



## 84.47 ± ACRE TIMBERLAND TRACT IN CHOCTAW COUNTY, MS



**\$237,998**

Are you looking for a good investment that could be much more? Well, here it is! This 84.47+/- acre property in Choctaw County, MS, consists of 33+/- acres of pine (timber reserved by seller and not included in land sale), 43+/- acres of pines planted in 2004, and 11+/- acres of hardwood over 70 years old.. There is an internal road system throughout, giving you access to all areas of the property. This property could be used to build a dream home on acreage within the city limits of Ackerman or to build several homes to develop. There are also over 300 feet of road frontage on Highway 12 and over 1,100 feet on South Union Road, and utilities are available. This property is conveniently located within the Choctaw County school district, just three minutes from Main Street in Ackerman and thirty minutes from Starkville. Call Brooks Magee or Chance Persac today for your private showing



**BROOKS MAGEE**  
REALTOR®

O: 662.268.6333 | C: 601.613.4568  
Brooks@TomSmithLand.com



**CHANCE PERSAC**  
REALTOR®

O: 662.268.6333 | C: 601.955.4587  
Chance@TomSmithLand.com





**BROOKS MAGEE**  
REALTOR®

O: 662.268.6333 | C: 601.613.4568  
Brooks@TomSmithLand.com

**CHANCE PERSAC**  
REALTOR®

O: 662.268.6333 | C: 601.955.4587  
Chance@TomSmithLand.com





PotlatchDeltic | Preferred  
BROKER



**BROOKS MAGEE**  
REALTOR®

O: 662.268.6333 | C: 601.613.4568  
Brooks@TomSmithLand.com

**CHANCE PERSAC**  
REALTOR®

O: 662.268.6333 | C: 601.955.4587  
Chance@TomSmithLand.com

**TomSmithLandandHomes.com**

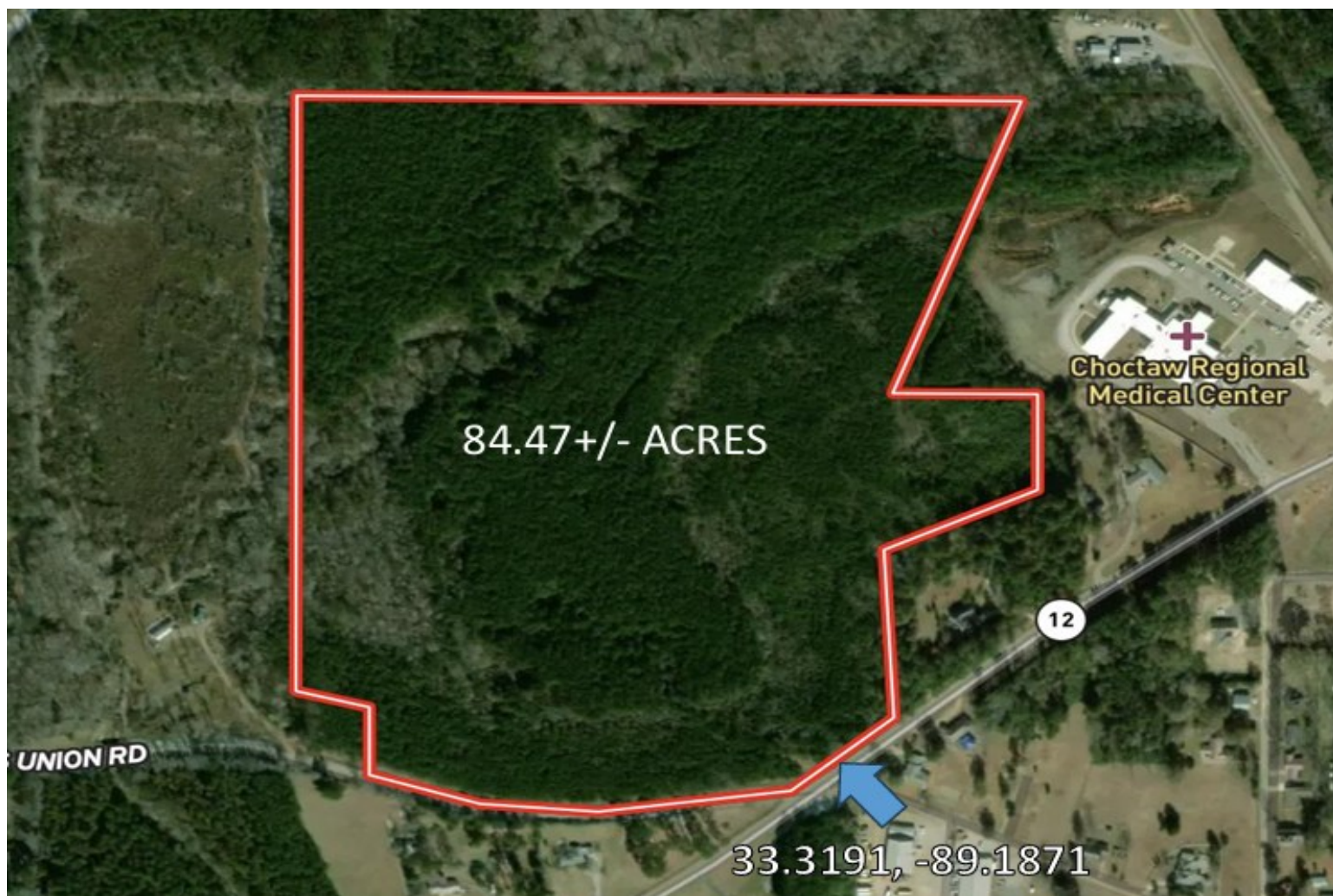
Information is believed to be accurate but not guaranteed.







