

38± ACRES
CHOCTAW COUNTY, MS
\$110,200



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE CHOCTAW 38

PROPERTY PROFILE

LOCATION:

- Vowell Road
McCool, Mississippi 39108
- Panhandle Community
- Choctaw County
- 17.2± Miles W of Louisville
- 18± Miles S of Ackerman
- 27.8± Miles E of Kosciusko

COORDINATES:

- 33.15049, -89.25463

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 38± Total Acres
- 1,250'± Road Frontage
- Well-Kept Gravel Road
- Flat Terrain (Not in a Flood Plain)
- Established Trails
- Small Tributary from
Spring Branch Creek
- 7-Year-Old Natural Regeneration
- Small Pockets of SMZ Timber
- Deer/Turkey/Small Game
- Utilities Available at the Road
- Internet Available
- Choctaw County School District

TAX INFORMATION:

- Parcel 110B0022-0005000
- \$85.33 for 2024



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

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

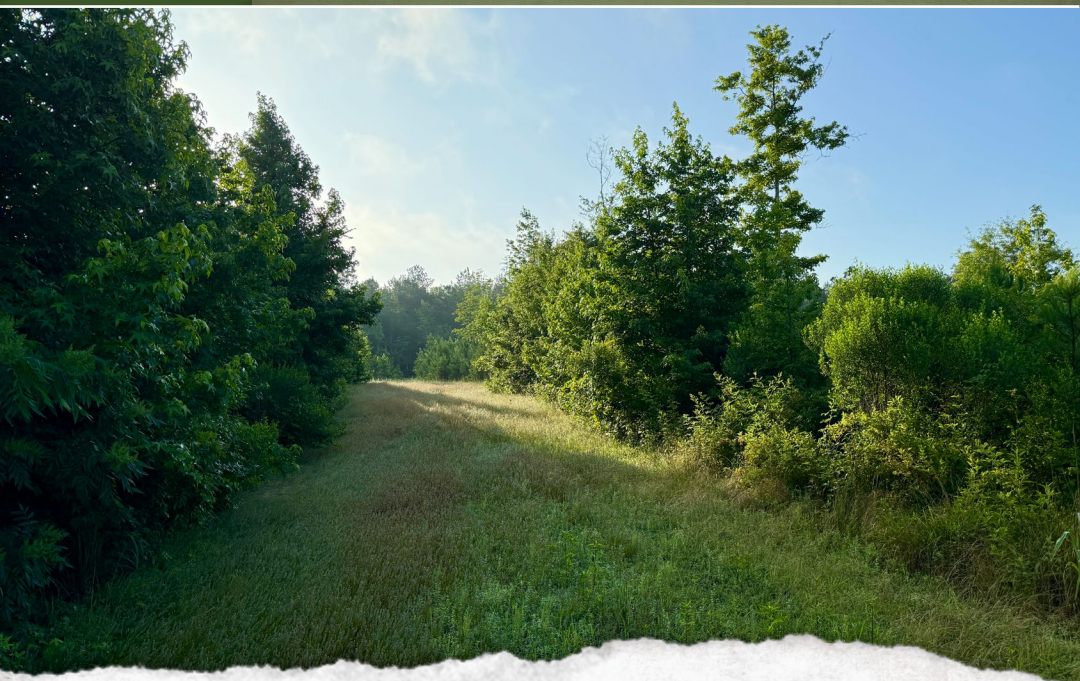
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 38

NESTLED IN THE QUIET PANHANDLE COMMUNITY OF CHOCTAW COUNTY, MISSISSIPPI, THIS VERSATILE 38± ACRE PROPERTY OFFERS A COMPELLING BLEND OF ACCESSIBILITY, UTILITY, AND RECREATIONAL APPEAL. Conveniently located in McCool, the land is easily reachable from surrounding towns: just over 17 miles west of Louisville, 18± miles south of Ackerman, and less than 28 miles east of Kosciusko. The location places it squarely in a serene rural setting, ideal for those seeking privacy in the country.

The property consists of a 7-year-old natural regeneration with early successional growth, alongside pockets of Small Streamside Management Zone (SMZ) timber, which provide light canopy and habitat diversity. These elements support robust populations of deer and small game, making the tract particularly attractive for hunting. Additionally, the small parcel boasts approximately 1,250 feet of frontage along a well-maintained gravel road section of Vowell Road.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

MORE ABOUT THE CHOCTAW 38

The topography is flat and flood-free, offering ideal conditions for development or recreation. The land features established internal trails, enabling easy access throughout, and a small tributary flows off Spring Branch Creek, contributing to the habitat.

Essential utilities are already accessible at the road, including electricity and Internet, making it feasible for both residential and recreational use. Whether you are looking to build a full-time home, a weekend hunting cabin, or establish a base for outdoor recreation, this tract offers excellent infrastructure readiness. Its size, layout, and utility availability offer flexibility for individuals, families, or even small group ownership.

Property taxes for the 2024 tax year were \$85.33, underscoring the affordability of land ownership in this region of Mississippi.

