

382.3± Acres

Recreational Paradise

Choctaw County, Winston County, McCool, MS



\$950,000



Expect More. Get More.

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**A Real Estate Expert
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Property Information

Location:

- Spay Road
- McCool, MS
- 0.6 Miles to MS-14

Coordinates:

- 33.12575, -89.21825

Property Use:

- Recreational, Timberland, Investment

Property Highlights

- 382.3± Total Acres
- Approximately 342.3± acres in Choctaw County
- Approximately 40± acres in Winston County
- Mixed hardwood timber
- Creek running through the property
- Two established food plots
- Loaded with deer and turkey
- Excellent hunting and recreational opportunities
- Multiple potential camp or cabin sites
- Convenient access

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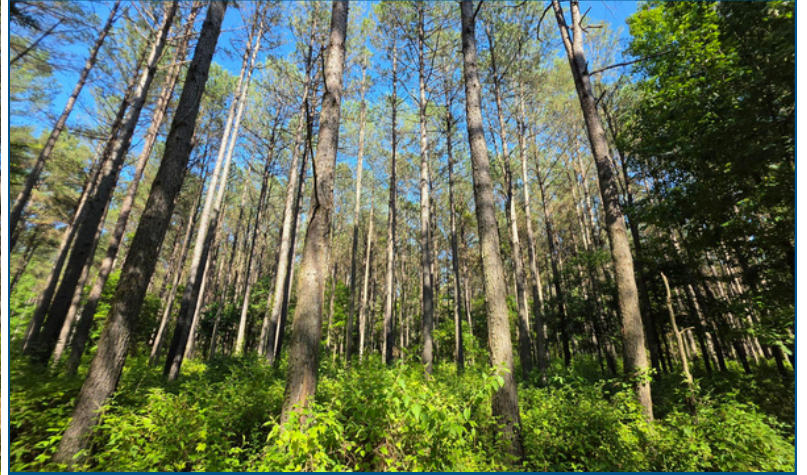
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The Property

382.3± Acres

If you're looking for a true hunting paradise, this 382.2± acre tract in Choctaw and Winston Counties deserves your attention. Featuring approximately 342.3± acres in Choctaw County and 40± acres in Winston County, this property is loaded with deer and turkey and offers everything needed for exceptional recreational use. The property consists of beautiful mixed hardwood timber, providing excellent habitat and natural food sources for wildlife. A year-round creek winds through the tract, offering a dependable water source and adding to the property's scenic appeal. Two established food plots are already in place, creating ideal hunting locations and helping hold game on the property throughout the season. With its combination of hardwood timber, creek frontage, food plots, and abundant wildlife, this property is well-suited for the serious hunter, outdoor enthusiast, or investor looking for a large recreational tract in a highly desirable area of Mississippi.



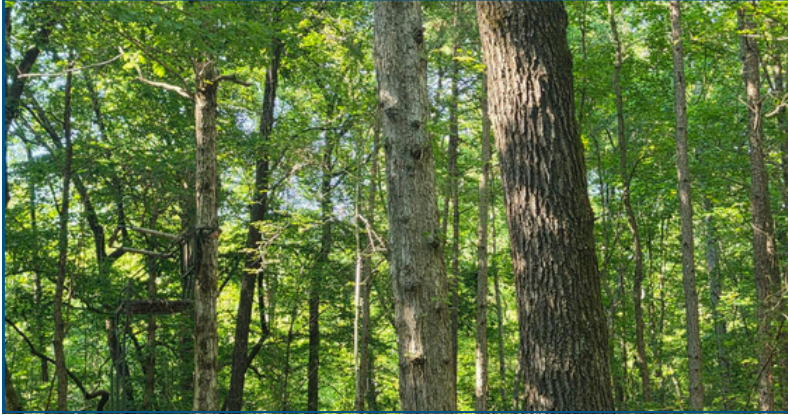
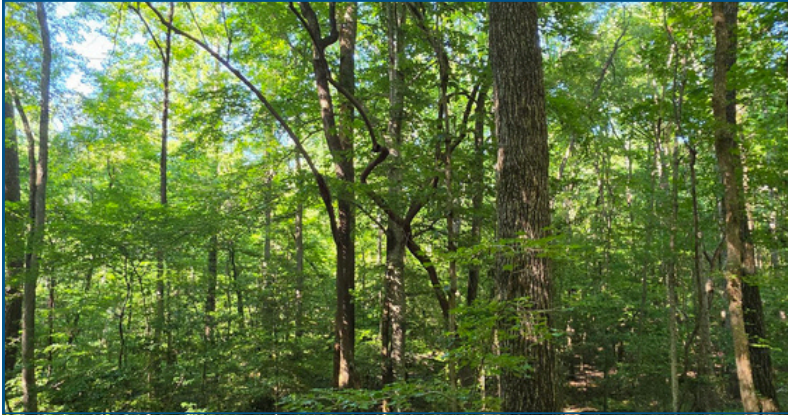
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The Property



