

100± Acres in Choctaw County, MS

Homesite, Hunting, Investment



\$357,100.00
\$3,571 per acre

It takes a long time to produce a diamond. You can polish all you want to, but it takes a lifetime to make what this property already possesses. It has frontage on Hwy 15, just 2 miles south of Ackerman, Mississippi, and 30 minutes from Starkville. Utilities are present for a home site or hunting camp. The topography steeply rolls to level along the drainages. The timber is diverse, ranging from old-growth pine stands to some of the most beautiful white oak hills you can find. Mixed hardwoods are situated along small creek drainages that course the property. Creosote bridges are newly constructed and coupled with numerous trails, providing tremendous interior access. Wildlife food plots with shoot houses are already in place, and the game is plentiful. The property joins the Tombigbee National Forest and is just a rock throw from Choctaw Lake. Whether you are a sports fan or hunter or need a getaway, look at this polished diamond! Hurry before the dogwoods are blooming! Call us for an appointment to visit an exceptional property.



MICHAEL HALFACRE
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Expect More. Get More.



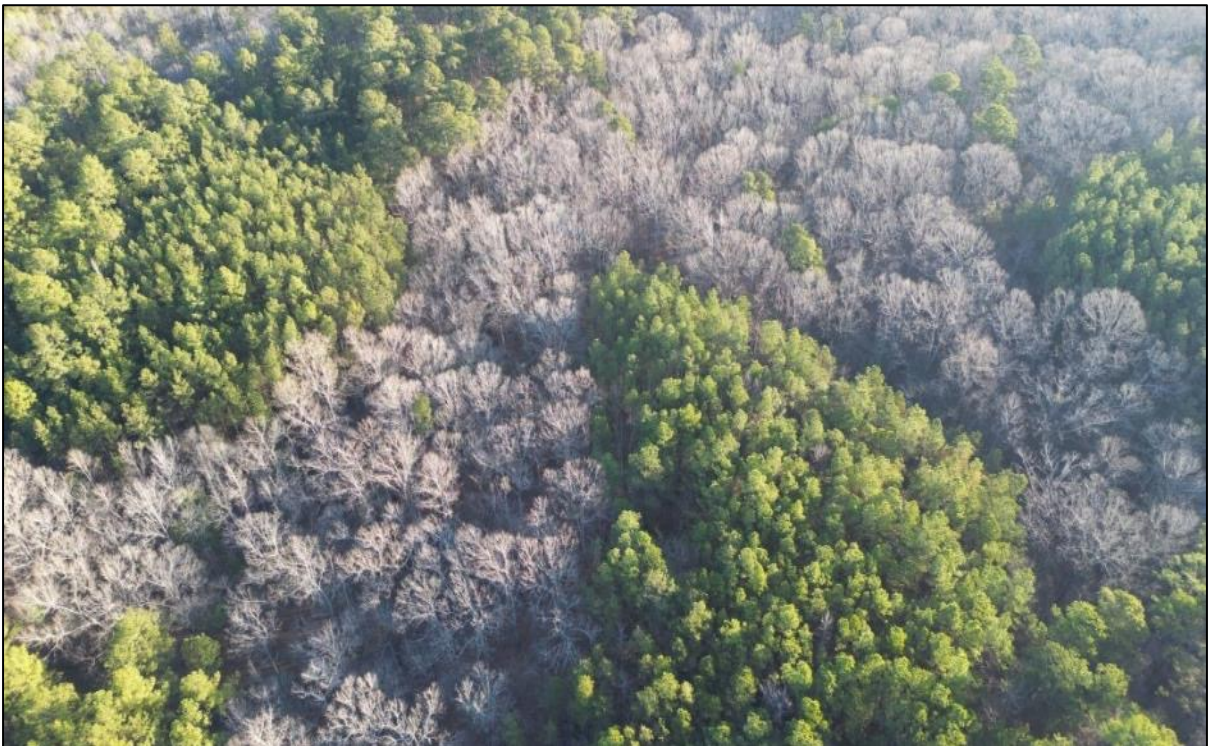
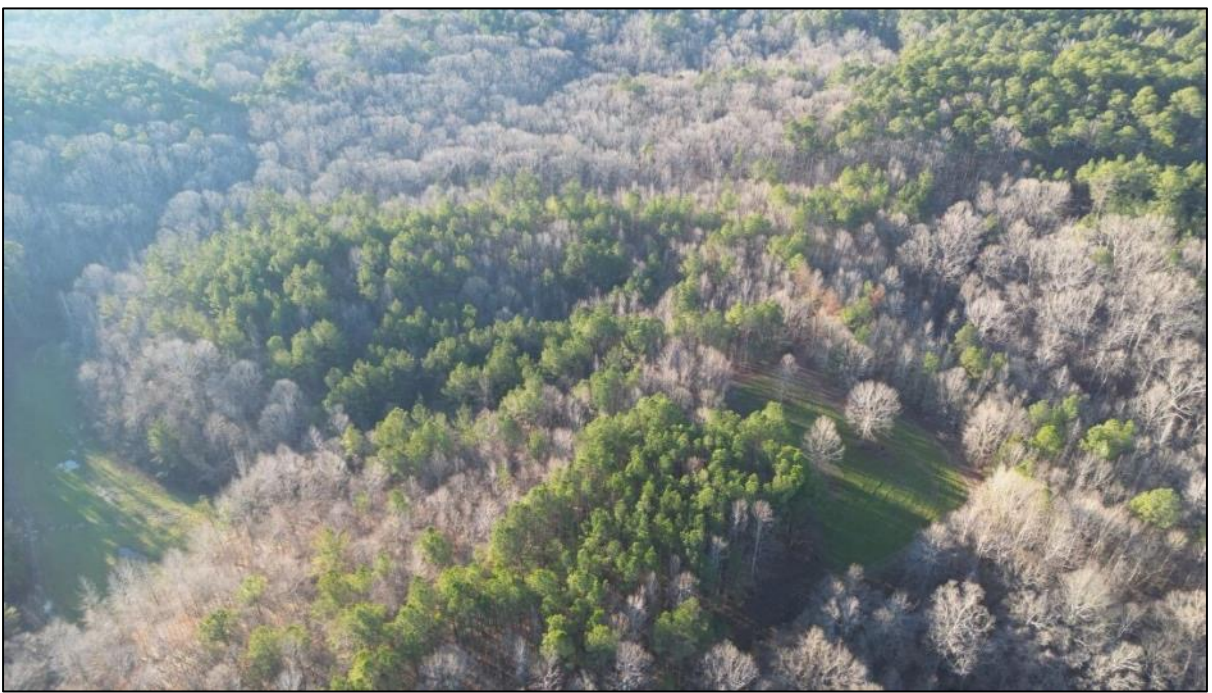
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Information is believed to be accurate but not guaranteed.





