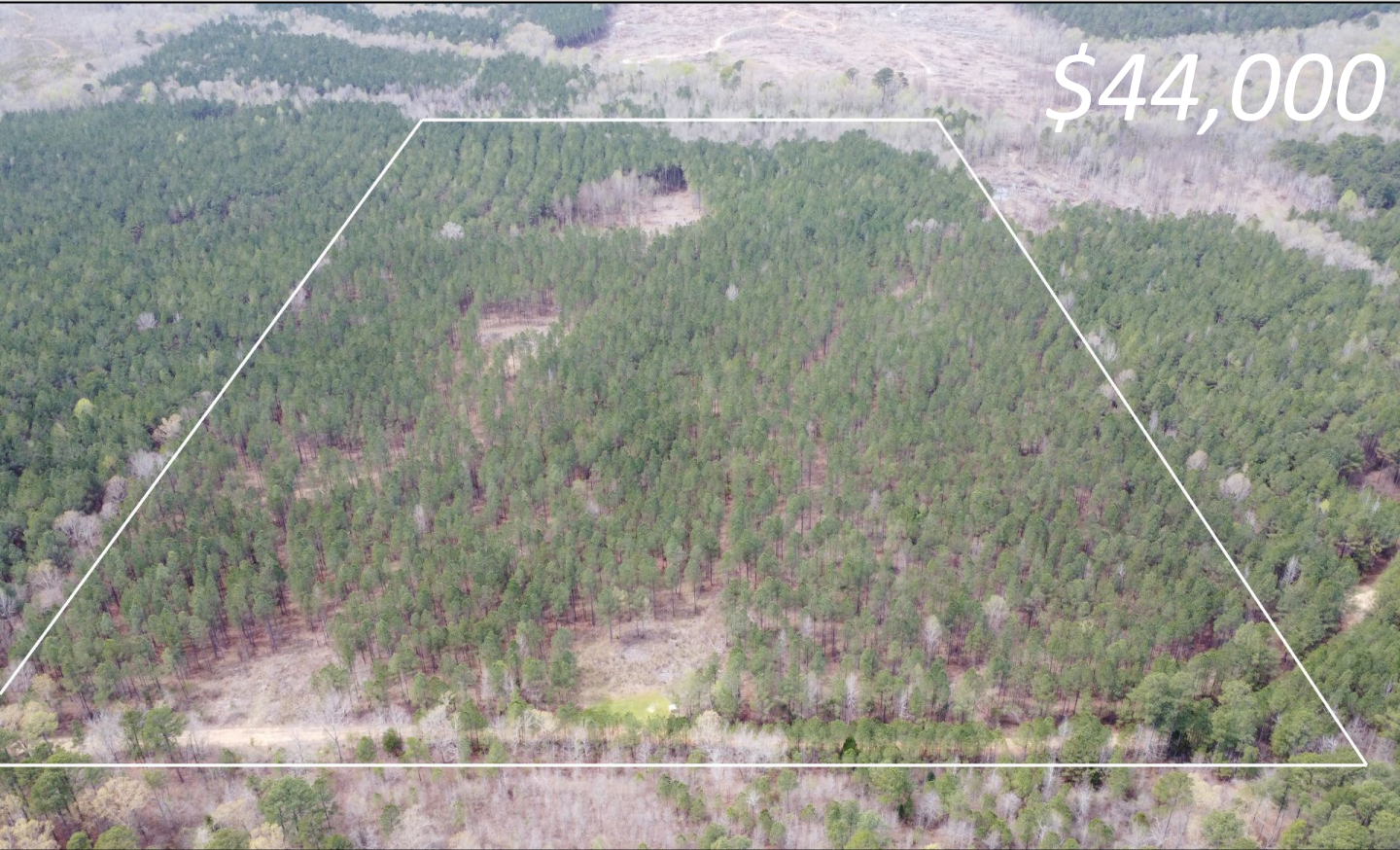


40 +/- Acre Recreational Timberland Property Choctaw County, MS

\$44,000



Welcome to the Choctaw 40! Situated off Sand Creek Road, this property offers a prime location just 16 minutes from Sturgis, MS, 15 minutes from Ackerman, MS, and a mere 35-minute drive from Starkville, MS. Please note, there is no deeded or recorded easement, requiring the new owner to secure access through the neighboring timber company.

