

21.1± ACRES
CHICKASAW COUNTY, MS
\$67,500



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 888-2522

THE CHICKASAW 21.1

PROPERTY PROFILE

LOCATION:

- County Road 413
Houlka, MS 38850
- Chickasaw County
- 16± Miles From Houston
- 23± Miles From Tupelo
- 51± Miles From Oxford
- Minutes Away from
Chickasaw WMA/Davis Lake

COORDINATES:

- 34.0309, -88.8601

TAX INFORMATION:

- 2023 - \$39.54

PROPERTY USE:

- Hunting
- Cabin/Home Site
- Recreation
- Investment

PROPERTY INFORMATION:

- 21.1± Total Acres
- Deer, Turkey, & Small Game
- Hardwood/Pine Mix
- Gentle Topography
- County Road Frontage
- Power/Water Available



CHRIS REED | LAND SPECIALIST
C: 601-906-0723 | chris.reed@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com | 50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

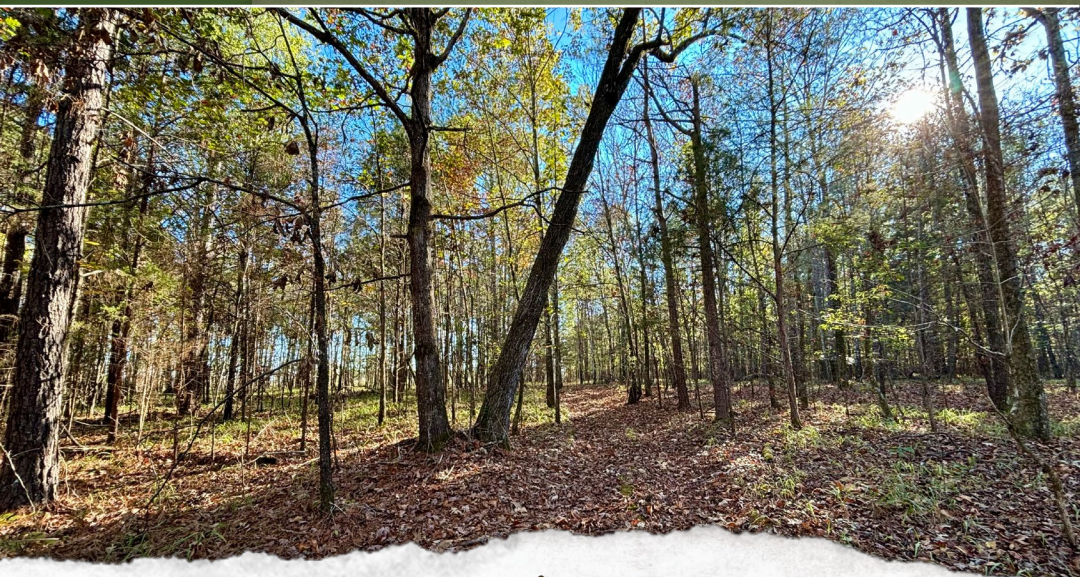
WELCOME TO THE CHICKASAW 21.1

IF YOU ARE LOOKING FOR AN AFFORDABLE, SMALL ACREAGE PROPERTY, THE CHICKASAW 21.1 IS WORTH CONSIDERING! Located just 7 miles west of Okolona, MS, in Chickasaw County, this property offers 21.1± acres of opportunity. Situated on County Road 413, adjacent to the Chickasaw Wildlife Management Area, this place provides excellent access to more than 26,000 acres of public hunting and recreational land.

The tract features a shared driveway leading to a trail that extends to the southern property line, the trail needs a little maintenance. With gentle terrain and wide ridgetops, this land is a good fit for a hunting camp, homesite, or cabin. You will also be able to enjoy Davis Lake, just 10 minutes away, offering fishing and boating for year-round recreation.

With a little imagination and vision, you could turn this small acreage tract into a quality hunting spot or country retreat.