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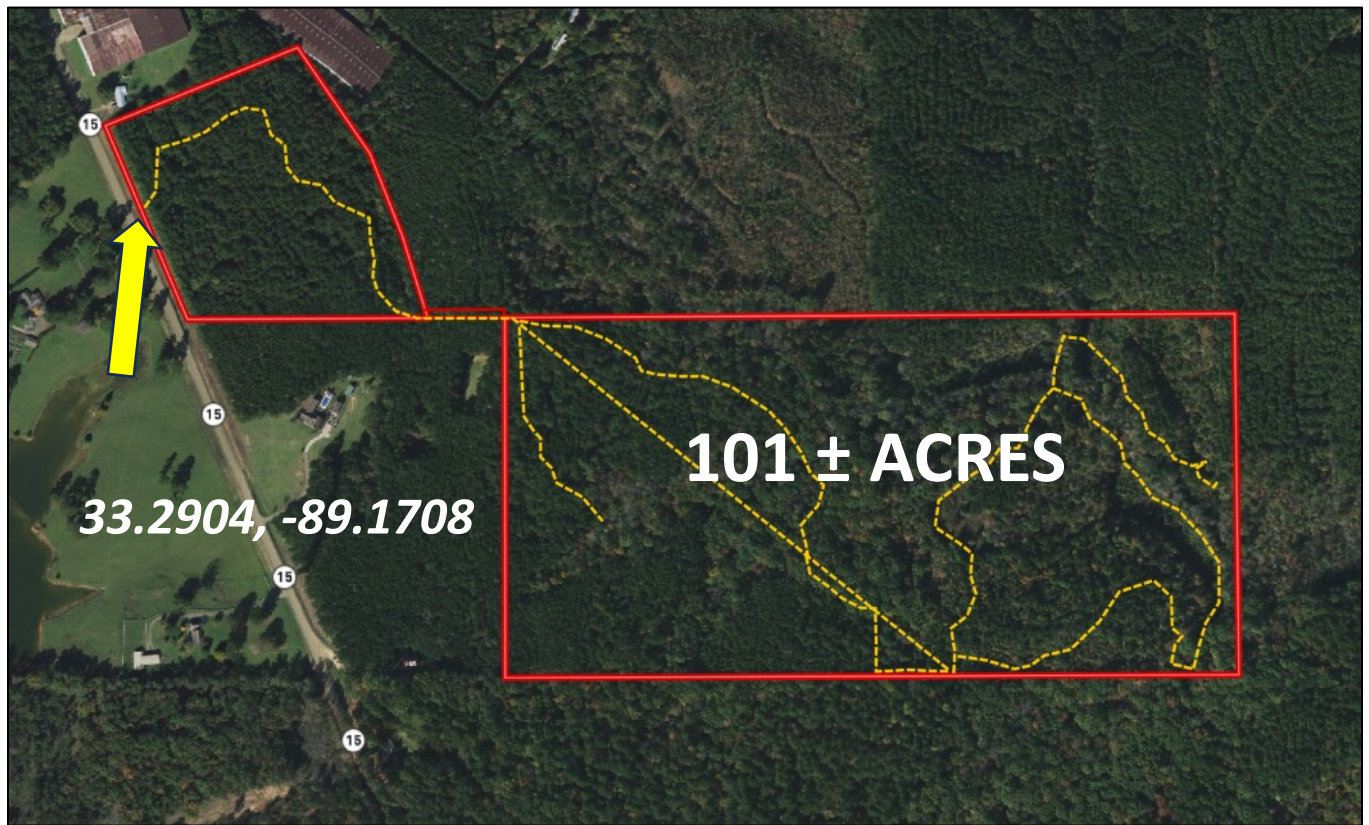
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP LINK](#)

