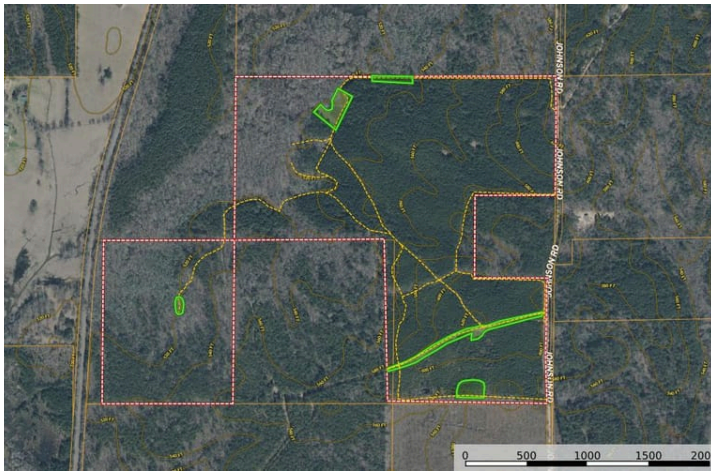
Triplett Rd 143 Acres – Investment-Grade Pine and Hardwood Timber with Hunting near Ackerman, Choctaw County, MS
Triplett Rd
Ackerman, MS 39735

$414,700
143± Acres
Choctaw County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Triplett Rd 143 Acres – Investment-Grade Pine and Hardwood Timber with Hunting near Ackerman, Choctaw County, MS
Ackerman, MS / Choctaw County

SUMMARY

Address
Triplett Rd

City, State Zip
Ackerman, MS 39735

County
Choctaw County

Type
Hunting Land, Recreational Land, Timberland

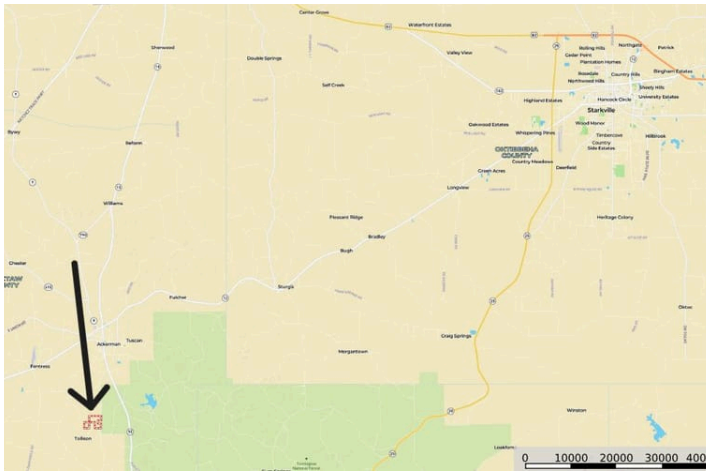
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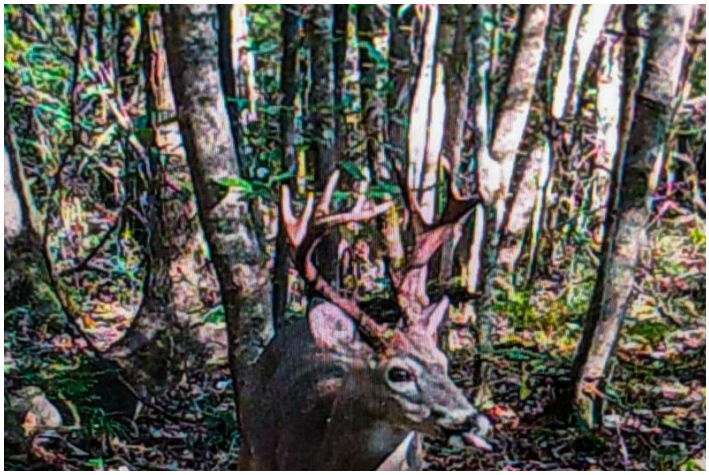
Acreage
143

Price
$414,700

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Triplett Rd 143 Acres - Investment-Grade Pine and Hardwood Timber with Hunting near Ackerman, Choctaw County, MS

Quick facts

- Acreage: 143 +/- acres
- Location: Ackerman, Choctaw County, Mississippi 39735
- Price: $414,700 ($2,900 per acre)
- Property type: Hunting Land, Recreational Land, Timberland
- Road access: County Road
- Land cover: Wooded
- Water: Stream
- Wildlife: Turkey, Whitetail Deer
- Current use: Hunting, Timber
- Possible uses: Hunting, Investment, Recreational, Residential, Timber
- Timber: 62 acres of 18-year-old pine; 28 acres of 10-year-old MCP pine; 30 acres of mature mixed pine and hardwood; 20 acres of mature hardwood
- Parcel ID: 091B0008-0003000
- MLS #: 4149794
- Listing agent: Hunter McCool, Mossy Oak Properties Bottomland Real Estate (Central Mississippi, Madison office)

Located just 3 miles from Ackerman, Mississippi, this exceptional 143 acre tract offers investment-grade timber, outstanding hunting habitat, and convenient access. Ideally positioned only 26 miles from Starkville, 13 miles from Louisville, and 33 miles from Kosciusko, this property is perfectly suited for recreation, timber investment, hunting, or a future homesite.

