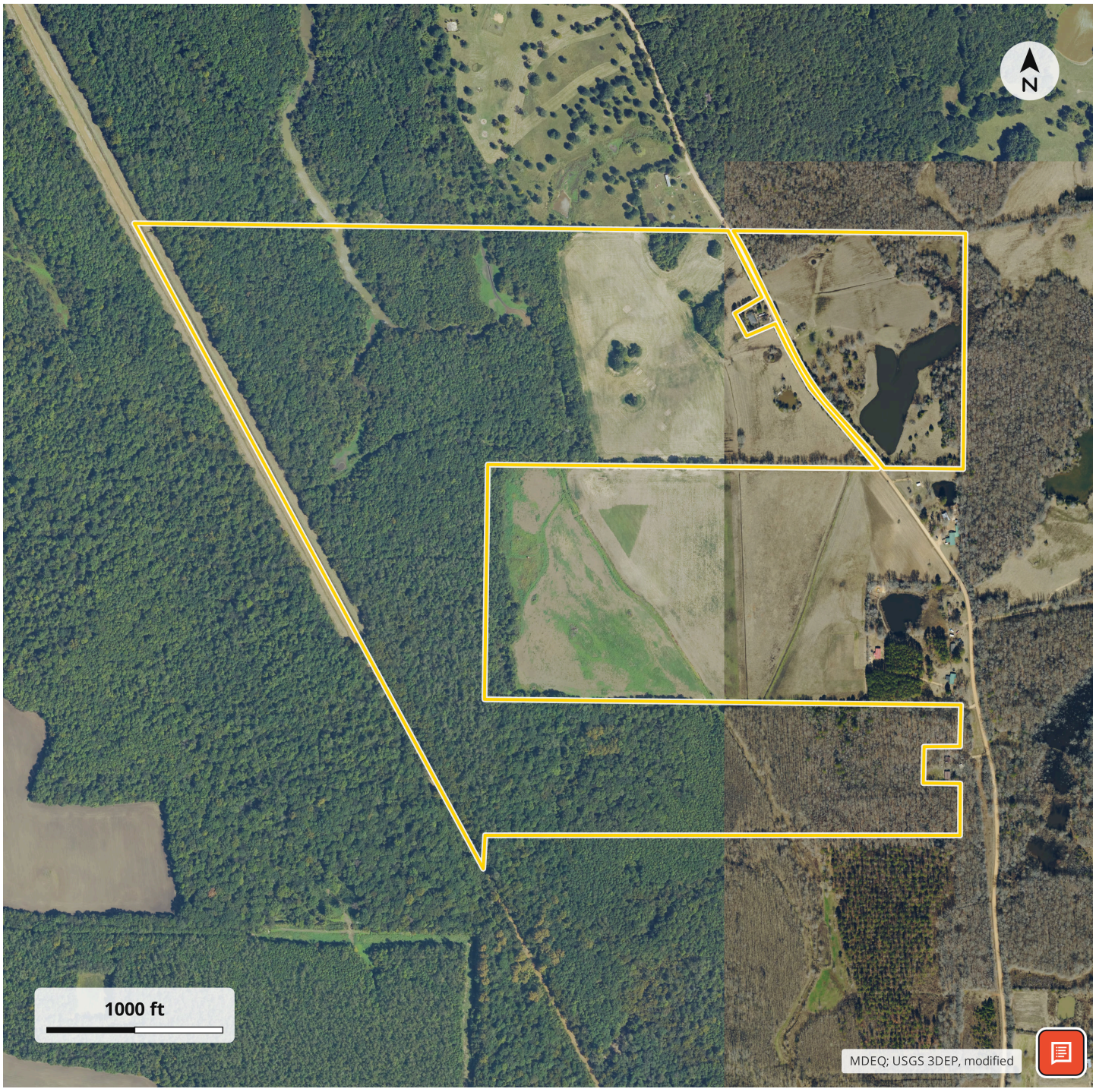

Regional Map



Locator Map

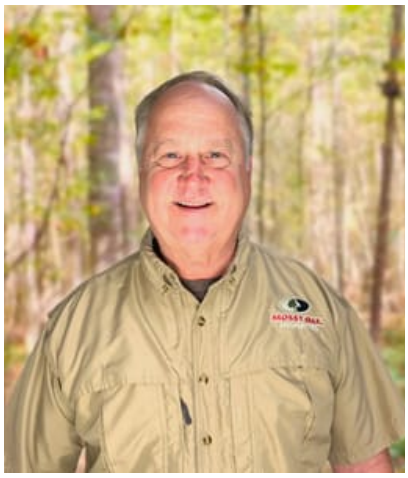

Co Rd 402
US Hwy 45 Alt
N
State Hwy 47
Hwy 8 E
Co Rd 220
State Hwy 8
2 mi
MDEQ; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Sonny Jameson

Mobile
(662) 295-0247

Office
(662) 495-1121

Email
sjameson@mossyoakproperties.com

Address
5795 Highway 45 ALT S.

City / State / Zip
West Point, MS 39773

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate
5795 Highway 45 Alt S
West Point, MS 39773
(662) 495-1121
https://www.mossyoakproperties.com/