

35± ACRES
CHOCTAW COUNTY, MS
\$79,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE CHOCTAW 35

PROPERTY PROFILE

LOCATION:

- Choctaw County, MS
- Chester Community
- Access via Hwy 415
- 5± Miles NW of Ackerman
- 26± Miles W of Starkville

COORDINATES:

- 33.35695, -89.23625

PROPERTY USE:

- Recreation
- Hunting

PROPERTY INFORMATION:

- 35± Acres
- Paved Road Frontage
- Besa Chitto Creek
- Open Hay Ground
- Utilities Available
- Wildlife

TAX INFORMATION:

2023 - \$116.54

- Parcel # 059-0010-0002000



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MICHAEL COOPER

LAND SPECIALIST

C: 662-285-8686

O: 769-888-2522

mcooper@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE CHOCTAW 35

WELCOME TO THE CHOCTAW 35, A DIVERSE PROPERTY LOCATED APPROXIMATELY FIVE MILES NORTHWEST OF ACKERMAN, MS. The Choctaw County tract is situated in the Chester Community on a good access road connecting to Hwy 415 allowing for a secluded feel with limited frontage. This property consists of a nice mixture of timberland and open ground, which is currently used by the owner for cutting hay. Besa Chitto Creek traverses the eastern boundary of the property where you will find scattered mature timber. The majority of the property is located in a flood plain. The creek and drainages, along with the open ground, provide a nice mix for the abundant wildlife. Utilities are located along the paved Hwy 415.

To schedule a private tour of the Choctaw 35,
call Michael Cooper today!



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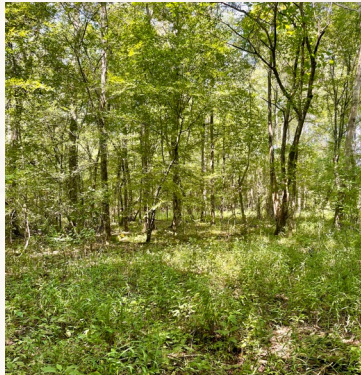
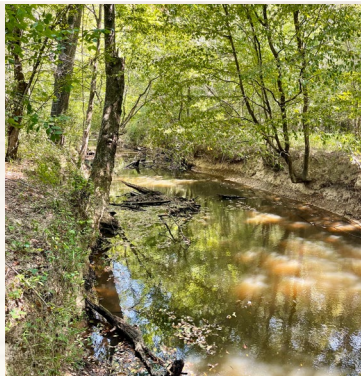
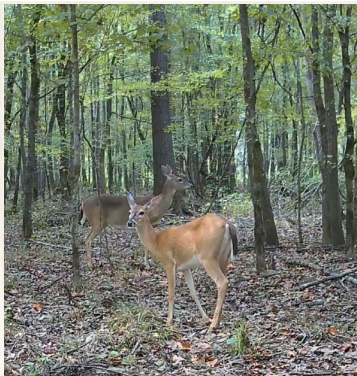
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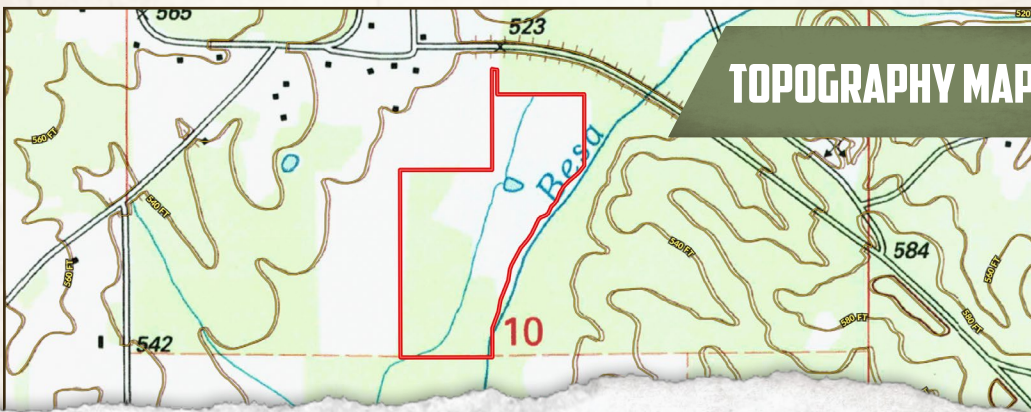
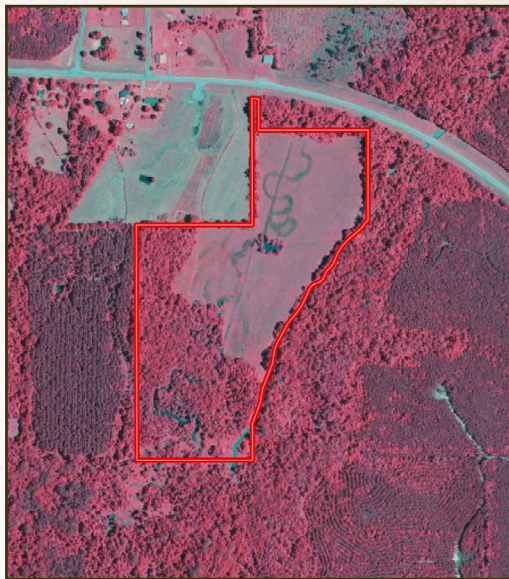
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CHOCTAW COUNTY, MISSISSIPPI