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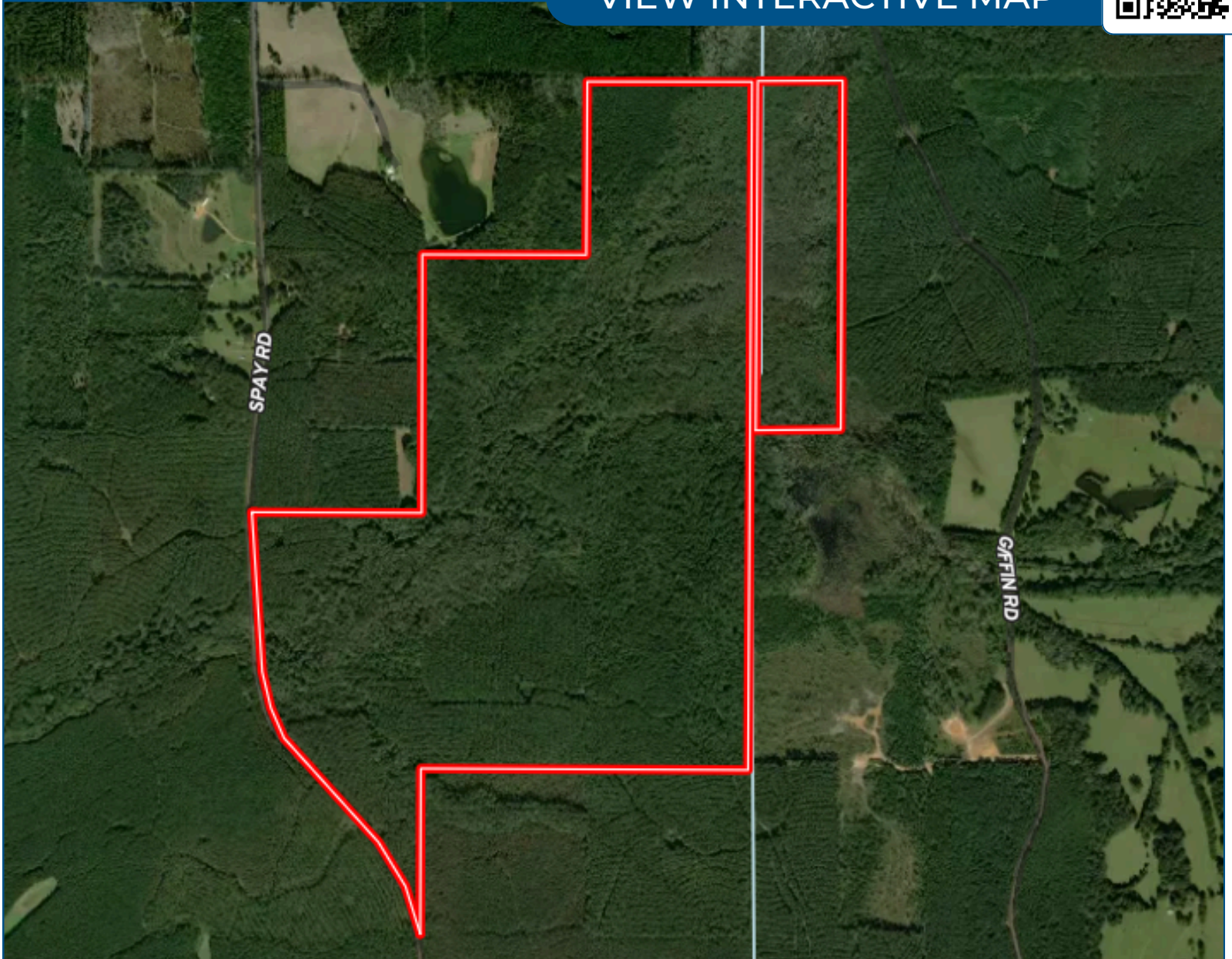


