



**\$65,800**

**26.3 ± ACRE TIMBERLAND TRACT IN CHOCTAW COUNTY, MS**



Are you looking for a good investment or a small untouched tract of land? Well, here it is! This 26.3+/- acre tract in Choctaw County, MS consists of 18.5+/- acres planted in 2005 and 5.1+/- acres in hardwood. This property could be used to build a dream home with acreage or be turned into a small hunting tract. There is also over 1,500 feet of road frontage on Highway 15, and utilities are available nearby. It is conveniently located within the Choctaw County School District, only 9 minutes from Main Street in Ackerman and 35 minutes from Starkville. Call Leland Selby for your private showing!

Directions from Hwy 12 and Hwy 15 in Ackerman, MS: Travel MS-15 North for 6.9 miles. The property will be on your left.

[Google Map Link](#)



**LELAND SELBY**

REALTOR®

Office: 662.268.6333

Cell: 662.394.9876

Leland@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com



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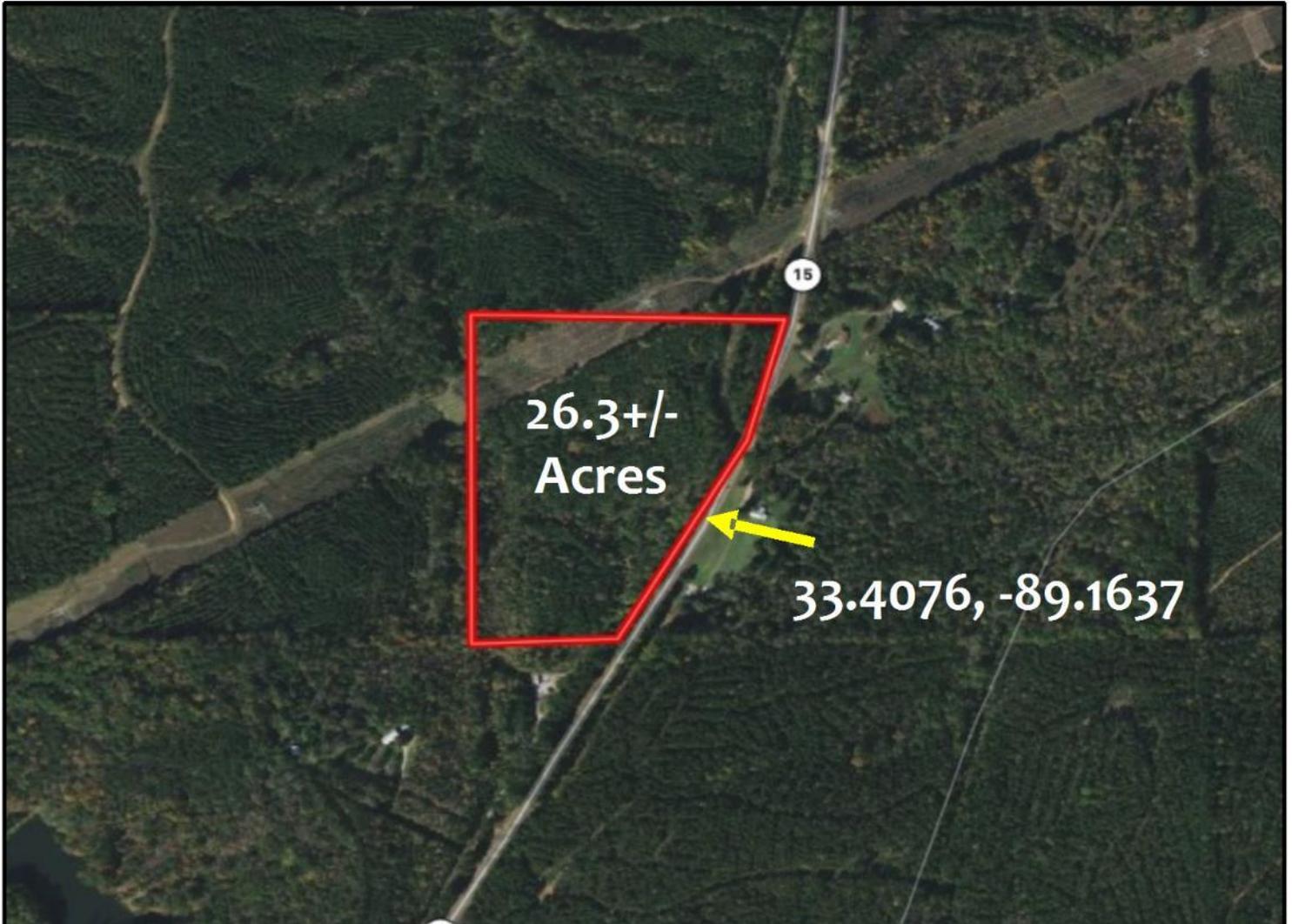
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# AERIAL MAP

