



**A HOME ON 42± ACRES**  
**CHOCTAW COUNTY, MS**  
**\$425,000**



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

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# THE CHOCTAW 42

## PROPERTY PROFILE

### LOCATION:

- 5119 McGee Thompson Road  
Ackerman, MS 39735
- Choctaw County
- 3.3± Miles W of the Tombigbee  
National Forest
- 5.3± Miles SW of Ackerman
- 29.7± Miles SW of Starkville

### COORDINATES:

- 33.26542, -89.2077

### PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing
- Weekend Retreat
- Trail Riding

### PROPERTY INFORMATION:

- 42± Total Acres
- 2± Acre Pond
- 2,200± SqFt Home
- 3 Bedrooms/2 Baths
- Wrap-Around Porch
- Storage Shed with Electricity
- Rolling Hills
- Hardwood Timber
- Paved Road Frontage
- Trails
- Wildlife

### TAX INFORMATION:

#### 2024 Taxes

- Parcel # 091A0007-0004002:  
\$151.02
- Parcel #091A0007-0003000:  
\$336.80



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**MICHAEL COOPER**

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

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

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

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

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE CHOCTAW 42

**A TRUE COUNTRY RETREAT AWAITS IN CHOCTAW COUNTY, MISSISSIPPI!**  
Situating off McGee Thompson Road just minutes from Ackerman, this 42± acre property is near the Tombigbee National Forest and convenient to Starkville.

The property features rolling hills with mature hardwood timber, a 2± acre pond, and abundant wildlife, making it ideal for outdoor enthusiasts and hunters alike. A three-bedroom, two-bath 2,200+/- square foot home is nestled in the scenic countryside. The home offers inviting wraparound porches, including a peaceful back porch with a stunning view of the pond—perfect for relaxing and taking in the beauty of your surroundings. Enjoy paved road frontage, a two-car carport, a well-established blueberry orchard, and a network of trails throughout.

This remarkable property offers privacy, natural beauty, and endless recreational opportunities with small-town charm and city convenience.