**To schedule your private showing of the Chickasaw 21.1,
call Luke Gossett or Chris Reed today!**



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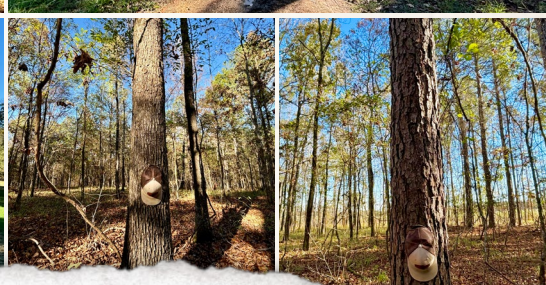
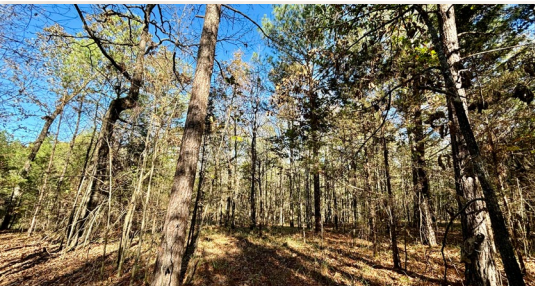
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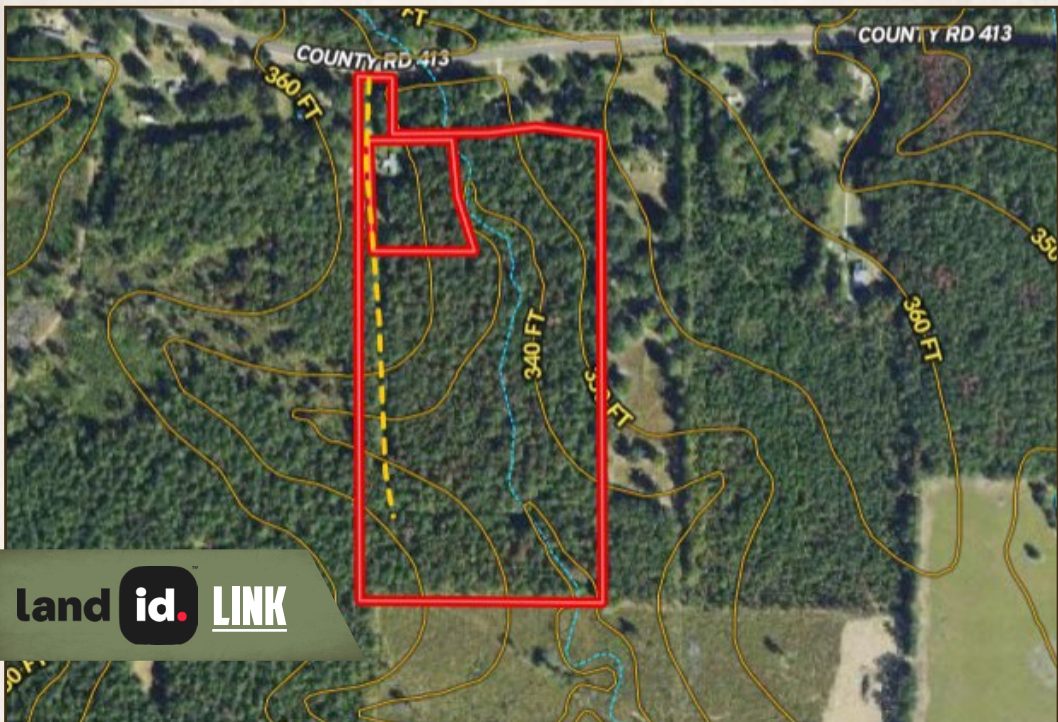
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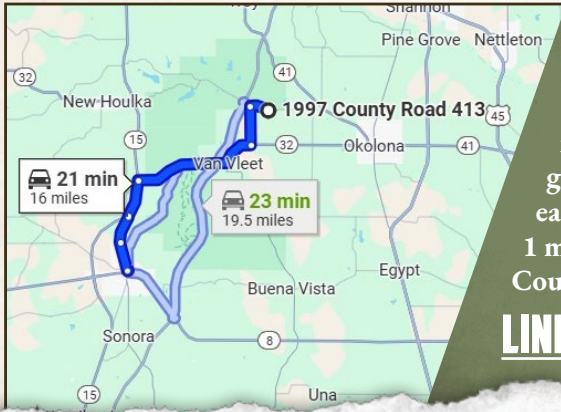
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CHICKASAW COUNTY, MISSISSIPPI



land id. LINK



Directions From Houston, MS:
 Travel 3.3 miles on Hwy 15 North to Hwy 32. Travel Hwy 32 east 9.4 miles. Turn on County Road 430 and go north approximately 3 miles. Turn east onto County Road 413 and proceed 1 mile to the property on the south side of County Road 413.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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