## AERIAL MAP



**BROOKS MAGEE**  
REALTOR®

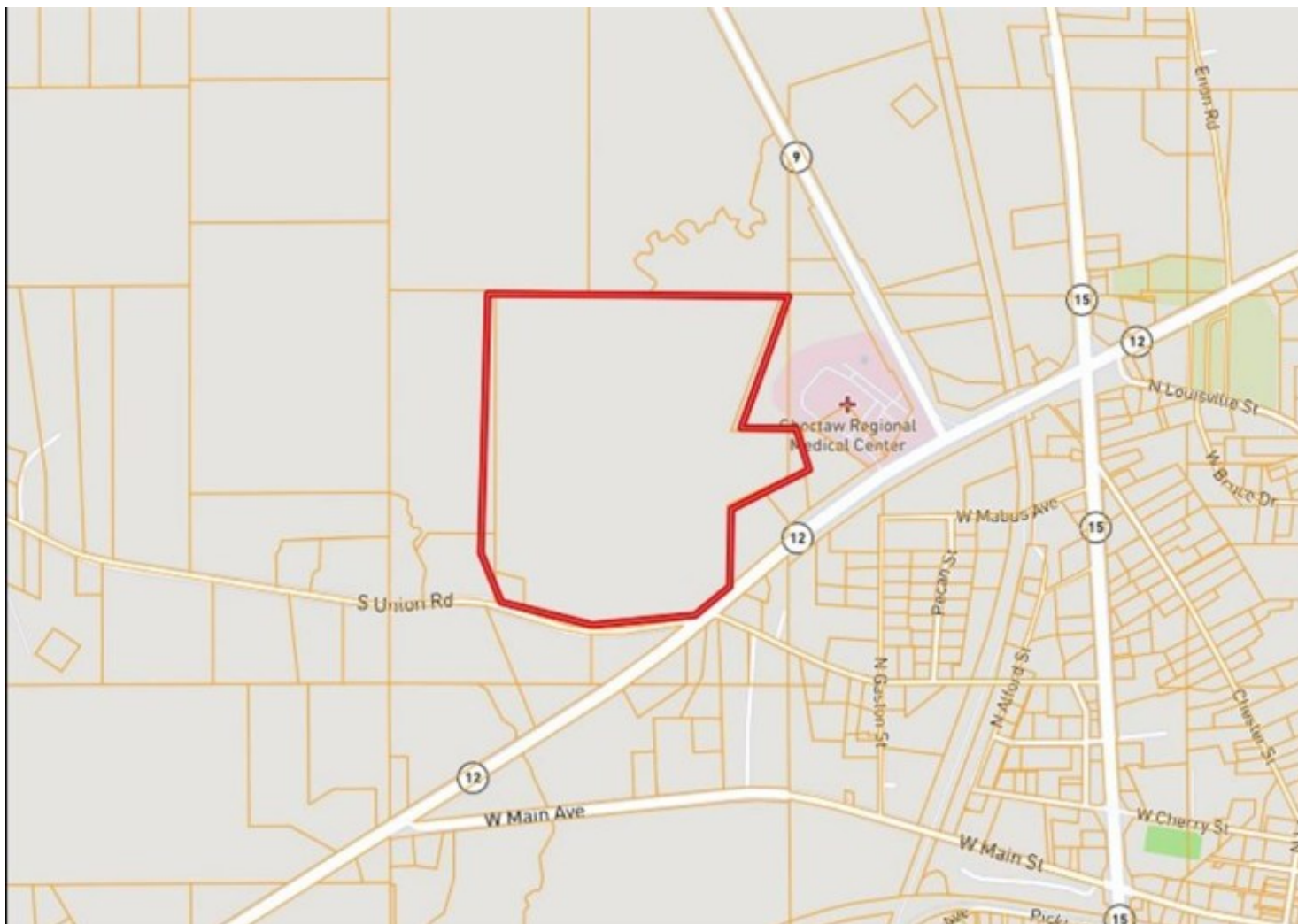
O: 662.268.6333 | C: 601.613.4568  
Brooks@TomSmithLand.com