The Choctaw 40 primarily comprises of twenty-one-year-old pine plantation that has undergone one thinning alongside an internal trail network and a few old loading decks that can easily be repurposed into wildlife food plots. Whether you're seeking a peaceful recreational getaway or aiming to capitalize on its timber potential, this property holds promise for both leisure and investment purposes.

HARPER DAY
BROKER | OWNER

Harper@DayPropertyCo.com

662.268.3017 office | 662.694.9751 cell



DAY
PROPERTIES







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Aerial Map



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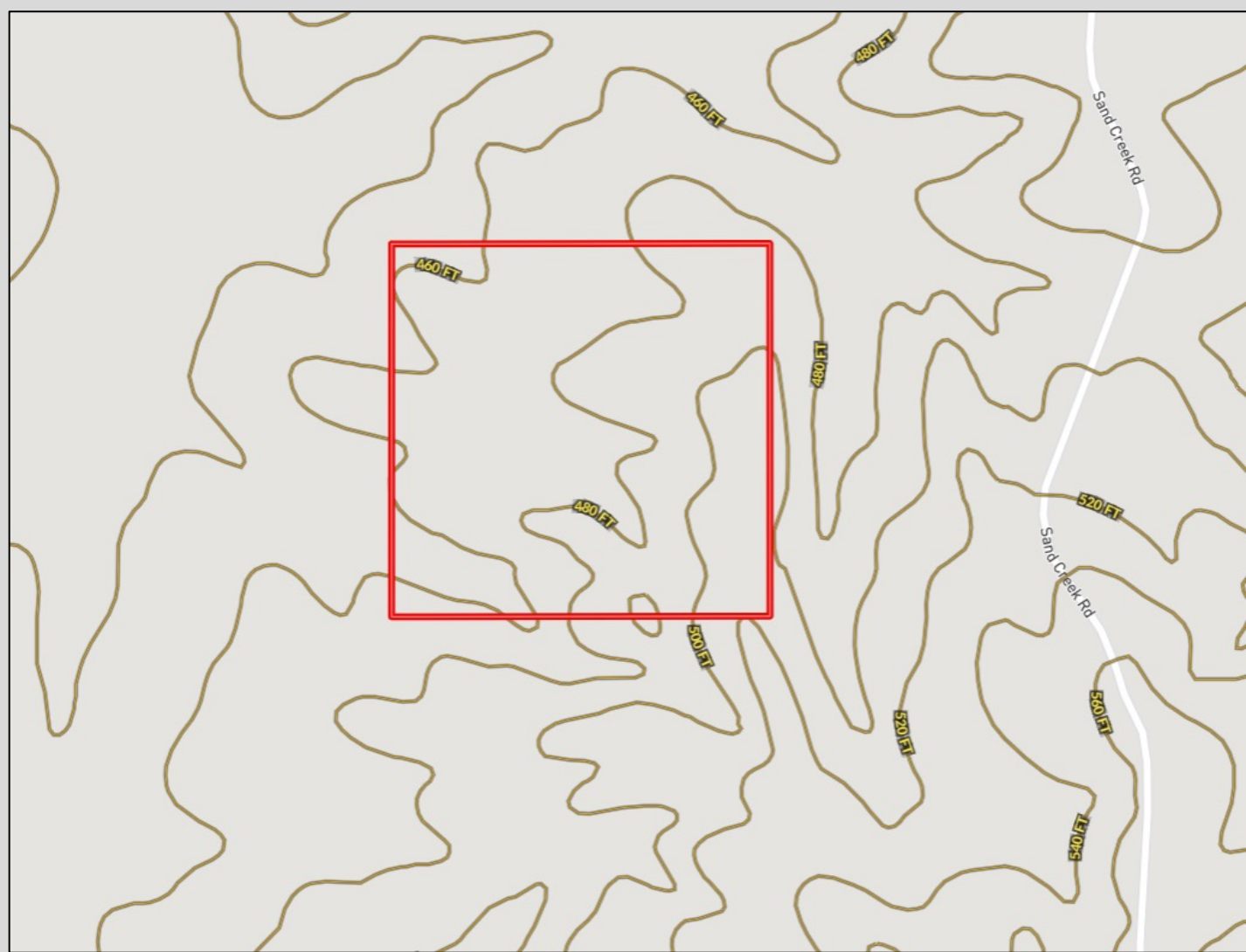
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TOPOGRAPHICAL MAP