[Click Here for Interactive Map](#)



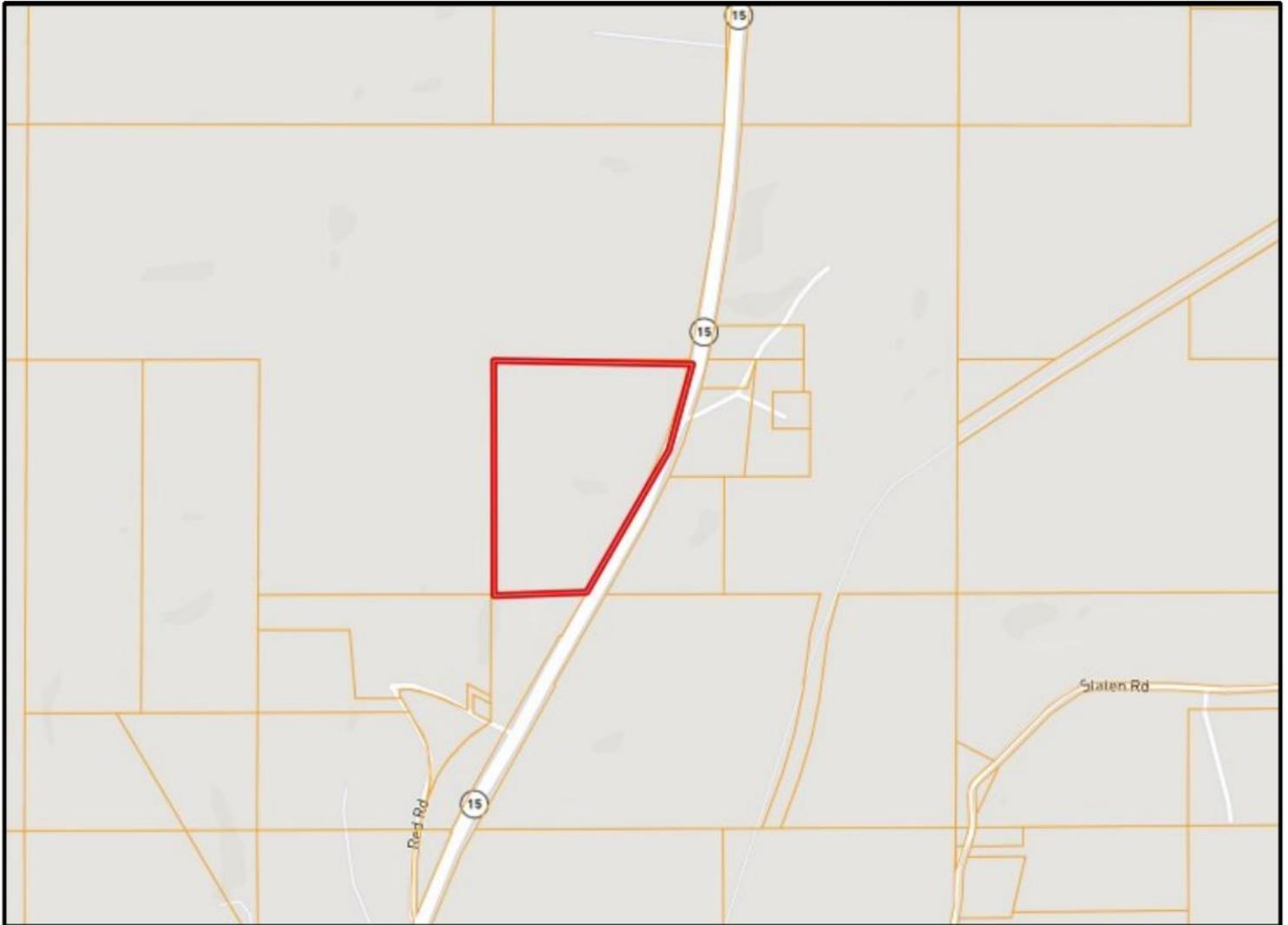
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## OWNERSHIP MAP



