



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

35.46+/- Acres in Choctaw County,

**MS
\$88,650**

Property Profile

The Choctaw 35.46

Location:

- Choctaw County
- 5.6+/- Miles West of Ackerman, MS
- 31+/- Miles South West from Starkville

Coordinates:

- 33.3129, -89.2583

Property Information:

- 35.46± Acres
- Paved Road Frontage Off of S Union Rd
- Mostly Pine Timber
- Small Pond
- Small Creek traverses property
- Electricity & Water Available

Property Use:

- Potential Home/Cabin Site
- Recreational
- Investment
- Small Game, Deer, and Turkey Hunting

Tax Information: 2022 \$95.35

- Parcel #: 015-21-00300



MICHAEL OSWALT | PRINCIPAL BROKER
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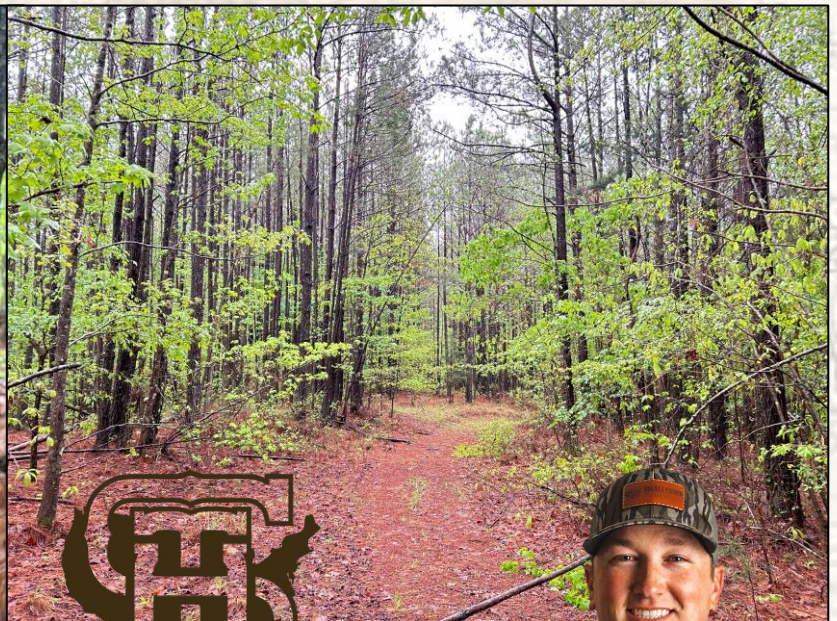


JIMMY GENTRY | LAND SPECIALIST
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Information is believed to be accurate but not guaranteed.

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Welcome to the Choctaw 35.46. This property is situated approximately five miles west of Ackerman, MS and offers paved frontage along S. Union Road where power and water are available. The front portion of this 35.46+/- acre Choctaw County tract provides a building site for a cabin or home. The property is mostly wooded with pine timber and some scattered hardwoods along a little creek that traverses from north to south. The creek is a nice resource for wildlife, in addition to the small pond on site. The terrain is gentle with rolling ridges leading down to the creek bottom. On the southern boundary of the property is a powerline crossing. A main trail provides access to most of the property and could be easily improved with a tractor. If you are looking for a smaller tract that hunts big, call Jimmy Gentry or Michael Oswalt for your private tour today.