land id. LINK

INFRARED MAP



TOPOGRAPHY MAP



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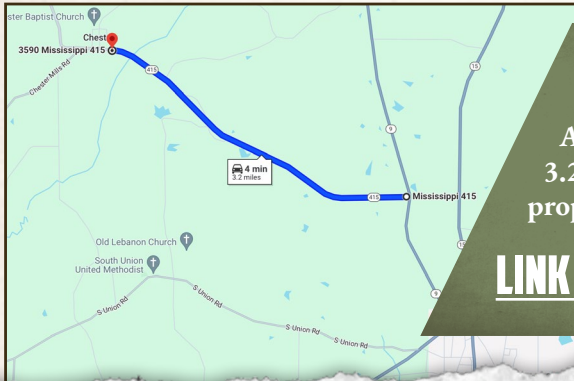
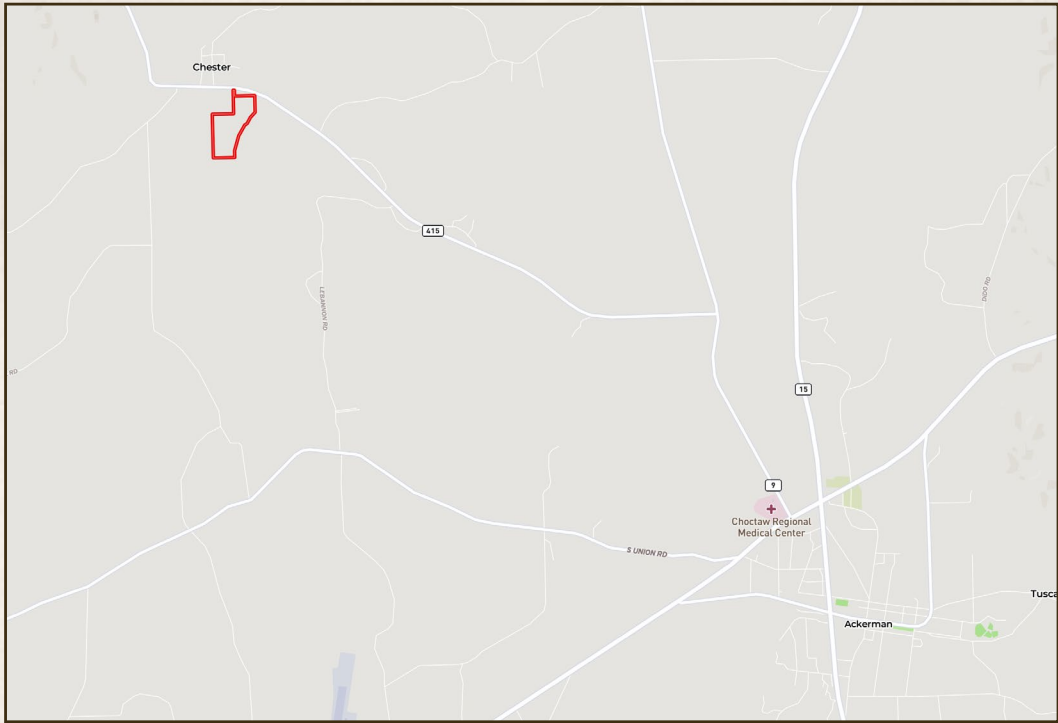
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Directions From the Intersections of Hwy 415 and Hwy 9 north of Ackerman, MS: Travel approximately 3.2 miles west on Hwy 415. The property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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