The property features a diverse mix of mature hardwoods, planted pine timber, seasonal streams, rolling terrain, and established wildlife habitat. A well-maintained internal road system provides access throughout the tract, while established fire lanes offer the opportunity to continue a prescribed burn program to enhance both timber production and wildlife management. Deer and turkeys were seen on each visit made to the property by the listing agent.

Property Features:
-62 acres of 18-year-old pine plantation
-28 acres of 10-year-old ArborGen MCP pine seedlings
-30 acres of mature mixed pine and hardwood timber
-20 acres of mature hardwoods
-Seasonal streams and diverse habitat transitions
-Internal road network with water bars installed on sloped sections
-Established fire lanes for timber and wildlife management
-Annual predator trapping and wildlife management practices
-Turnkey recreational tract ready for immediate enjoyment

This property has been intensively managed for wildlife and offers excellent deer, turkey, and small game hunting. Multiple established food plots totaling approximately 3 acres are already in place and have been treated with agricultural lime. The powerline right-of-way also provides additional opportunities for food plots and long-range shooting lanes.

Utilities including power and community water are available along the Triplett Road frontage, making this property an excellent candidate for a hunting camp, cabin, or country homesite.

Additional Highlights:
-Convenient access to Ackerman, Starkville, Louisville, and Kosciusko

-Combination of recreational value and long-term timber investment
-Diverse timber stands with future income potential

If you are searching for hunting land for sale in Choctaw County, Mississippi timberland near Ackerman, or a turnkey recreational property with deer and turkey hunting, this 143 acre tract is a must-see.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Hunter McCool with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golder 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.

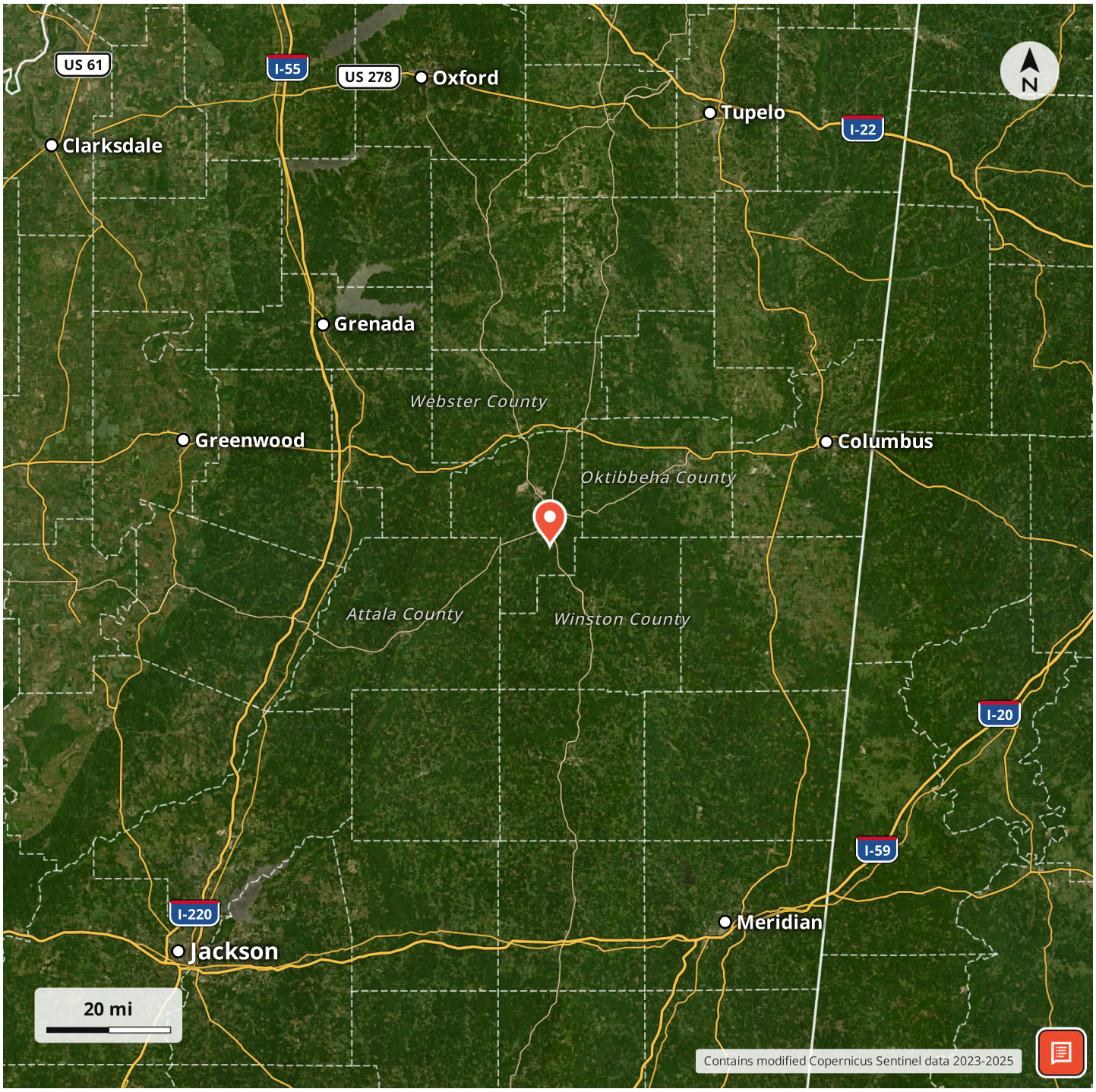
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.



