



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

**135± ACRES**  
**CHICKASAW COUNTY, MS**  
**\$337,500**



OFFICE (662) 338-2027 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE CHICKASAW 135

## PROPERTY PROFILE

### LOCATION:

- MS-46  
Mantee, MS 39751
- Accessed Via Deeded Easement
- Chickasaw County
- 36± Miles NW of MSU
- 48.1± Miles SW of Tupelo
- 70± Miles SE of Ole Miss

### COORDINATES:

- 33.7419, -89.0386

### TAX INFORMATION:

- 2024 Taxes: \$623.67
- Tax Code Area 2010

### PROPERTY USE:

- Recreational
- Hunting
- Timber Investment

### PROPERTY INFORMATION:

- 135± Acres
- 25± Year-Old Pine Timber
- Established Internal Trails
- Convenient Access to MS-15



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**JACOB HANSON**

LAND SPECIALIST

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

501 Hwy 12 W, Ste 150B - Starkville, MS 39759

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE CHICKASAW 135

**ARE YOU LOOKING FOR THE PERFECT BLEND OF INVESTMENT AND OUTDOOR ADVENTURE?** End your search on the Chickasaw 135! Located near Maben, MS just off MS-15, this 135± acre Chickasaw County property offers promising timberland, ideal for long-term investment or weekend recreation. Access to the tract is via a deeded easement from MS-46, offering privacy and convenience with easy accessibility to MS-15. The strong pine timber growth provides lasting value. Additionally, the Chickasaw 135 is an ideal place for outdoor fun, such as hunting and riding the established trails.

**This Mississippi gem is a rare find—whether you're expanding your portfolio or seeking a personal getaway. For an opportunity to own a piece of nature with solid financial potential, contact Jacob Hanson today!**



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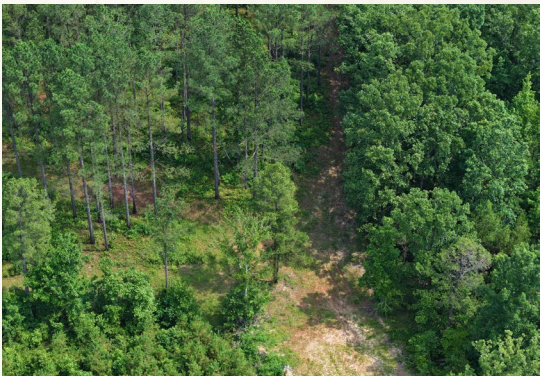
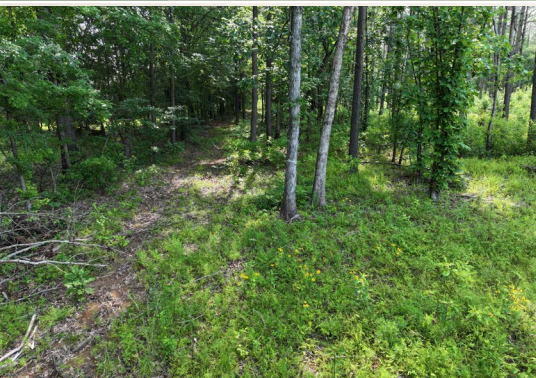
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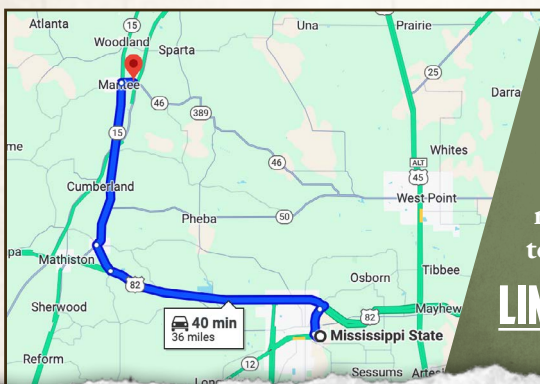
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Directions From the Intersection of Stone Blvd and MS-12 in Starkville, MS: Travel 2 miles east on MS-12. Merge onto US-82 W and proceed 19.3 miles. Take the exit to the right for Maben Starkville Road and continue 2.2 miles. Turn right on MS-15 N and travel 12.7 miles. Turn right on MS-46 E and proceed 0.9 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS****SMALLTOWN**  
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