



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**564 SOUTH UNION ROAD**  
**A HOME ON 1± ACRES**  
**CHOCTAW COUNTY, MS**  
**\$133,400**



OFFICE (769) 760-0005 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# 564 SOUTH UNION ROAD

## PROPERTY PROFILE

### LOCATION:

- 564 South Union Road  
Ackerman, MS 39735
- Choctaw County
- 6.2± Miles W of Ackerman
- 29.6± Miles W of Starkville

### COORDINATES:

- 33.31323, -89.25749

### PROPERTY USE:

- Residential
- Potential Mini-Farm

### PROPERTY INFORMATION:

- 1± Acre Lot
- 1,275± Sq Ft Home
- 3 Bedrooms/2 Baths
- 7'x12' Storm Shelter
- 20'x12' Metal Shed
- 12'x8' Metal Shed
- 20'x20' Boat Shed
- Extensive Chain Link Fence
- Paved Road Frontage

### TAX INFORMATION:

2024 - \$312.82

- Parcel 081-0028-0005005



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



# WELCOME TO 564 SOUTH UNION ROAD

ARE YOU LOOKING FOR SPACE, PEACE, AND A PLACE TO CALL YOUR OWN? Nestled 6.2± miles west of Ackerman and less than 30 miles from Starkville, this peaceful 1± acre property in Choctaw County, MS, offers the perfect blend of comfort, function, and rural charm.

The main attraction is a 1,275± square foot home featuring three bedrooms and two full bathrooms. The home offers a cozy yet practical layout for families, retirees, or those seeking a quiet countryside retreat. The home sits along South Union Road with convenient access and privacy, enhanced by an extensive chain link fence surrounding the property.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

[derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

2121 5th St., Suite 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# MORE ABOUT 564 SOUTH UNION ROAD

Outdoors, you'll find plenty of storage and utility structures, including a 7'x12'± storm shelter for safety and peace of mind. Additionally, you will find a 20'x12'± metal shed and a 12'x8'± metal shed for storing tools, equipment, and all the extras we seem to accumulate. Lastly, there is a 20'x20'± boat shed, perfect for outdoor enthusiasts.

Whether you want a homestead, a starter home, or a weekend getaway, this one's got the space and flexibility to make it yours.

**To schedule a private showing of this country home, call Derek Eaves today!**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

[derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

2121 5th St., Suite 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

[derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

2121 5th St., Suite 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

[derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

2121 5th St., Suite 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



land id. LINK

S UNION RD



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

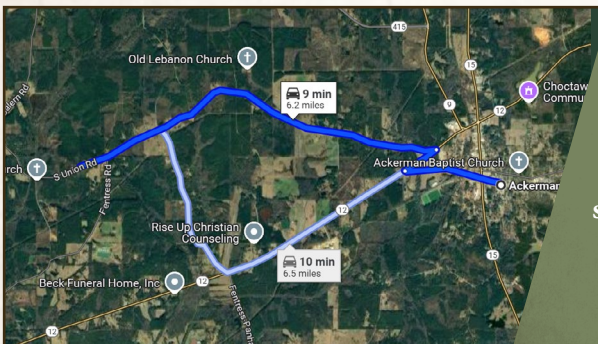
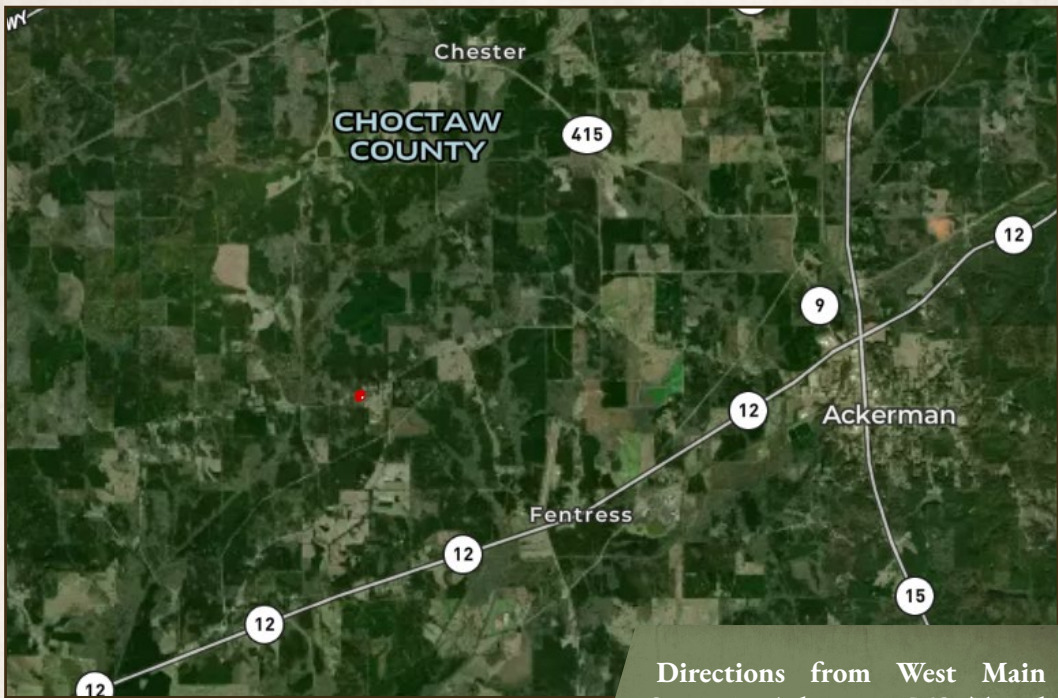
O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Directions from West Main Street in Ackerman, MS: Travel 1.1 miles west towards MS Highway 12. Turn right onto MS Highway 12 and travel 0.4 miles. Turn left onto South Union Road and in 4.6 miles the property and sign will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