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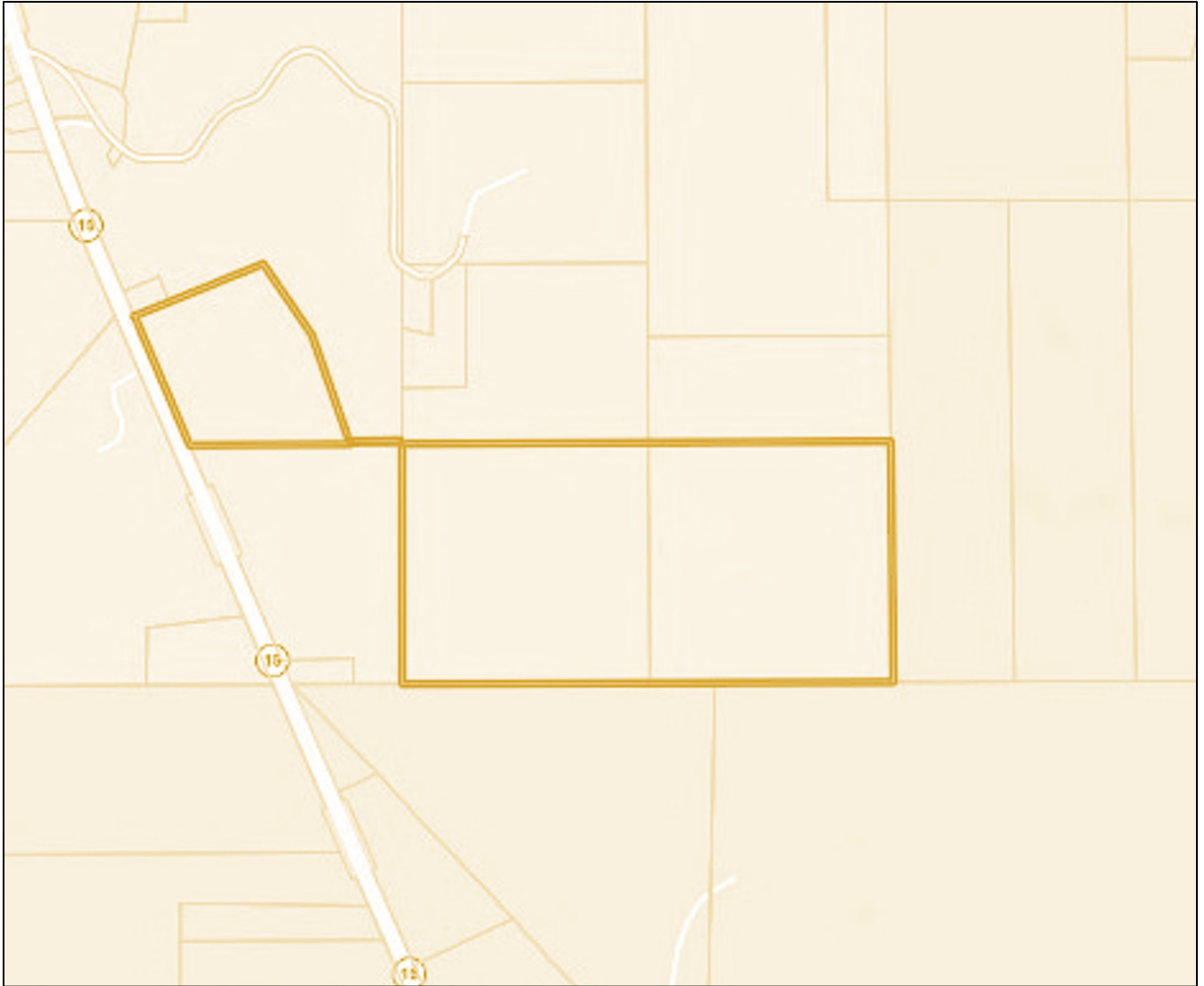
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OWNERSHIP MAP



