



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**73.5± ACRES WITH A CABIN
CHOCTAW COUNTY, MS**

\$225,000

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE CHOCTAW 73.5

PROPERTY PROFILE

LOCATION:

- Highway 15 North
Ackerman, MS 39735
- Reform Community
- Choctaw County
- 7.3± Miles N of Ackerman
- 23.6± Miles NW of Louisville
- 25.6± Miles SW of Starkville

COORDINATES:

- 33.4073, -89.15985

TAX INFORMATION:

- Parcel 035-0020-0011000
- \$317.24 (2025)

PROPERTY USE:

- Residential
- Hunting
- Recreational

PROPERTY INFORMATION:

- 73.5± Acres
- 1,200± SqFt Cabin (Repairs Needed)
- 1,145'± Highway 15 North Frontage
- 1,470'± Tennessee Valley Authority Transmission Line
- Additional Deeded Easement Access on Highway 15 North
- 0.5± Miles of Railroad Bed from the GM&O (Defunct)
- Pines & Mixed Hardwoods
- Utilities Connected
- Deer/Turkey/Small Game
- Choctaw County School District
- Elevated Ground & Scenic Vantage Points
- Diverse Mix of Ridges & Hollows
- 2 Storage Sheds



DEREK EAVES

LAND SPECIALIST

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2121 5th St., Suite 206 - Meridian, MS 39301

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Information is believed to be accurate but not guaranteed.



WELCOME TO THE CHOCTAW 73.5

LOCATED IN THE QUIET REFORM COMMUNITY OF CHOCTAW COUNTY, MISSISSIPPI, THIS $73.5\pm$ ACRE TRACT OFFERS THE KIND OF COUNTRY SETTING FOLKS ARE ALWAYS LOOKING FOR. Just $7.3\pm$ miles north of Ackerman, $23.6\pm$ miles north of Louisville, and $25.6\pm$ miles west of Starkville, the Choctaw 73.5 provides a peaceful rural atmosphere while still being an easy drive to town. With direct access and $1,145\pm$ feet of frontage along Highway 15 North, along with additional deeded easement access, getting in and out of the property is simple and convenient.

The land is made up of a good stand of pines mixed with hardwoods and features rolling, elevated ground with scenic vantage points overlooking the surrounding countryside. A diverse blend of ridges and hollows gives the property character and creates ideal wildlife habitat, offering prime stand locations for deer and turkey hunting.



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MORE ABOUT THE CHOCTAW 73.5

Whether you enjoy chasing whitetails in the fall or listening to gobblers on a spring morning, this tract is well-suited for year-round recreation. Approximately 1,470 feet of the property adjoins a Tennessee Valley Authority transmission line, and a half-mile stretch of the old, defunct GM&O railroad bed adds a touch of history and the potential for trail riding or walking paths.

A 1,200± square foot cabin sits on the property and is already connected to utilities. With a little work and vision, it could serve as a comfortable hunting camp, weekend getaway, or even a country homesite. Located within the Choctaw County School District, this property offers a strong combination of Southern charm, recreational opportunity, and long-term potential in a desirable Mississippi setting.

If you are ready to buy, you need to give this one a look. To schedule a private showing of the Choctaw 73.5, call Derek Eaves today.



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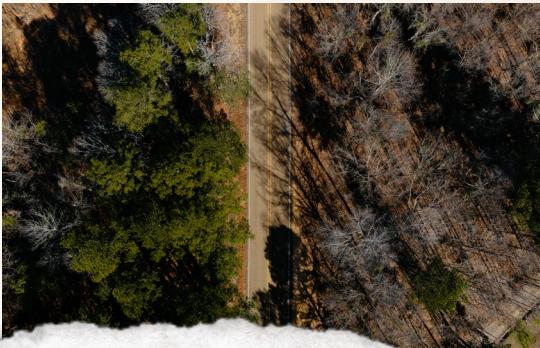
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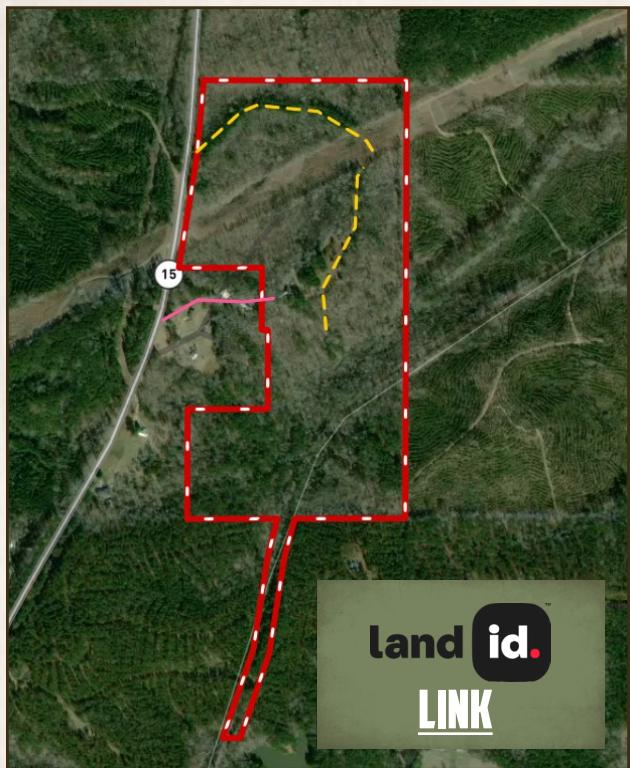
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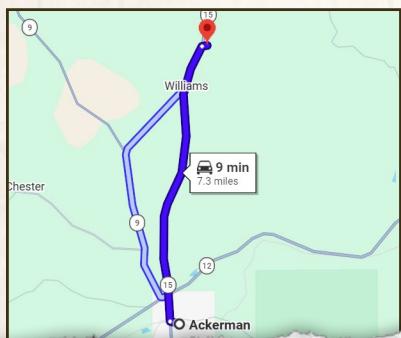
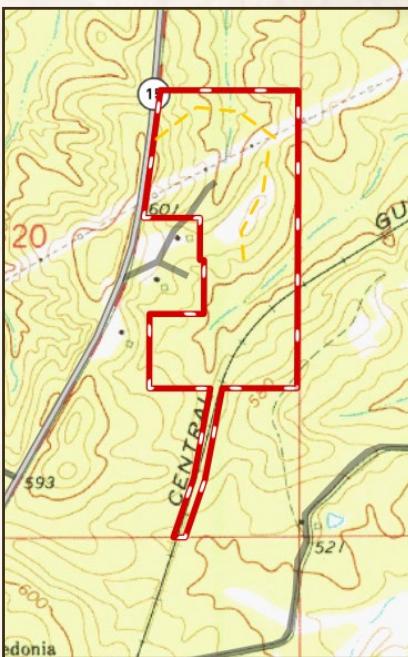
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TOPOGRAPHY MAP



Directions From Ackerman, MS: Travel on Highway 15 North for 7 miles. Turn right and the property and sign will be on your right.

[LINK TO GOOGLE MAP](#)
[DIRECTIONS](#)



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