If you are in the market for a small tract, give this one a look. To schedule a private showing of the Choctaw 38, call Derek Eaves today.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

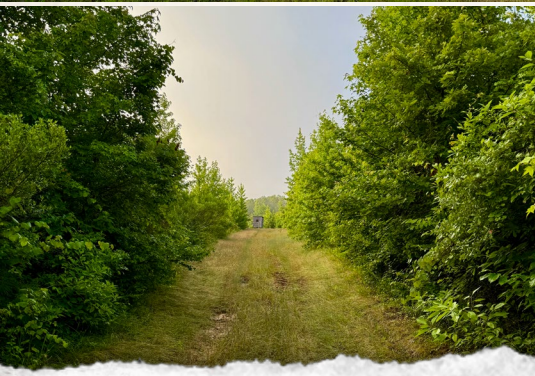
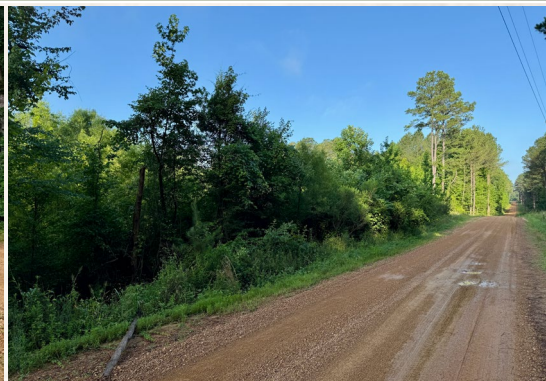
2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

38± ACRES

CHOCTAW COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

38± ACRES

CHOCTAW COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

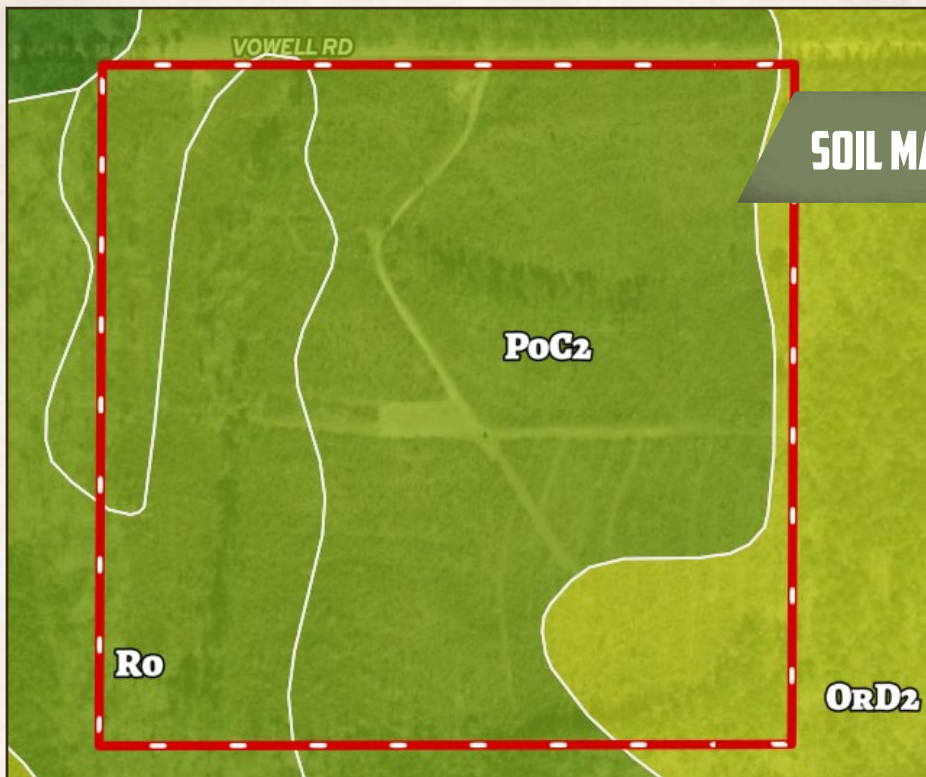
O: 769-760-0005

derek@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SOIL MAP

Boundary 40.37 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	26.17	64.84	0	32	3e
Ro	Rosebloom silt loam, occasionally flooded	9.48	23.49	0	77	3w
OrD2	Ora loam, 8 to 12 percent slopes, eroded	4.72	11.69	0	37	4e
TOTALS		40.37(*)	100%	-	43.16	3.12

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

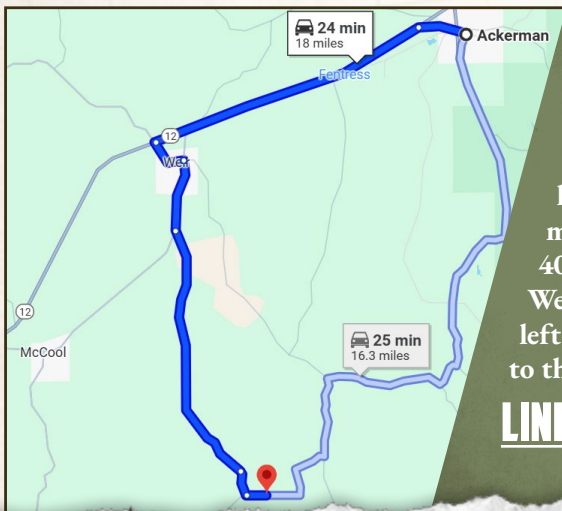
38± ACRES**CHOCTAW COUNTY, MISSISSIPPI**

VOWELL RD

VOWELL RD

VOWELL RD

VOWELL RD

land id. LINK

Directions from Ackerman, MS:
Travel 1.2 miles west on West Main. Turn left onto Highway 12 West and continue 6.8 miles. Turn left onto Highway 413 and proceed 1 mile south. Turn right onto Highway 407 and travel 1.7 miles. Continue onto Weir-Panhandle Road for 6.3 miles. Turn left onto Vowell Road and travel 0.5 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS**SMALLTOWN**
HUNTING PROPERTIES
& REAL ESTATESM**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.