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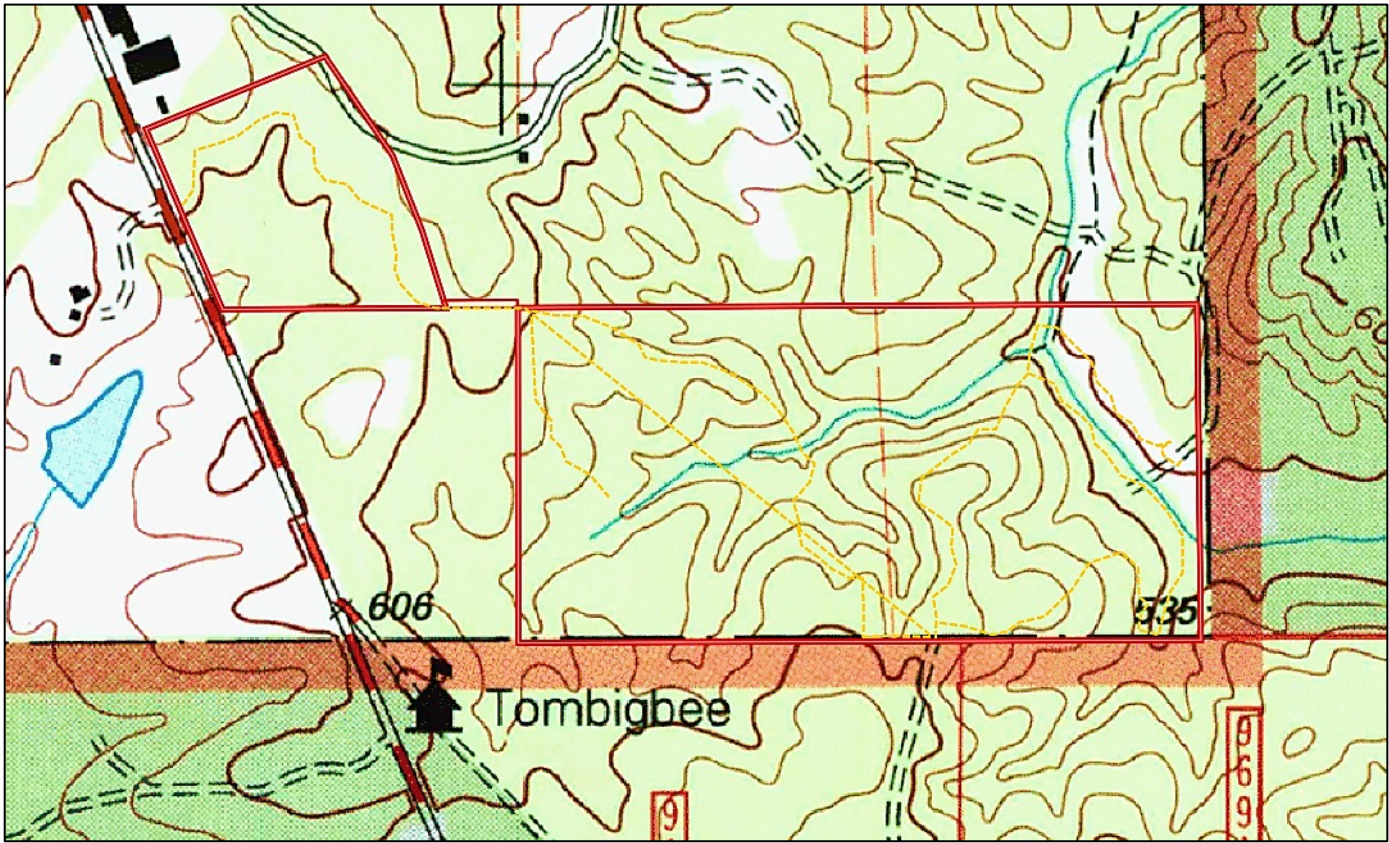
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TOPO MAP



