SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

377.587± ACRES
CHOCTAW COUNTY, MS

$883,600



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THE CHOCTAW 377.587

PROPERTY PROFILE

LOCATION:

- MS-9
  Eupora, MS 39744
- Choctaw County
- 6± Miles S of Eupora
- 25± Miles W of Starkville
- 128± Miles NE of Jackson
- 150± Miles SE of Memphis, TN

COORDINATES:

- 33.46, -89.2401

PROPERTY USE:

- Hunting
- Agricultural
- Income-Producing
- Timber Investment
- Recreational Getaway
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 377.587± Total Acres
- 185± Acres of Pine Timber
- 69.95± Acres Enrolled in CRP
- 20± Acres of Tillable Farmland
- Established Wildlife Plots
- Bottomland Hardwoods
- Big Bywy Ditch Frontage
- Daniels Creek Frontage
- Internal Road System
- Utilities Available
- Deer & Turkey

TAX INFORMATION:

- 028-0004-0001000
- 027-0005-0001000
- 028-0003-0004000
- 2025 Taxes: $1,222



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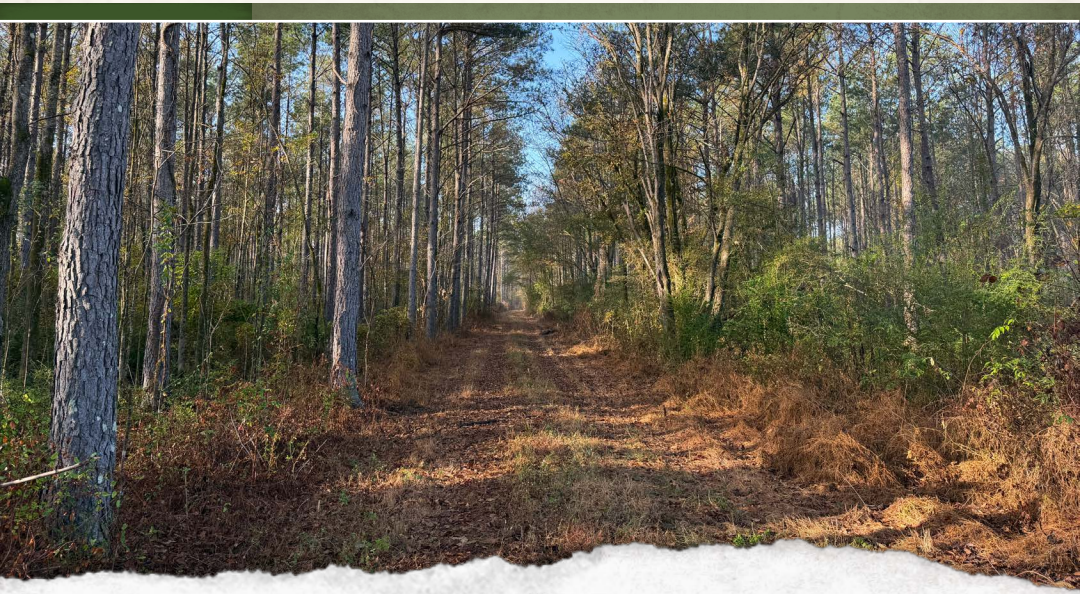
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WELCOME TO THE CHOCTAW 377.587

WELCOME TO THE CHOCTAW 377.587, A DIVERSE RECREATIONAL TIMBERLAND INVESTMENT LOCATED JUST 6± MILES SOUTH OF EUPORA IN CHOCTAW COUNTY, MISSISSIPPI. This 377.587± acre tract is situated less than 25 miles from Starkville, offering an excellent combination of tillable farmland, established pine timber, beautiful bottomland hardwoods, and outstanding recreational opportunities. Whether you're looking for a long-term timber investment, a hunting property, or a tract with multiple income-producing opportunities, the Choctaw 377.587 deserves a spot on your list.

As you enter the property from MS-9, you'll first notice approximately 20 acres of open farmland. This acreage is currently leased on a year-to-year basis, generating $2,500 in annual income. The tillable ground offers several possibilities for a new owner, including continuing agricultural production, converting the acreage to pasture, establishing a beautiful homesite or cabin location, or creating a dove field.