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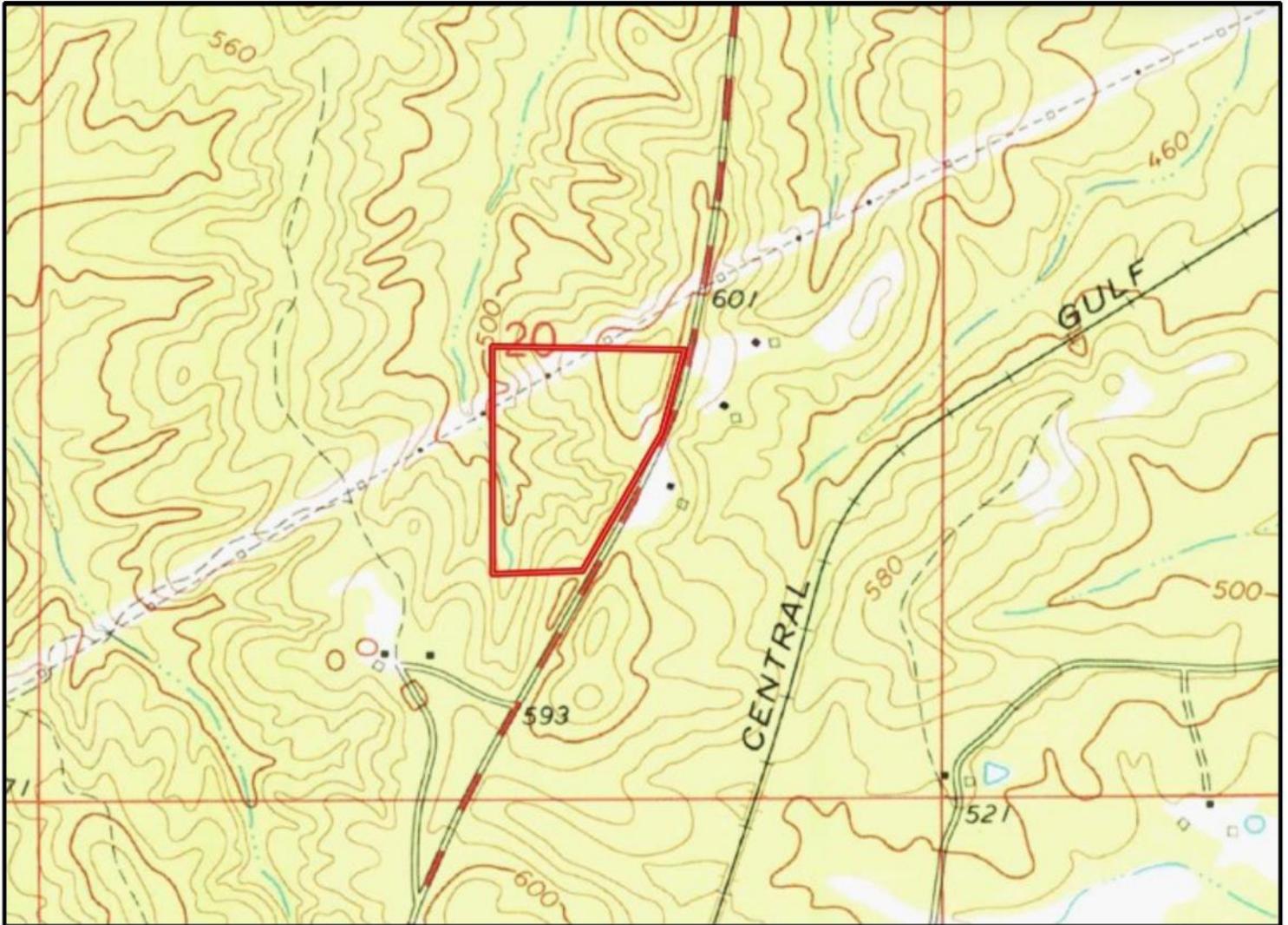
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## TOPOGRAPHY MAP



