

12± Acres in Choctaw County, MS

\$62,500



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE SM

Office 769-760-0005

Property Profile

Choctaw County Honey Hole

Location:

- Choctaw County, MS
- Fronts Highway 15
- 6± Miles North of Louisville

Coordinates:

- 33.207676, -89.141142

Property Information:

- 12± Acres
- Highway 15 Frontage
- Choctaw WMA Across Highway 15
- Rolling Terrain
- Wildlife
- Mature Hardwood and Pine
- Power and Water Available

Property Use:

- Deer
- Turkey
- Campsite
- Residential Lot

Tax Information:

- Parcels 105A0035-0003001, 104-0034-0012001: \$24.70 for 2023



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com



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DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

Have you been searching for an affordable recreational playground and campsite near Choctaw WMA in East Central Mississippi? Take a look at this 12± acre diverse timber tract situated a few miles north of the town of Louisville in Choctaw County. There is easy access off Highway 15, with an established driveway entrance.



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Once you are on the property you will see a power line running parallel to the highway, perfect for parking and accessing the property. The terrain primarily consists of rolling hills that hold a nice stand of mixed-aged pine. Near the western boundary is several acres of mixed mature pine and hardwood. The hardwood consists of towering oaks and sweetgum. Another power line bisects the property and makes for a potential food plot. Upon initial property inspection we found numerous deer signs, including deer scrapes, hookings and trails. Turkeys were also observed. There are numerous locations for potential campsites or home sites. If you want to hunt public land, just across Highway 15 is the Choctaw Wildlife Management Area with over 21,000 acres of public hunting and outdoor recreation. For the Mississippi State fan, Starkville is only 40 minutes away; you can have a morning hunt and still make an afternoon game. This tract is approximately 4.5 hours from New Orleans and just under two hours from the Jackson metro area. To see all this place has to offer, call Derek Eaves or Dennis West today.



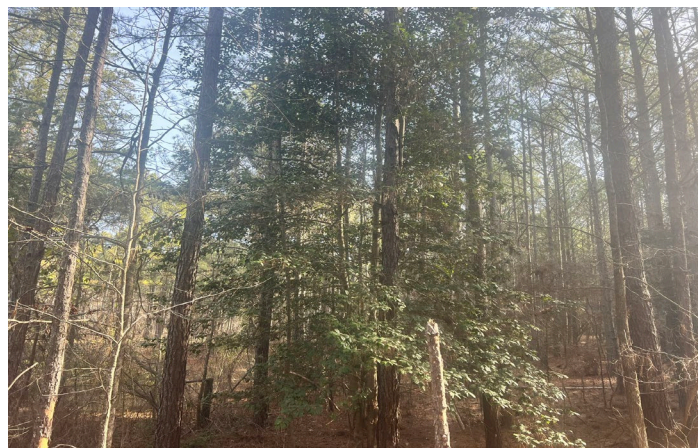
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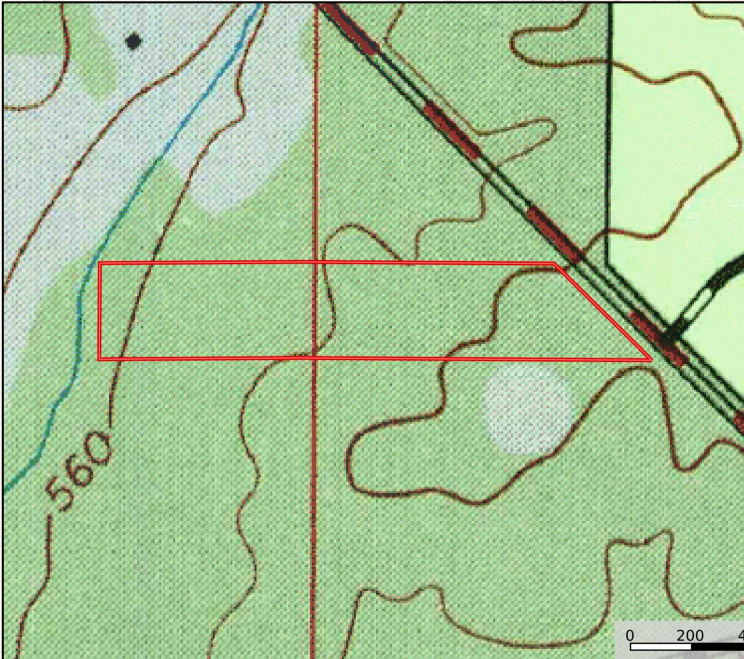
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Google Map Link

- Boundary Consists of 12± Acres
- Highway 15 Frontage
- Approximately 6 Miles from Louisville



MapRight Link



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