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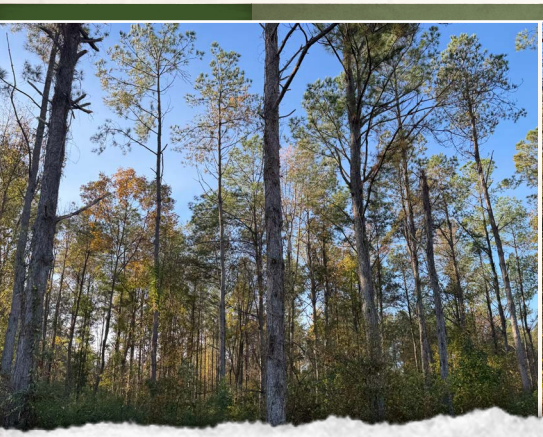
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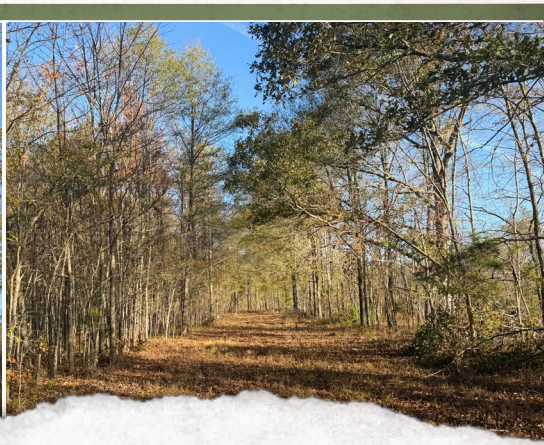
MORE ABOUT THE CHOCTAW 377.587

Just west of the farmland, you'll find 185± acres of established pine timberland. Based on historical mapping, much of this timber appears to be 20+ years old, with some areas approaching 30 years of age. The pine plantation was thinned several years ago to promote healthy growth and development toward its next stage of maturity. Adding to the property's investment appeal, approximately 69.95 acres are currently enrolled in the Conservation Reserve Program (CRP), generating $2,994 annually through 2030.

The remaining acreage consists of beautiful bottomland hardwoods, offering a tremendous amount of wildlife habitat and recreational appeal. Mature oaks are scattered throughout the western portion of the tract, providing excellent opportunities for bowhunting deer and hogs and hunting squirrels. Several wildlife plots are already established, with plenty of additional acreage available for adding plots.

The Choctaw 377.587 is located in an area known for good deer and turkey populations, making it an attractive destination for hunters. Daniels Creek traverses the property from north to south, while Big Bywy Ditch makes up the southern boundary. These waterways provide year-round water sources and natural travel corridors for wildlife, further enhancing the property's recreational value.







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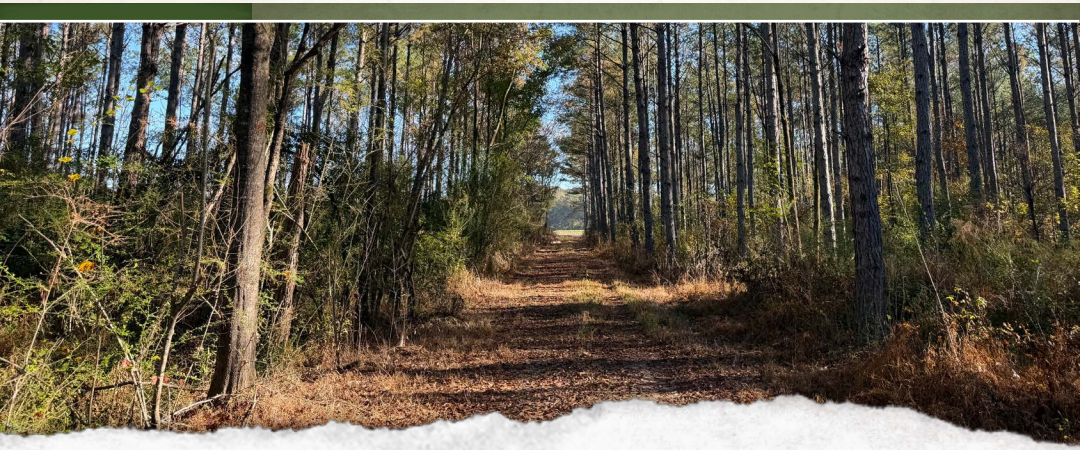
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MORE ABOUT THE CHOCTAW 377.587