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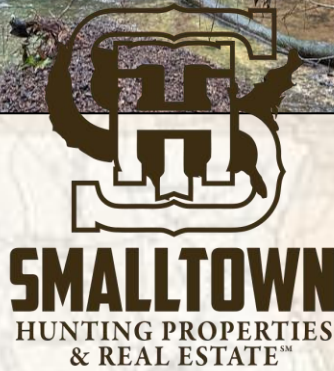
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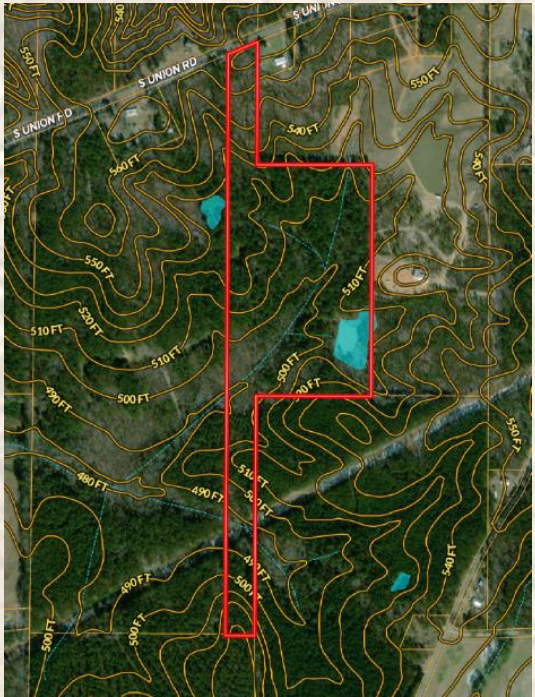
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ca	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	12.94	39.42	0	65	2w
Ord2	Ora loam, 8 to 12 percent slopes, eroded	11.71	35.67	0	37	4e
SR	Smithdale-Ruston association, 5 to 40 percent slopes	6.5	19.8	0	52	7e
W	Water	0.94	2.86	0	-	-
PoB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	0.74	2.25	0	34	2e
TOTALS		32.83	100%	-	49.88	3.75

Land id Link



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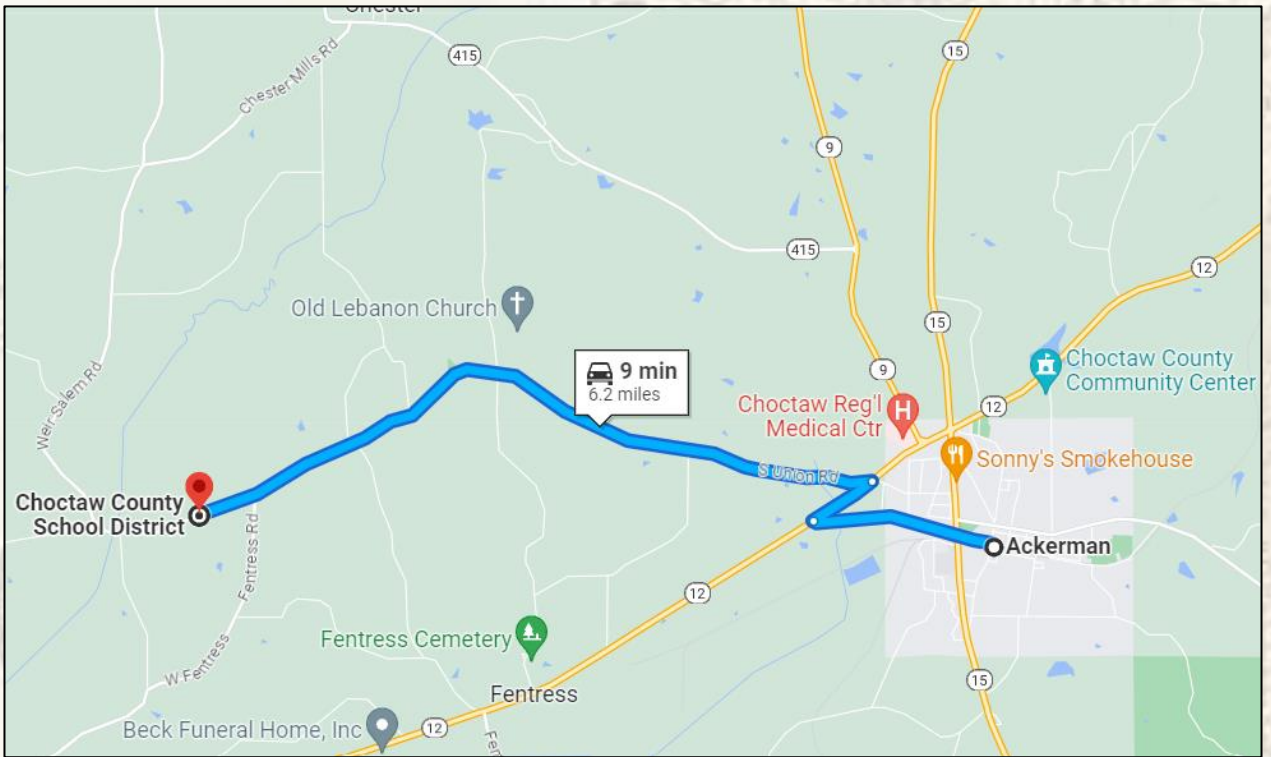


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Google [Maps](#) Directions



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