

## HOULKA CREEK - 188.65 ACRES CHICKASAW COUNTY, MS




**"Guiding Your Land Decisions for Over 60 Years"**

**FARM | TIMBER | HUNTING**



**Sartain's Heritage  
Properties, LLC**

**601-856-2720 • [www.SartainsHeritage.com](http://www.SartainsHeritage.com)**



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Nestled within the serene hills of Chickasaw County, Mississippi, lies a remarkable expanse of 188.65 acres, spanning across Sections 7 and 8, T13S, R3E. This exceptional parcel presents an enticing blend of timberland investment prospects and recreational delights. Encompassing approximately 70 acres, you'll find thriving pine plantations, aged 23 and 24 years, while the remaining 100 acres embrace flourishing bottomland hardwoods. Houlka Creek gracefully meanders through the eastern edge of the property, offering dual-sided frontage that enhances the natural allure.

Access to this gem is conveniently situated off County Road 31, and the convenience is elevated by the availability of utilities along the frontage. A well-maintained gravel interior road further extends accessibility, facilitating effortless deer and turkey hunting experiences. It's worth noting that Chickasaw County, a part of the Magnolia Records, boasts an impressive roster of trophy bucks, exemplifying its appeal to whitetail deer enthusiasts.

As an added touch of charm, the eastern boundary abuts The Tanglefoot Trail – a cherished component of the Mississippi Hills National Heritage Area and the Rails to Trails initiative. This historical trail preserves 43.6 miles of the venerable narrow gauge railroad from the Gulf and Ship Island Railroad, dating back to 1871. Originating in Houston, MS, the paved Tanglefoot Trail journeys northward to New Albany, MS, spanning Chickasaw, Pontotoc, and Union Counties.

Positioned a mere two miles north of Houston, a short forty-five-mile drive west of Starkville, and a similarly convenient forty-nine-mile journey east of Grenada, this captivating property seamlessly combines accessibility and rustic beauty.

**\$2700 per acre/ \$509,355**

CONTACT:

**J. PARKER SARTAIN**

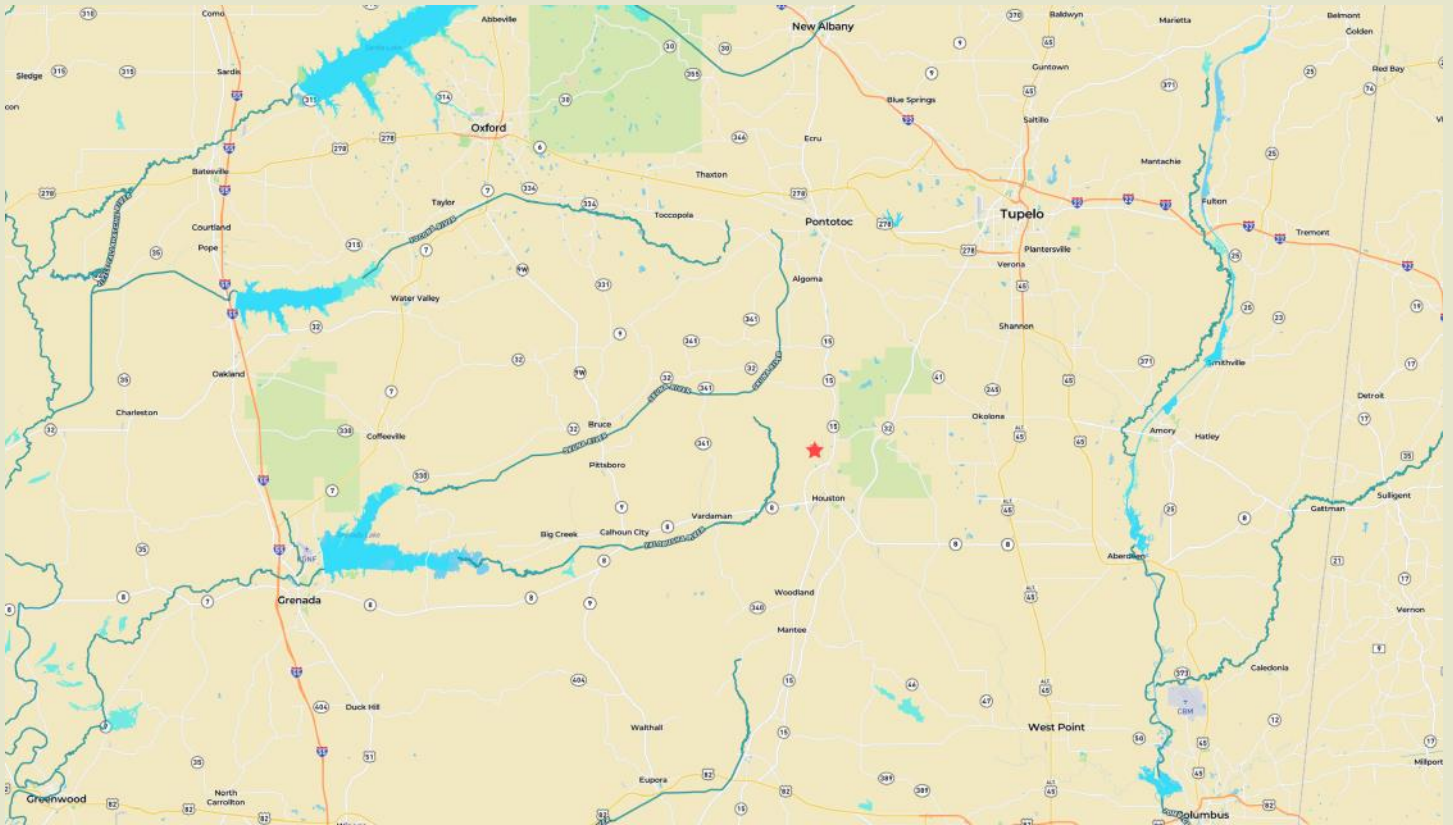
**601.506.2398**

[psartain@sartainsheritage.com](mailto:psartain@sartainsheritage.com)

A horizontal banner advertisement for Sartain's Heritage Properties, LLC. The banner is divided into three main sections. The left section shows a green tractor with a front loader in a field, with the word 'FARM' in large white letters. The middle section shows a dense forest of tall trees, with the word 'TIMBER' in large white letters. The right section shows a person in a green shirt and hat, kneeling in a body of water, possibly hunting or fishing, with the word 'HUNTING' in large white letters. In the center of the banner, there is a compass rose logo with the letters 'N', 'S', 'E', and 'W' around it. Below the compass rose, the text 'Sartain's Heritage Properties, LLC' is written in a serif font. At the bottom of the banner, the phone number '601-856-2720' and the website 'www.SartainsHeritage.com' are displayed in a bold, sans-serif font. The overall background of the banner is a collage of these three images.

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