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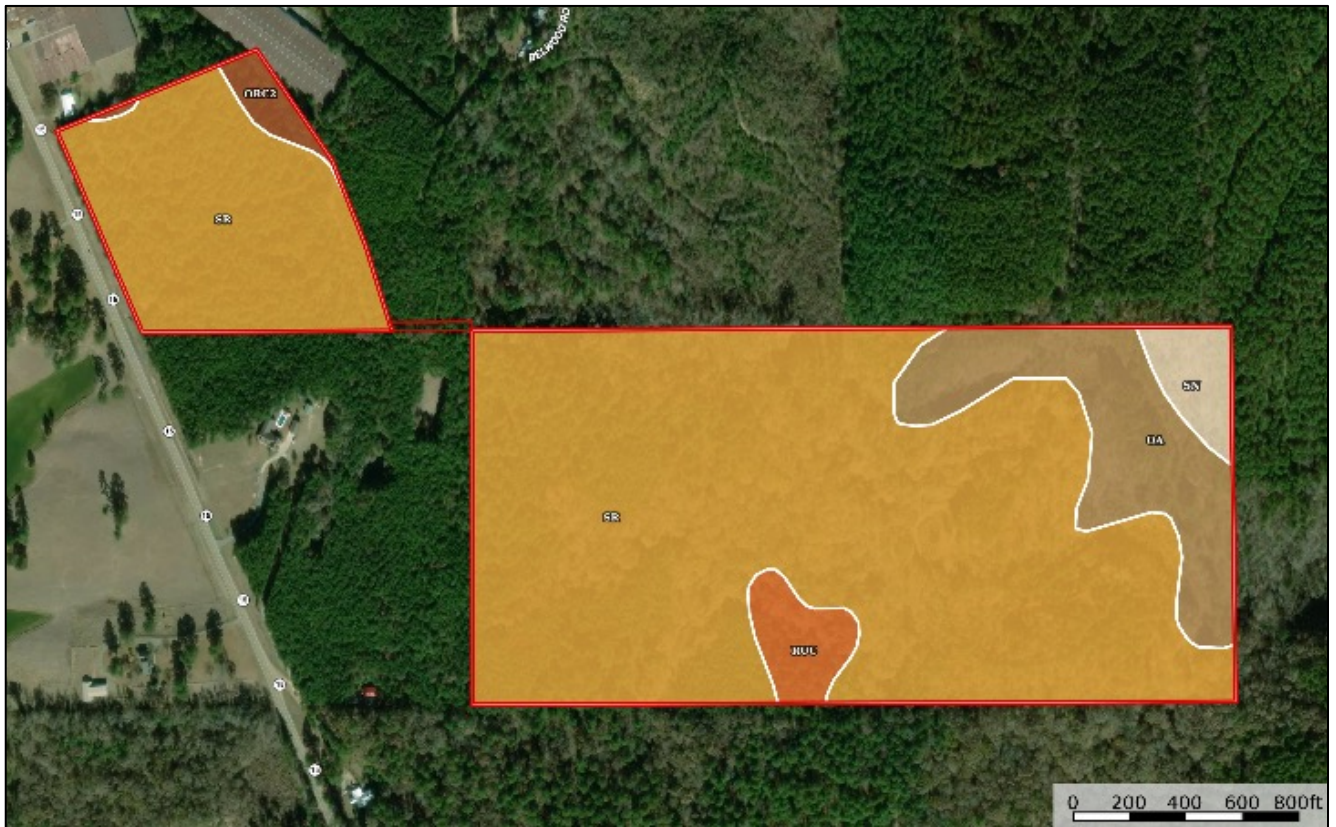
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SR	Smithdale-Ruston association, 5 to 40 percent slopes	82.57	82.0	0	52	7e
Oa	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded	11.49	11.41	0	65	2w
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	2.77	2.75	0	74	3e
SN	Smithdale-Maben association, hilly	2.4	2.38	0	36	7e
OrC2	Ora loam, 5 to 8 percent slopes, eroded	1.47	1.46	0	32	3e