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OWNERSHIP MAP

Cherokee Rd

Spring Hill Rd

Sand Creek Rd

Ditto Rd

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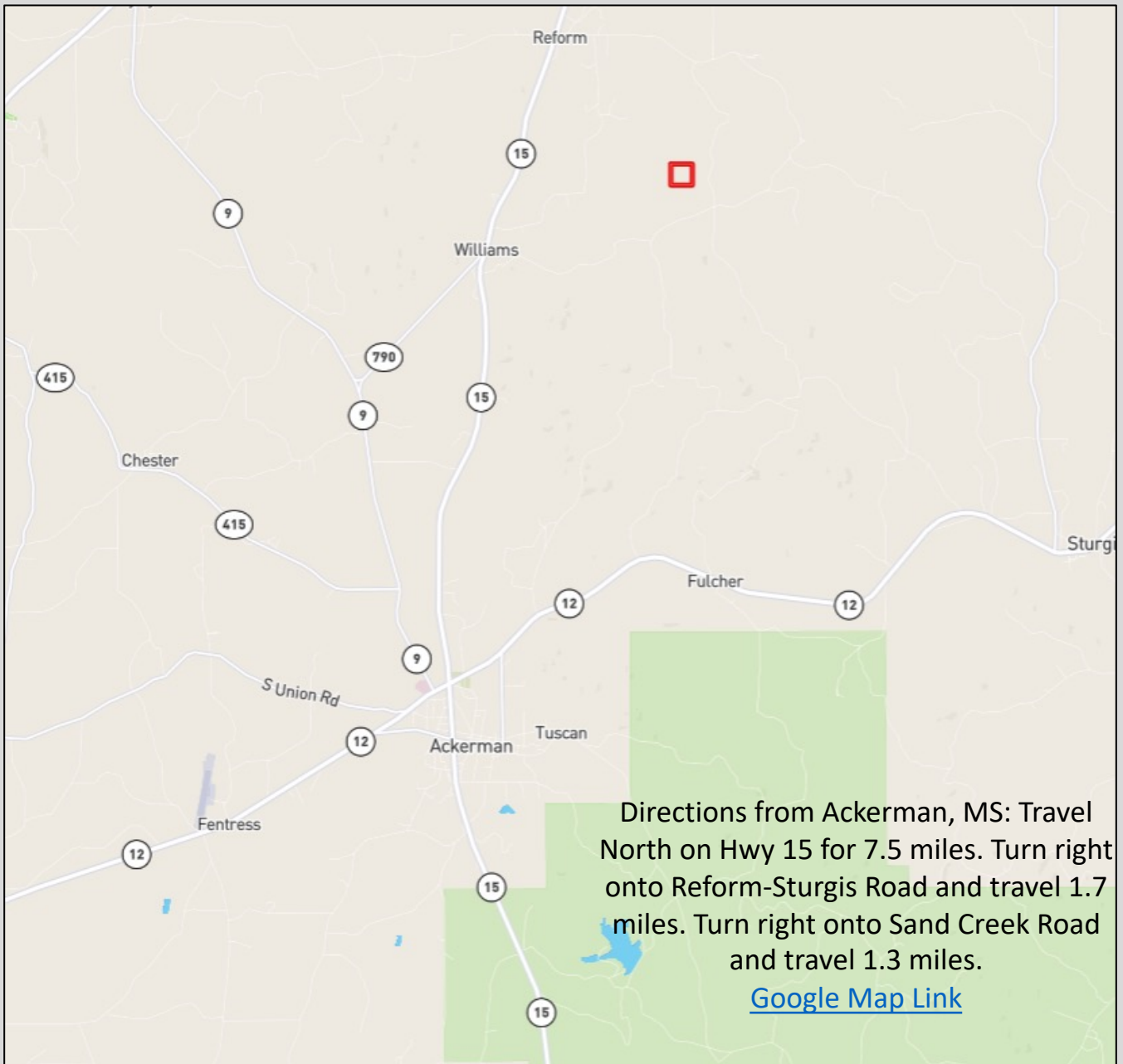
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DIRECTIONAL MAP



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