



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

149± ACRES
CHOCTAW COUNTY, MS
\$440,000



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE CHOCTAW 149

PROPERTY PROFILE

LOCATION:

- 7844 MS Highway 12
Ackerman, MS 39735
- Choctaw County
- 23± Miles W of Starkville
- 83± Miles S of Oxford
- 87± Miles NE of Madison

COORDINATES:

- 33.30861, -89.1909

PROPERTY INFORMATION:

- 149± Total Acres
- 77± Acres Natural Regeneration
- 34± Acres Planted Pine
- 13± Acres Tillable
- 60' x 60' Shop
- 40' x 40' Enclosed
with 2 Roll-up Doors
- 20' x 20' Office/Bedroom
with a Bathroom
- House Site
- Yockanookany River Frontage
- Excellent Deer and
Turkey Population
- Potential for a Mini Farm
- Perpetual Deeded Easement

TAX INFORMATION:

2024 - \$1,035.49

- Parcel #: 079-0030-0007004
- Parcel #: 079-0030-0007002
- Parcel #: 080-0025-0025000
- Parcel #: 080-0025-0023000

PROPERTY USE:

- Recreational
- Residential
- Hunting & Fishing
- Investment



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE CHOCTAW 149

WELCOME TO THE CHOCTAW 149, LOCATED JUST WEST OF ACKERMAN, MS, ON HIGHWAY 12. A long gravel drive leads you to a 4,000± square foot shop, of which 2,056± square feet are enclosed. The main shop area is 1,600± square feet with two roll-up doors; the remaining square footage is an office/bedroom with a bathroom. The shop could be converted to a barndominium, or you could build a home on the lot just west of the shop. Utilities are in place.

The diversity of the Choctaw County land is excellent, especially if you are a hunter. You'll find approximately 4,100 feet of Yockanookany River frontage, pockets of mature timber, ten-year-old planted pine, thirteen-year-old natural regeneration, and well-maintained wildlife food plots. The terrain is relatively flat, which makes travel a breeze. The deer and turkey numbers are excellent in the area. Multiple turkeys were spotted in the food plots while taking pictures of the property on initial inspection. Deer sign is abundant, and as you can see from the trail camera photos, this property is home to some nice whitetails!



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MORE ABOUT THE CHOCTAW 149

There is a beaver pond in the center of the natural regeneration, which provides year-round water for wildlife and has been known to hold a few ducks in the winter. If you want to take the property to the next level, implement a burning rotation, which will benefit both the timber and the wildlife.

For Mississippi State fans, Starkville is less than 30 minutes away, making it possible to enjoy morning hunts and afternoon games. Adding to the area's appeal, Choctaw County is home to several growing industries, including timber, manufacturing, coal and power generation, food processing, and healthcare.

If you are in the market for a tract with a ton of potential, give Billy Carpenter a call to schedule a private showing.



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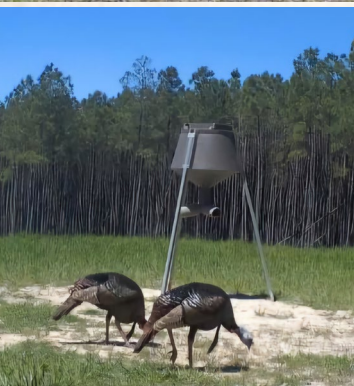
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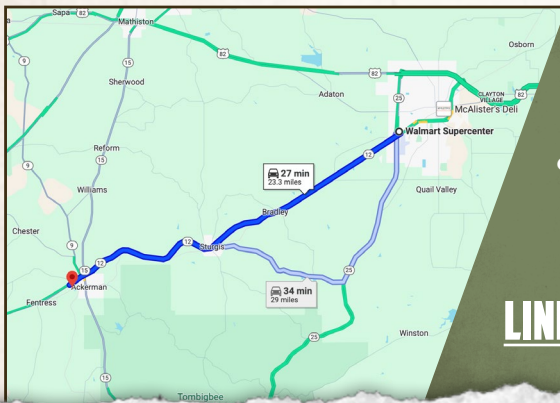
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land id. LINK



Directions from Walmart in Starkville, MS: Travel 23.2 miles west on Highway 12 to the property on your left.

7844 MS Highway 12
Ackerman, MS 39735

[LINK TO GOOGLE MAP DIRECTIONS](#)



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