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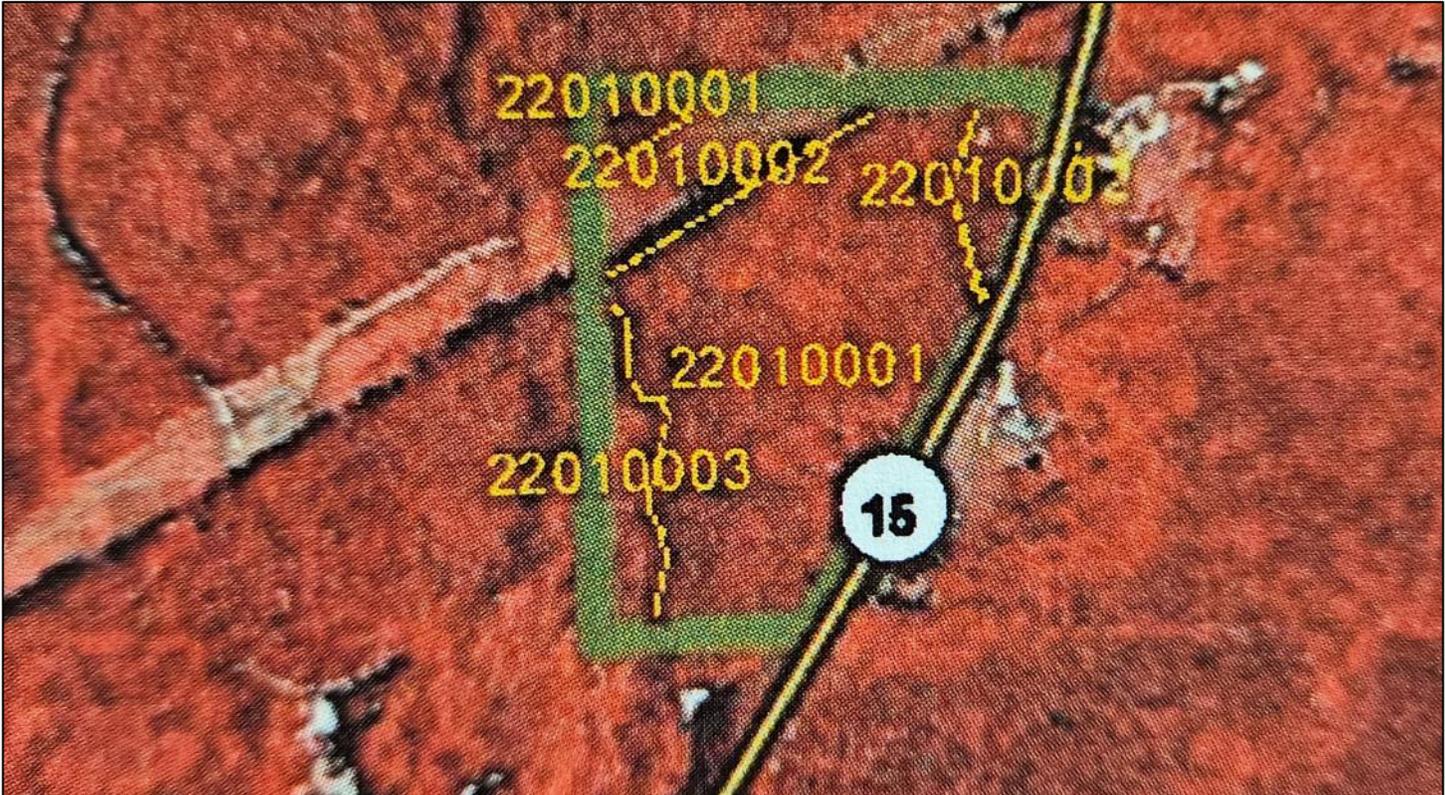
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# INFRARED MAP