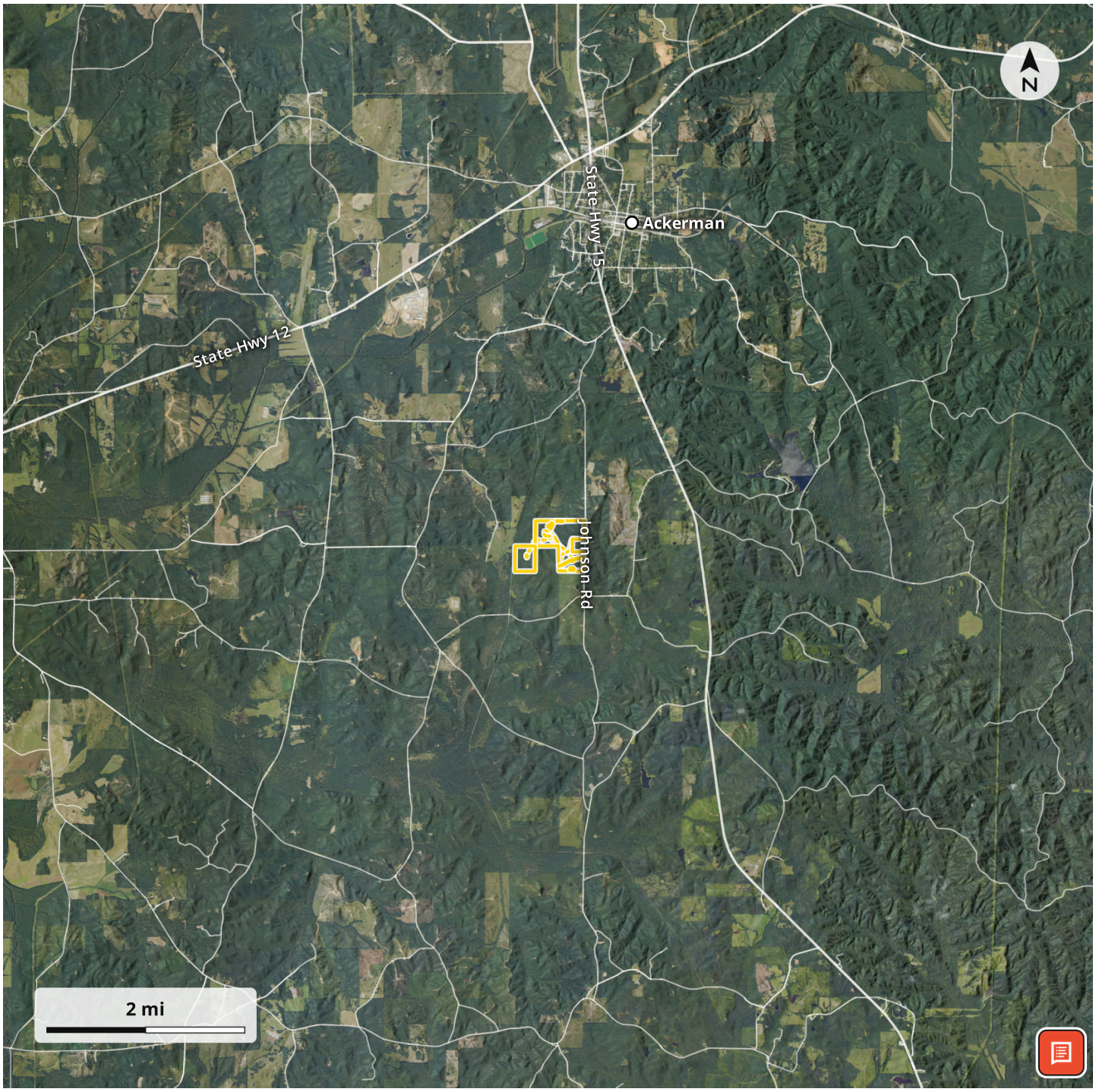




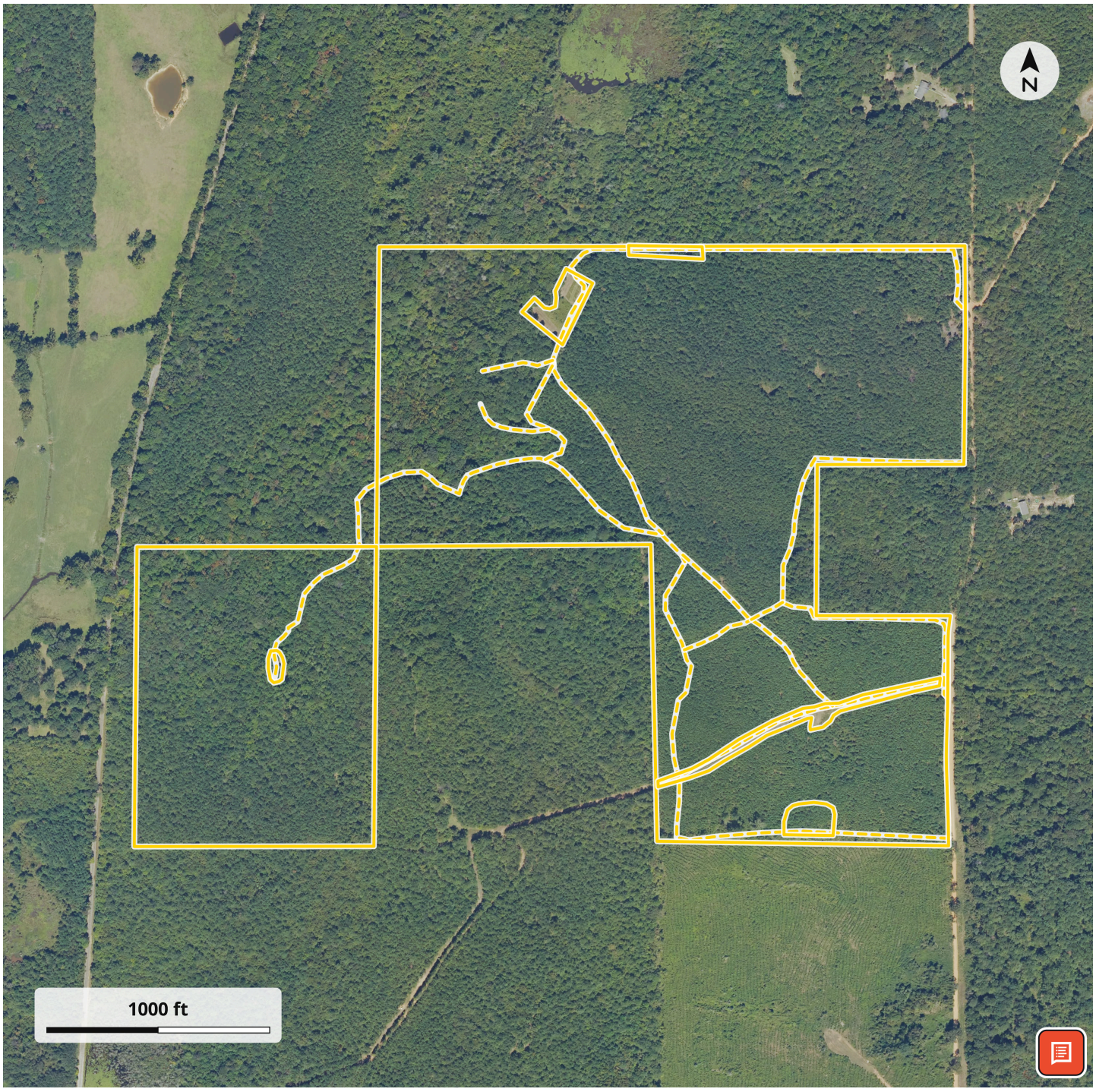

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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hmccool@mossyoakproperties.com

Address
108 Lone Wolf Drive

City / State / Zip
Madison, MS 39110

NOTES

NOTES

DISCLAIMERS

All maps, boundary lines and timber acreage are approximate and should be verified by the buyer.

Mossy Oak Properties Bottomland Real Estate
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