



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

51.5± ACRES
CHOCTAW COUNTY, MS
\$92,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE CHOCTAW 51.5

PROPERTY PROFILE

LOCATION:

- Seals Road
Weir, MS 39772
- Choctaw County
- 4± Miles NE of French Camp
- 7± Miles NW of Weir
- 14± Miles W of Ackerman

COORDINATES:

- 33.321351, -89.363020

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment

PROPERTY INFORMATION:

- 51.5± Acres
- 1± Year Old Planted Pine
- Natchez Trace Parkway Frontage
- Seals Road Frontage
- Level Topography
- Deer & Turkey
- Small Pond

TAX INFORMATION:

- Parcel # 069-0021-0012001:
\$90.50
- Parcel # 068-0020-0017000:
\$33.86



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ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 51.5

IF YOU'RE LOOKING FOR A SMALL ACREAGE TRACT WITH INVESTMENT AND RECREATIONAL POTENTIAL, THE CHOCTAW 51.5 IS WORTH A CLOSER LOOK. This 51.5± acre property is located in Choctaw County, Mississippi, with frontage on Seals Road and the Natchez Trace Parkway. It sits 4± miles northeast of French Camp and 7± miles northwest of Weir.

This tract features level terrain with a seasonal ditch and a small pond, providing a good foundation for future wildlife habitat improvements. The timber was previously harvested and replanted in pine approximately one year ago, making it a solid option for someone looking for a small timber investment or a blank canvas to shape into their own hunting property.

Upon initial inspection, there were numerous deer and turkey tracks throughout the property, showing strong wildlife use in the area. Whether you're looking to grow timber, create food plots, establish hunting setups, or simply own a manageable recreational tract, the Choctaw 51.5 offers plenty of potential.

Contact Adam Hester today to schedule a private showing and experience #TheSmallTownWay.



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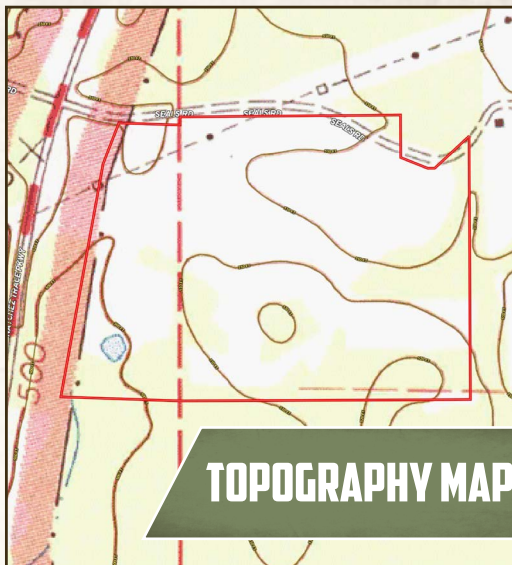
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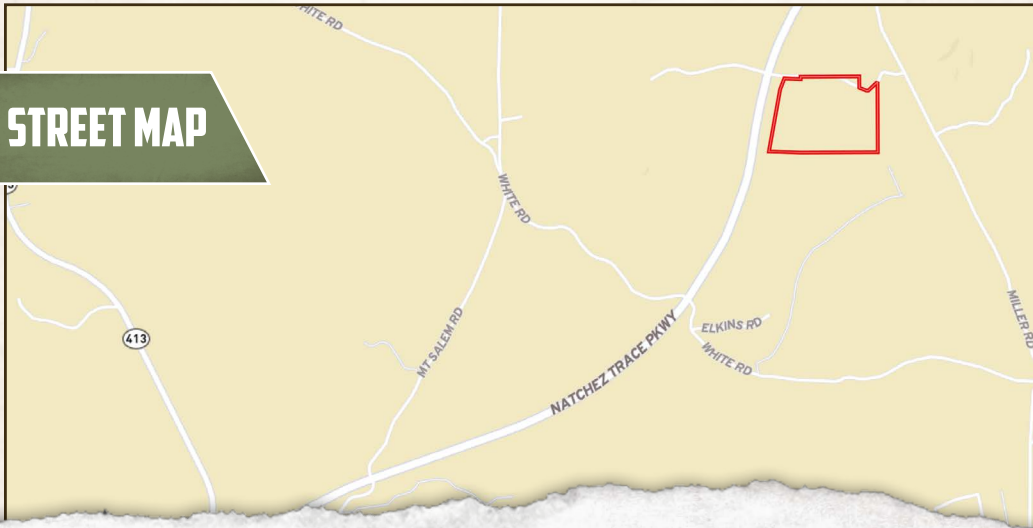
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WATER MAP



TOPOGRAPHY MAP



STREET MAP



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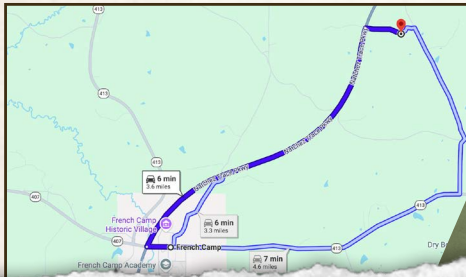
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51.5± ACRES

CHOCTAW COUNTY, MISSISSIPPI

land id. LINK



Directions From French Camp, MS:
Travel on the Natchez Trace Parkway for
3 miles. Turn right onto Seals Road and
the property will be on the left in 0.3 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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