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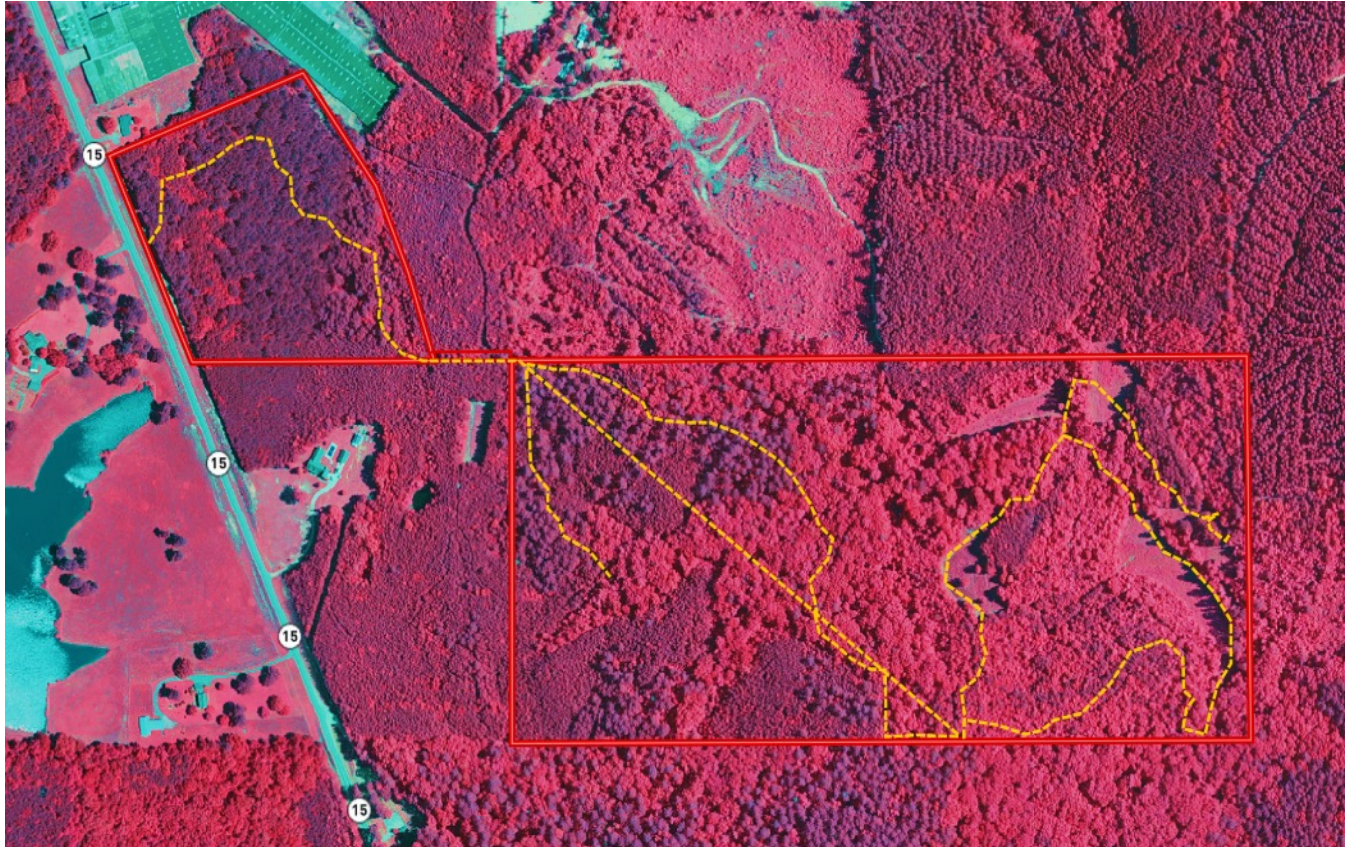
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INFRARED MAP