Access and infrastructure are additional highlights. The property features a great internal road system, making it easy to navigate and access various portions of the tract. Electricity is provided by the Four-County EPA, and water service is available through the City of Eupora. These utilities, combined with the open farmland and multiple potential homesite locations, provide added flexibility for future ownership. Buyers should note that the majority of the timberland is located within the FEMA 100-year floodplain. Please refer to the available flood map for additional information regarding the property's floodplain boundaries.

Conveniently located 6± miles south of Eupora, 25± miles west of Starkville, 128± miles northeast of Jackson, and 150± miles southeast of Memphis, the Choctaw 377.587 offers an excellent location for a recreational getaway or timberland investment. With its combination of income-producing farmland, established pine timber, CRP income, mature hardwoods, quality wildlife habitat, and extensive recreational opportunities, the Choctaw 377.587 offers plenty of upside potential for its next owner.

Contact Michael Oswalt today to schedule a private showing and experience #TheSmallTownWay.





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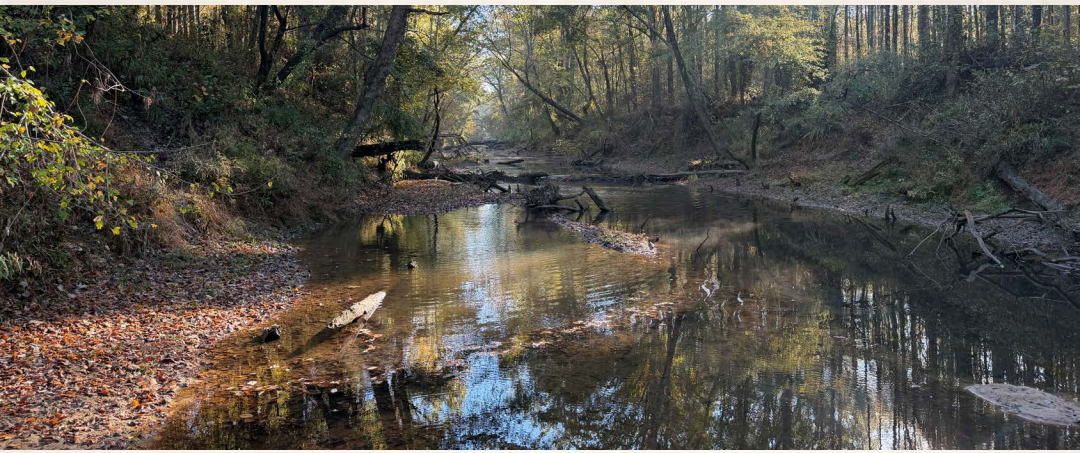
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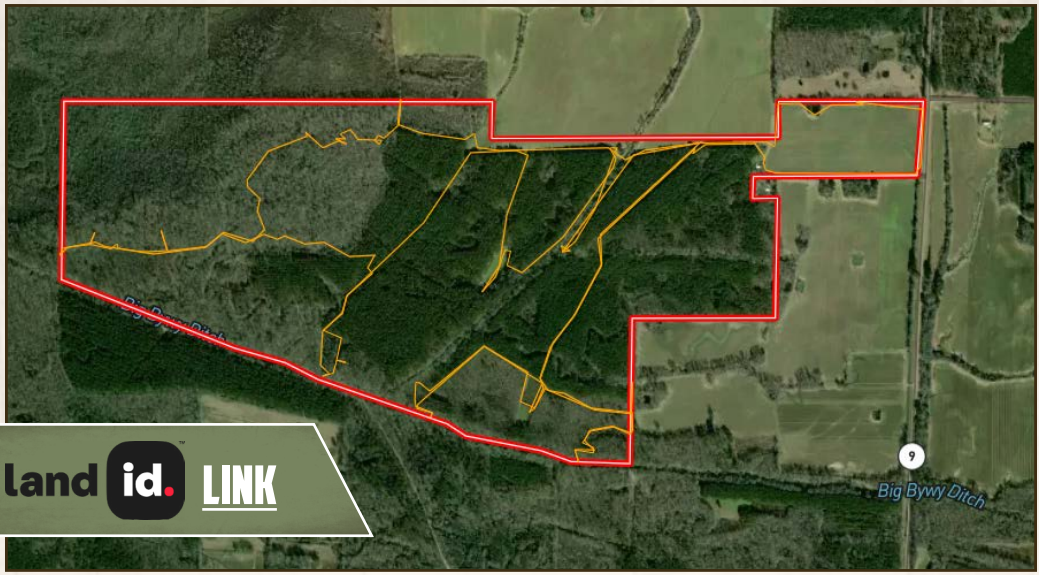
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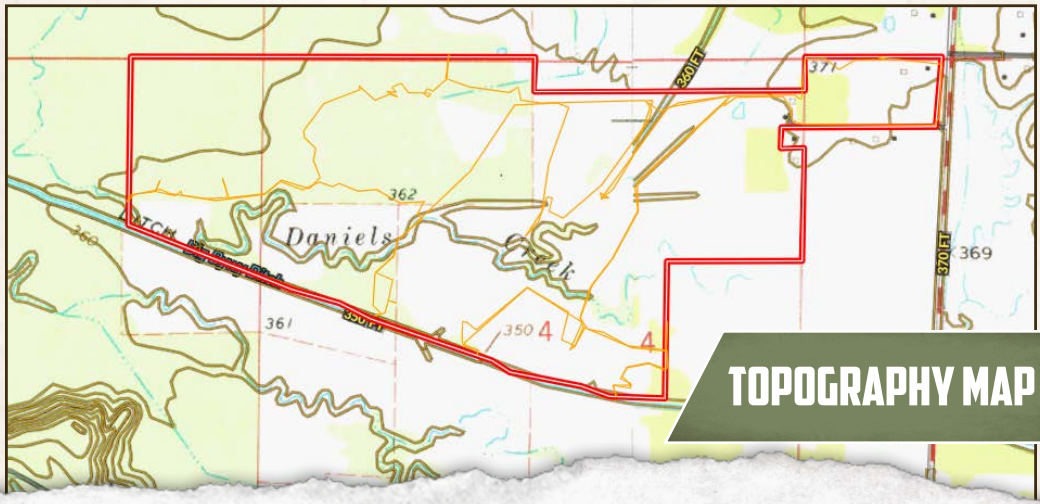
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land id. LINK