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Aerial Map



[VIEW INTERACTIVE MAP](#)



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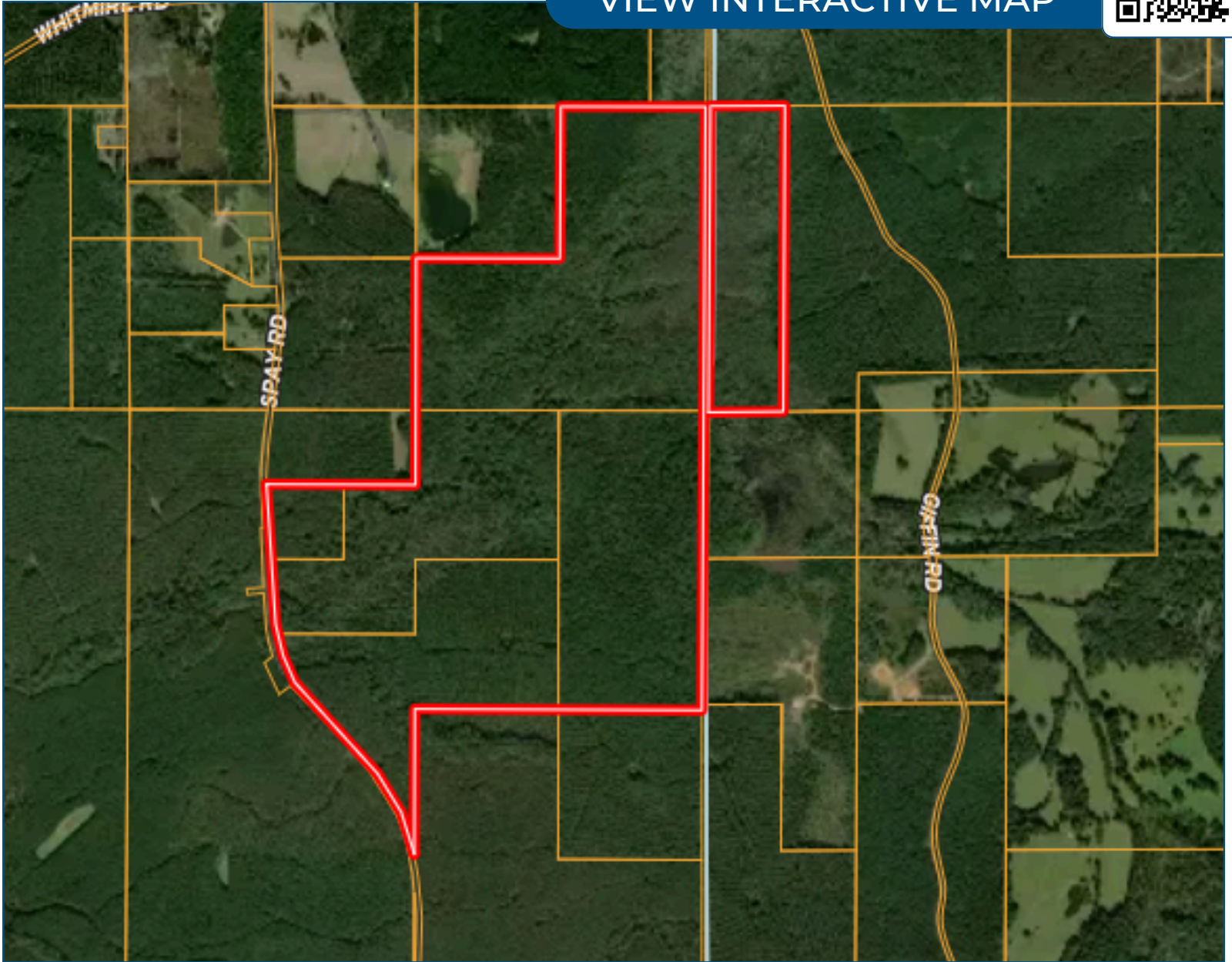