**Call Michael Cooper today to schedule a private tour and  
make 5119 McGee Thompson Road your new address!**



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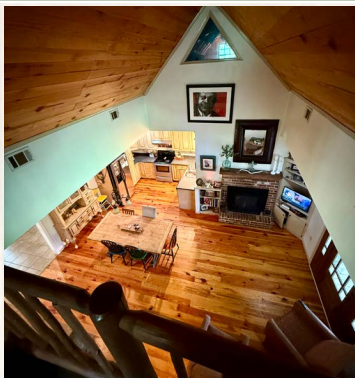
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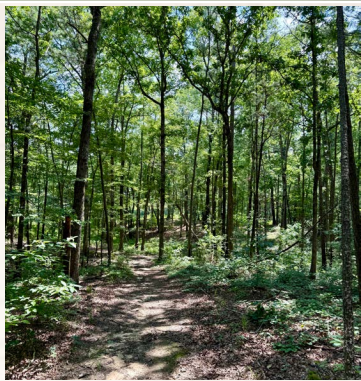
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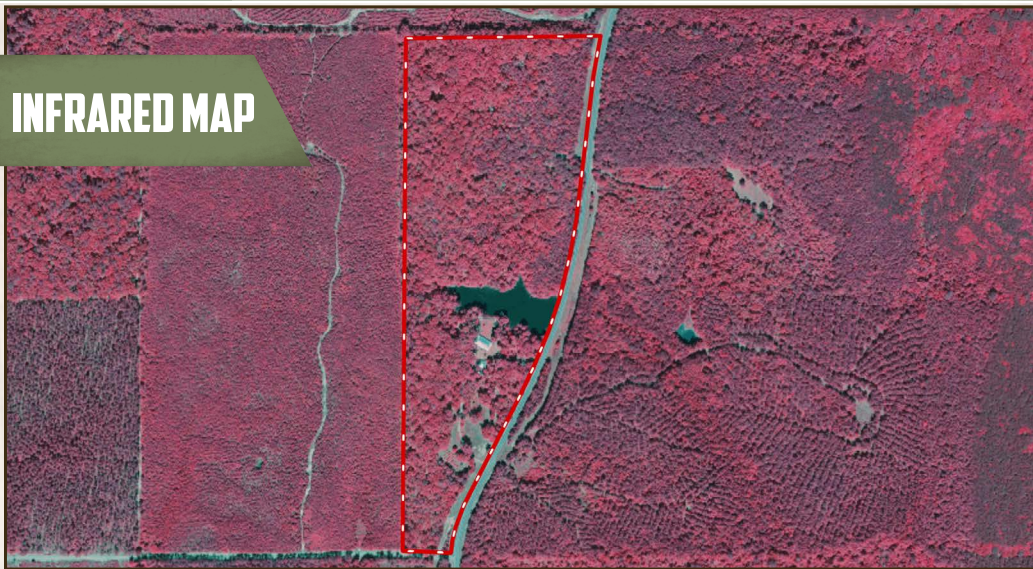
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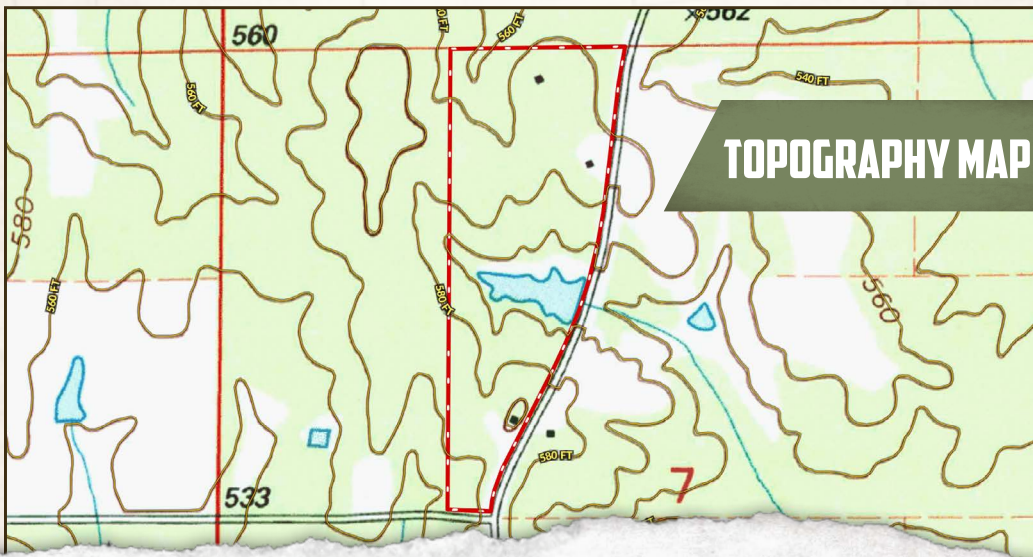
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## INFRARED MAP



## TOPOGRAPHY MAP



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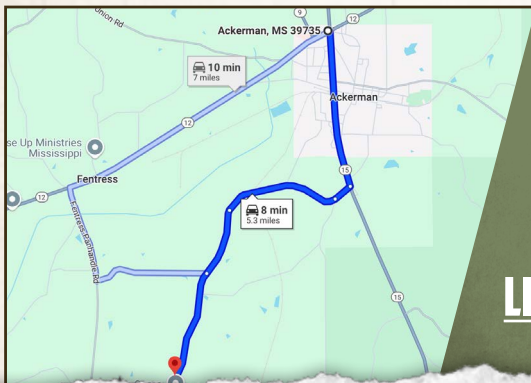
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Directions From the intersection of Hwy 15 and Hwy 12 in Ackerman, MS: Travel 1.8 miles south on MS-15. Turn right onto McGee Thompson Road and proceed 3.6 miles to the entrance of the property on the right.

Physical Address:  
5119 McGee Thompson Road  
Ackerman, MS 39735

[LINK TO GOOGLE MAP DIRECTIONS](#)



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