TOPOGRAPHY MAP

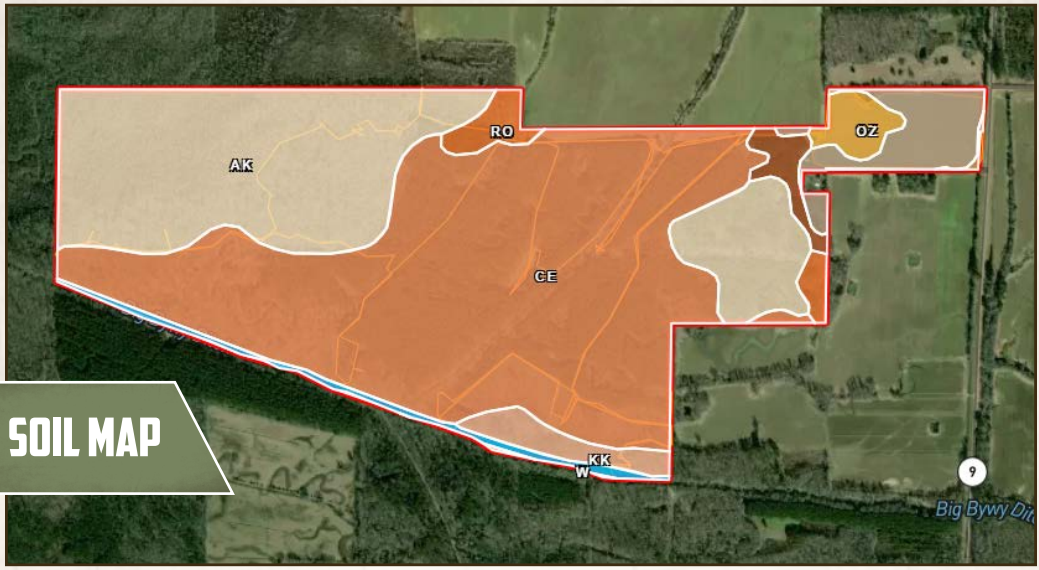


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SOIL MAP

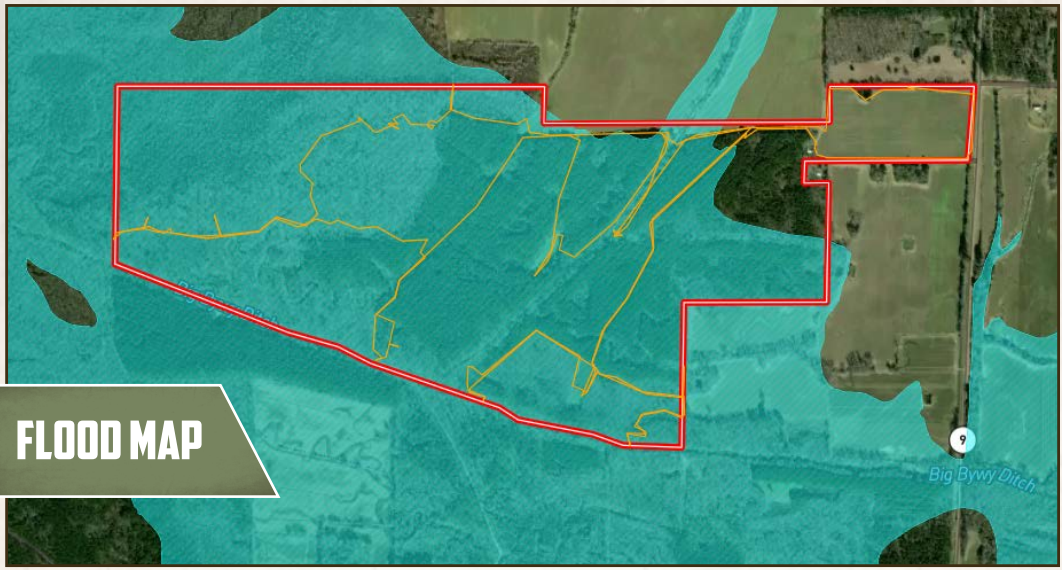
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ce	Chenneby silt loam, occasionally flooded	209.6	54.82	0	77	2w
Ak	Arkabutla silt loam, occasionally flooded	119.43	31.24	0	85	2w
St	Stough fine sandy loam, 0 to 2 percent slopes	16.83	4.4	0	31	2w
Kk	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	9.36	2.45	0	76	2w
Ro	Rosebloom silt loam, occasionally flooded	8.34	2.18	0	77	3w
Oz	Ozan loam, occasionally flooded	6.96	1.82	0	62	4w
W	Water	5.76	1.51	0	-	-
SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	5.71	1.49	0	38	3e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	0.33	0.09	0	65	2w
TOTALS		382.3	100%	-	75.43	2.07



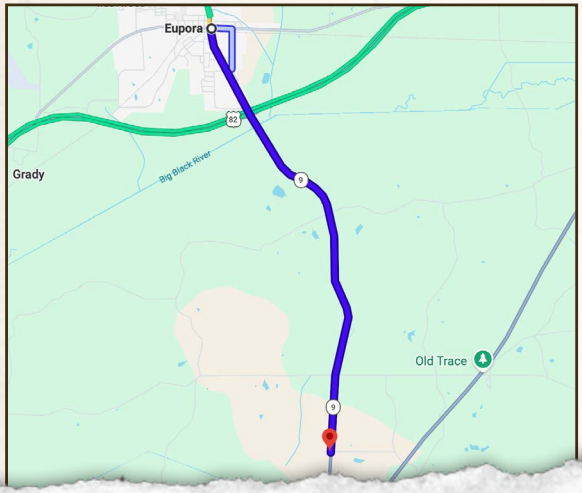
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FLOOD MAP



Directions From Eupora, MS: Travel south on MS-9/Veterans Memorial Blvd for 6.2 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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