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Ownership Map



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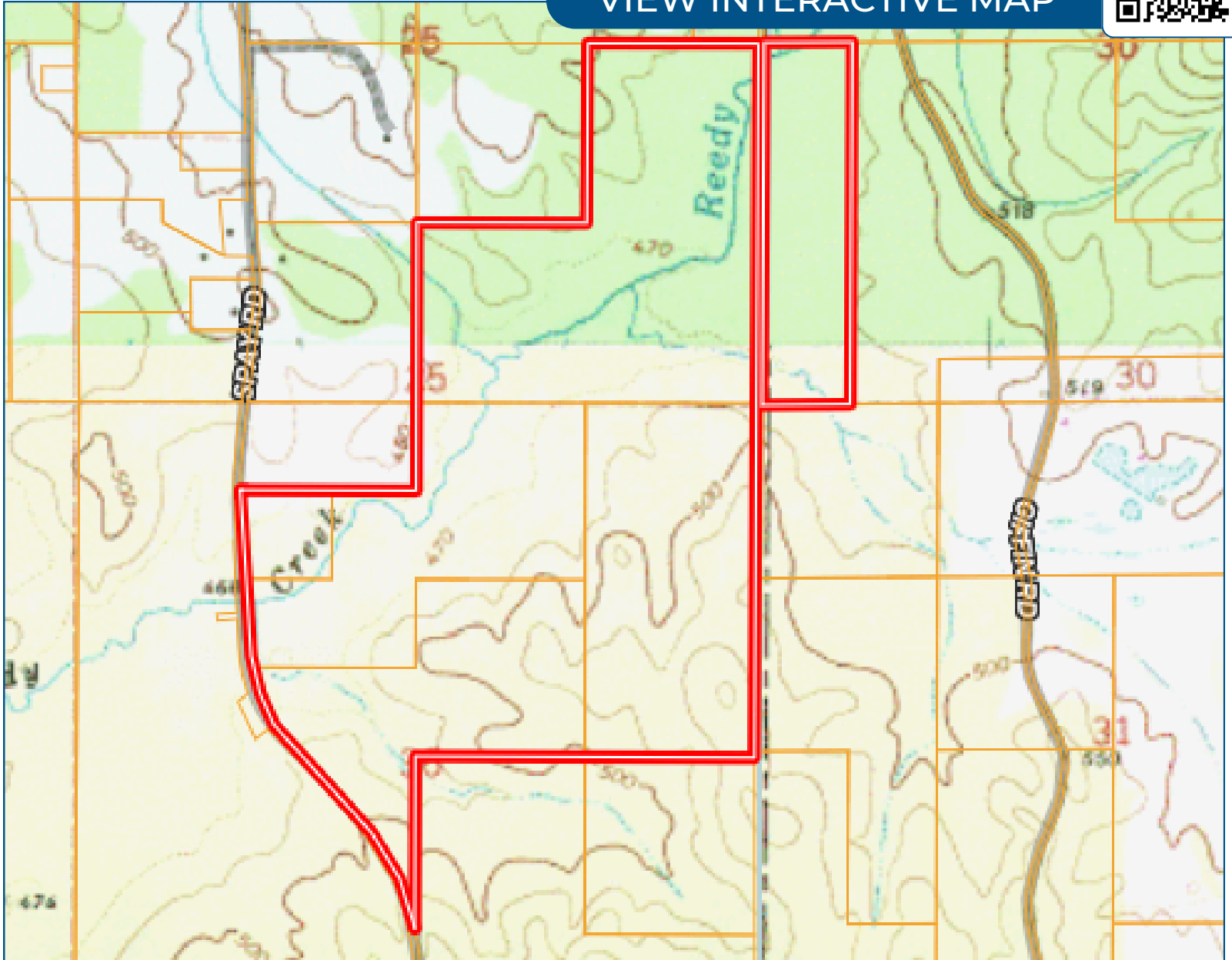