STAND	ACRES	ESTABLISHED	TYPE
22010001	18.5	2005	PINE
22010002	5.1	1950	NP UTILITY
22010003	2.7	2005	HARDWOOD

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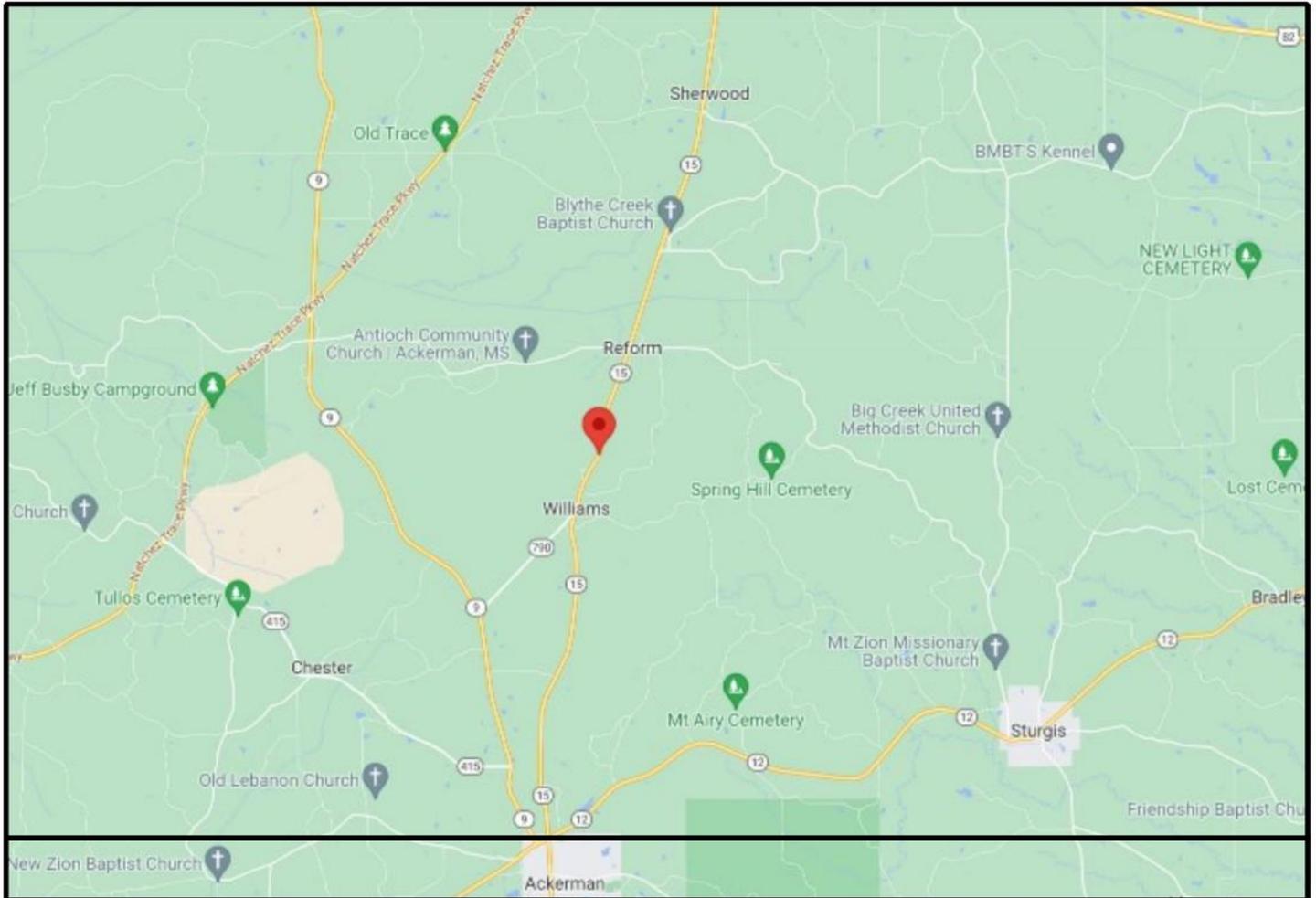
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## DIRECTIONAL MAP

**Directions from Hwy 12 and Hwy 15 in Ackerman MS:** Travel MS-15 North for 6.9 miles. The property will be on your left. [Google Map Link](#)



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