

40± Acres in Choctaw County, MS

\$99,500



**SMALLTOWN**  
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Office 662-846-1425

# Property Profile

## The Choctaw 40

### Location:

- Choctaw County, MS
- Fronts Kennedy Road
- 15± Miles Northwest of Louisville
- 9± Miles Southeast of McCool

### Coordinates:

- 34.16473, 89.23679

### Property Information:

- 40± Total Acres
- 25± Acres of Bottomland Timber
- 18± Acres of Young Pine and Hardwood
- Traversed by a Small Stream

### Property Use:

- Recreational
- Hunting
- Primitive Camp Site
- Investment

### Tax Information:

- Parcel # 111-0014-0005000: \$90.91 for 2022



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**FORD TRUE** | LAND SPECIALIST  
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*Information is believed to be accurate but not guaranteed.*



Welcome to the Choctaw 40! Located approximately 15 miles northwest of Louisville, MS in the rolling hills of Choctaw County, this diverse tract packs a mighty punch for under 100K. Thickets, big hardwood timber and a small creek...this place has it all. Frontage along Kennedy Road provides an ideal spot for a primitive campsite.



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Upon arrival, you'll notice the property has the typical Choctaw County feel: pine with some hardwood mix but after further exploration, you will see so much more. The east and west portions offer elevated terrain that is thick with young pine and small hardwoods. The center of the property is traversed by a small tributary of Lobutchka Creek which has created a 25± acre bottom that will get any hunter excited!



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The bottom offers an open canopy with big timber! Pockets of red oak, white oak, persimmon, and hickory are scattered throughout. This cool bottom is a relief from the heat and an ideal travel and feeding corridor. For turkey, there are giant pines scattered along the creek bank that appear to be great roost trees. While walking the property, multiple feathers were found in addition to white oak hulls, persimmons, and deer tracks along the creek.



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A small load out on the southeast side of Kennedy Road would make an ideal location for a primitive camp, while not disturbing the majority of the property. If you're in the market for a small recreational tract in Choctaw County offering deer, turkey, hardwood creek bottoms and road frontage, look no further than the Choctaw 40. To schedule a private showing call Ford True or Adam Hester today.



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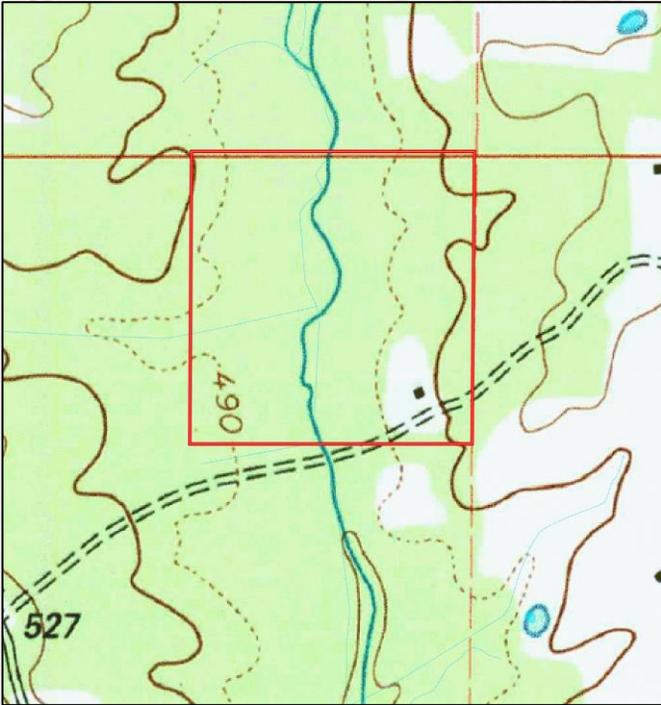
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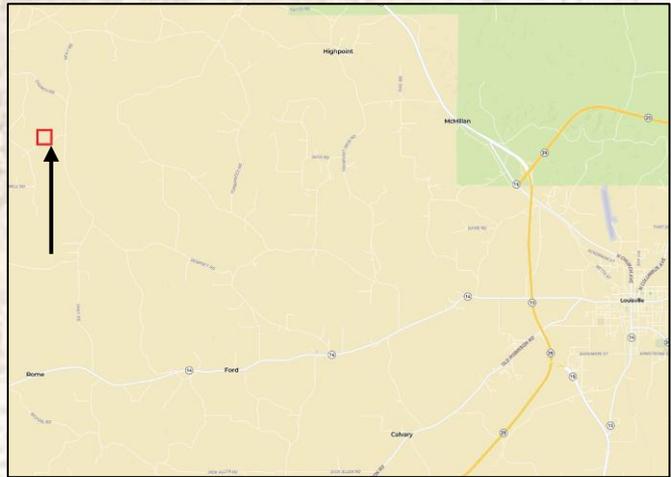
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[Map Right Link](#)



[Google Map Link](#)



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