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Topo Map



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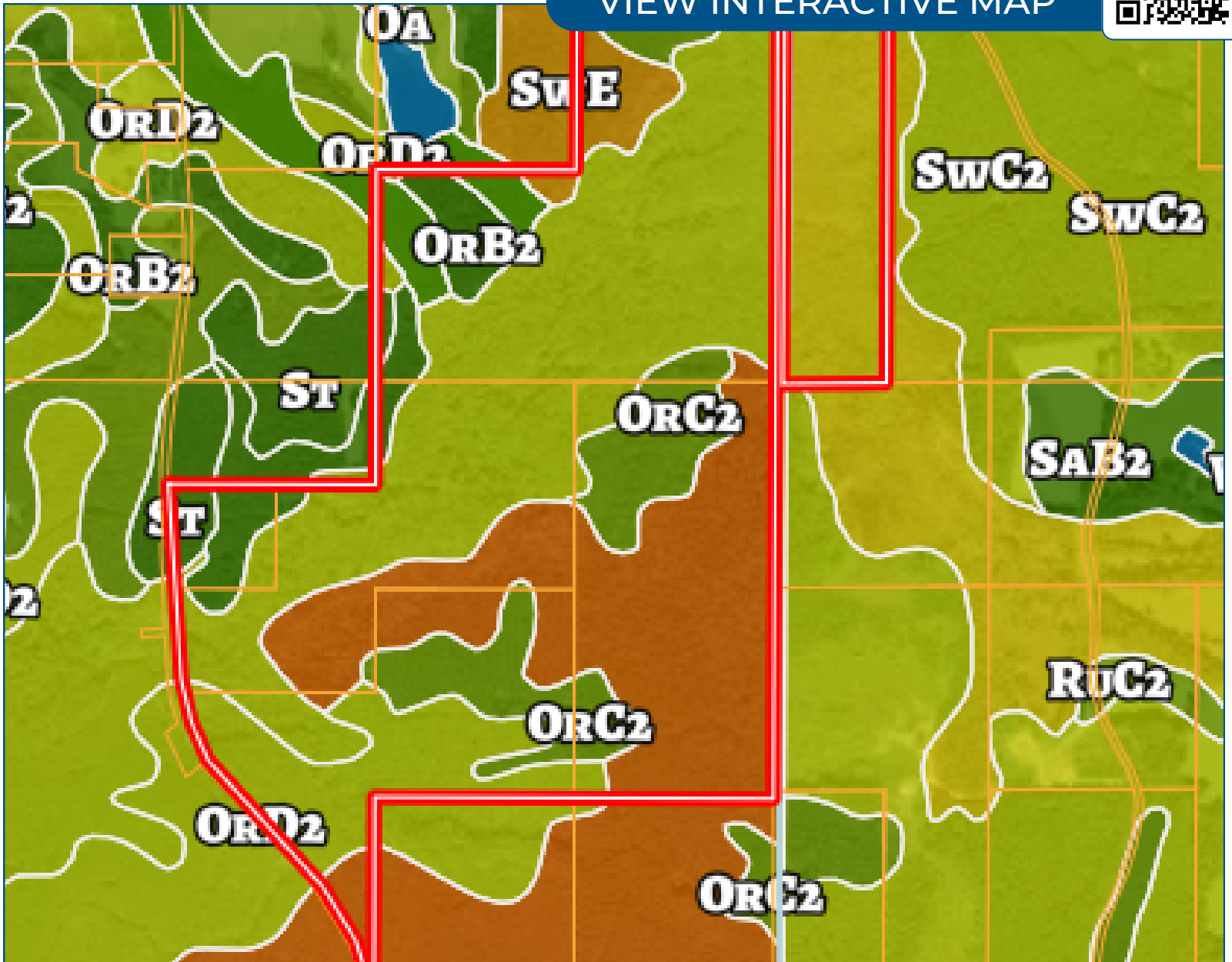