**CHANCE PERSAC**  
REALTOR®

O: 662.268.6333 | C: 601.955.4587  
Chance@TomSmithLand.com



## OWNERSHIP MAP



**BROOKS MAGEE**  
REALTOR®

O: 662.268.6333 | C: 601.613.4568  
Brooks@TomSmithLand.com



**CHANCE PERSAC**  
REALTOR®

O: 662.268.6333 | C: 601.955.4587  
Chance@TomSmithLand.com





## TOPOGRAPHY MAP



**BROOKS MAGEE**  
REALTOR®

O: 662.268.6333 | C: 601.613.4568  
Brooks@TomSmithLand.com



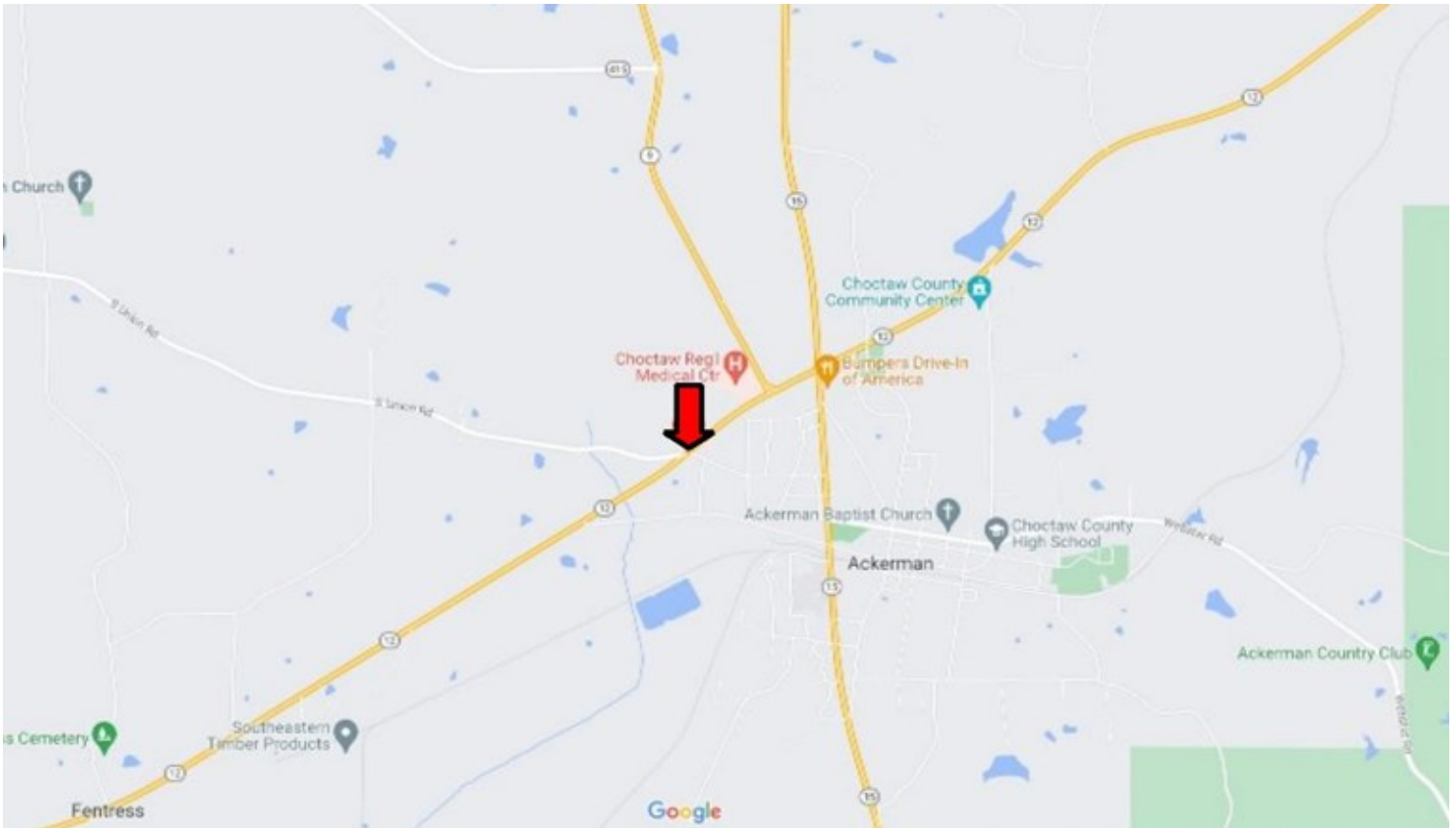
**CHANCE PERSAC**  
REALTOR®

O: 662.268.6333 | C: 601.955.4587  
Chance@TomSmithLand.com



## DIRECTIONAL MAP

**Directions from Hwy 15 and West Main Street in Ackerman MS:** Travel West Main Avenue for 1.1 miles. Turn right onto MS-12 East. Travel .5 miles then the property will be on your left. [Google Map Link](#)



**BROOKS MAGEE**  
REALTOR®

O: 662.268.6333 | C: 601.613.4568  
[Brooks@TomSmithLand.com](mailto:Brooks@TomSmithLand.com)



**CHANCE PERSAC**  
REALTOR®

O: 662.268.6333 | C: 601.955.4587  
[Chance@TomSmithLand.com](mailto:Chance@TomSmithLand.com)