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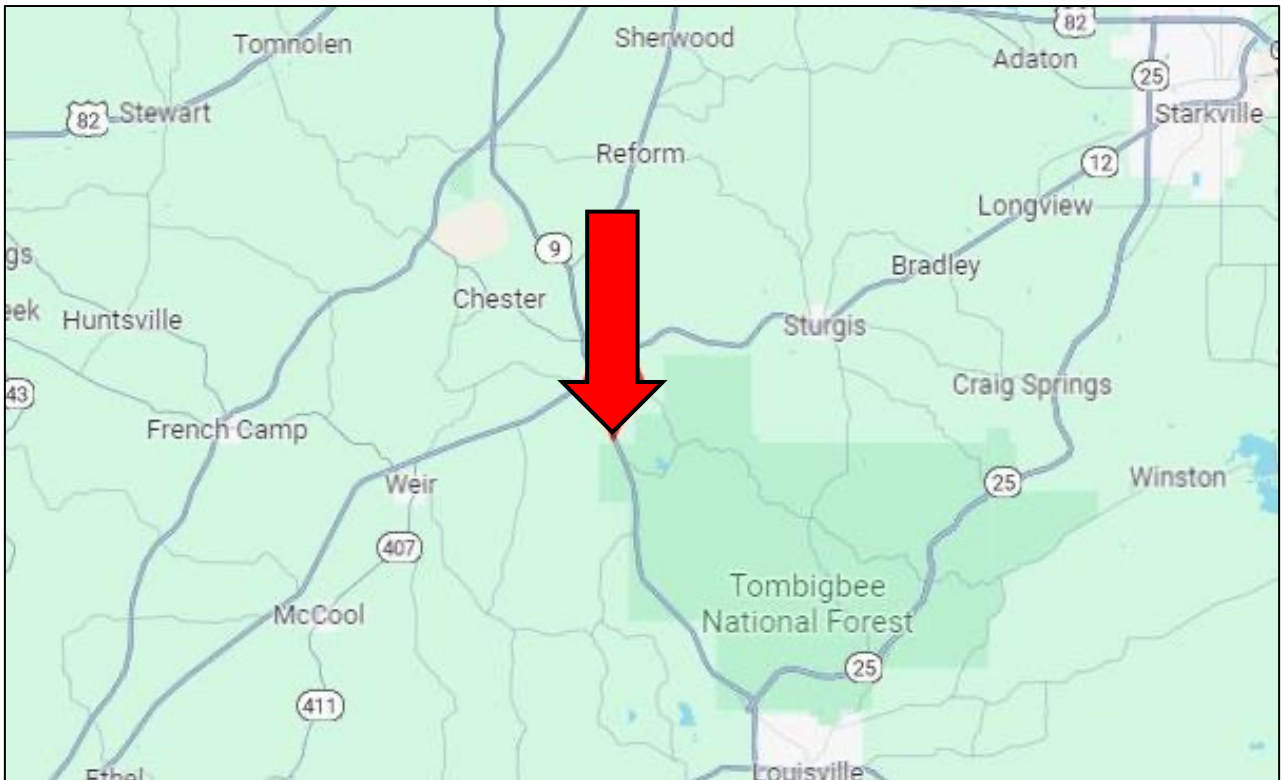
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DIRECTIONAL MAP



Directions from Intersection of Hwy 12 and Hwy 15 in Ackerman; Travel south on Hwy 15 for 2 miles. The property will be on the left, marked with a sign.

[GOOGLE MAP LINK](#)



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