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Soil Map



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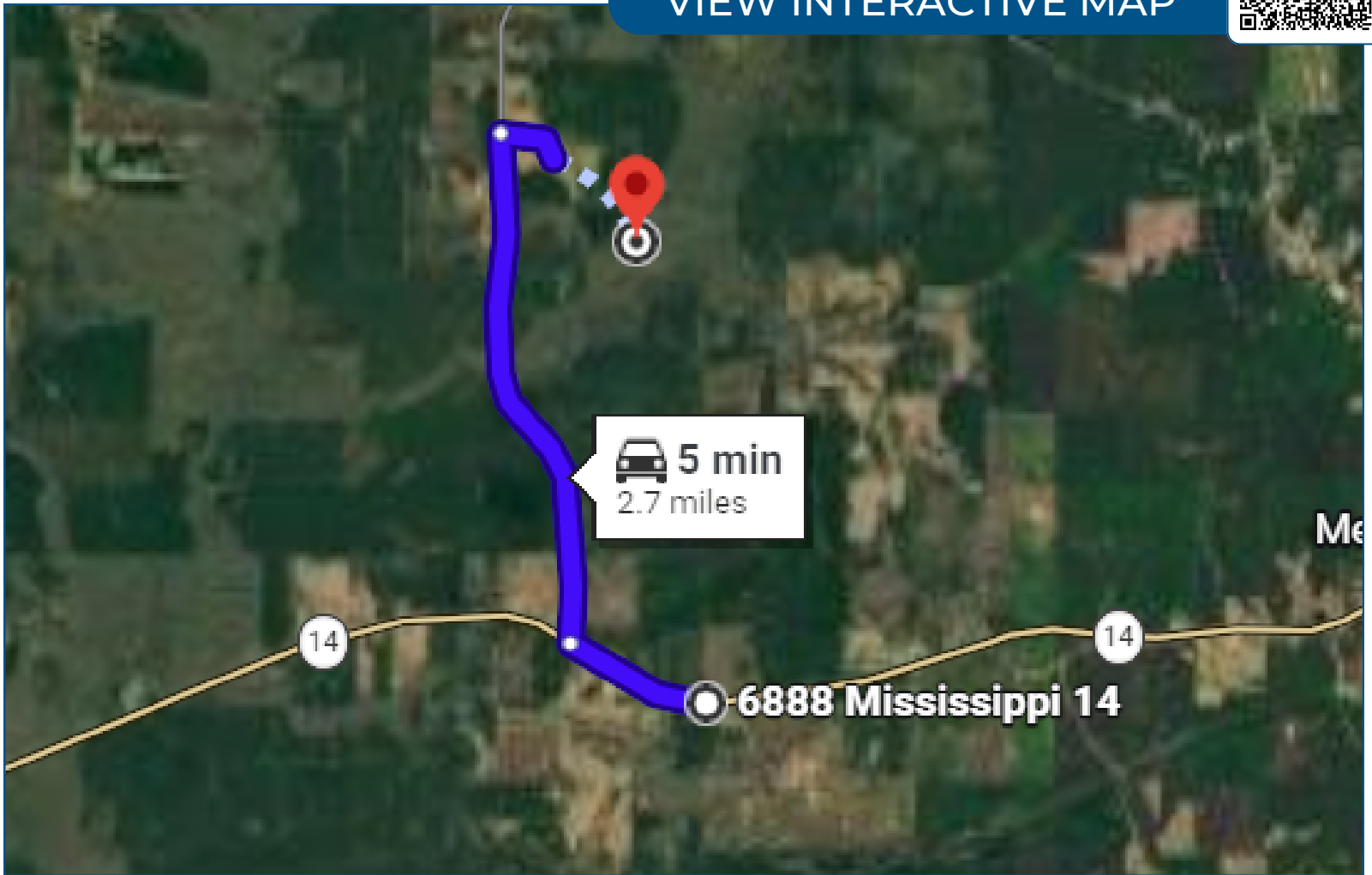


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Directional Map



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Directions from MS-14: Head toward Shiloh Rd for 0.6 mi. Turn right onto Spay Rd and travel 1.9 mi. Turn right and travel for another 0.2 mi. The property will be on the right side of the road

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