

# 80 +/- acres Timberland Surrounded by Tombigbee National Forest Choctaw County, MS



**\$216,000**

Own your own 80 +/- acre secluded getaway surrounded by the 67,000-acre Tombigbee National Forest. Located in Choctaw County, MS, this tract is abundant with wildlife and great camp house site overlooking small lake. Only minutes to the 48,000-acre Noxubee National Wildlife Refuge and just few minutes drive Southeast to the 8,244-acre John Starr Memorial Forest This predominately 17-year-old stand of Pine Plantation is ready for its first thinning . Call Doyes for your personal tour.

**Directions from Hwy 15 South in Ackerman:** Go South on Highway 15 approximately 4 miles to Choctaw Lake road, turn left go approximately 1.5 miles to USFS road 968.2 to gate on right. Go approximately .7 miles to tract. Private USFS maintained gravel road through the tract. Look for the Tom Smith Land and Homes Sign



*Call me today!*

**DOYES HOLLAND, REALTOR®**  
DHolland@TomSmithLand.com  
662.268.6333 **office** | 662.312.2165 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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Expect More. Get More.

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LandReport  
2011-2021  
AMERICA'S  
BEST  
BROKERAGES



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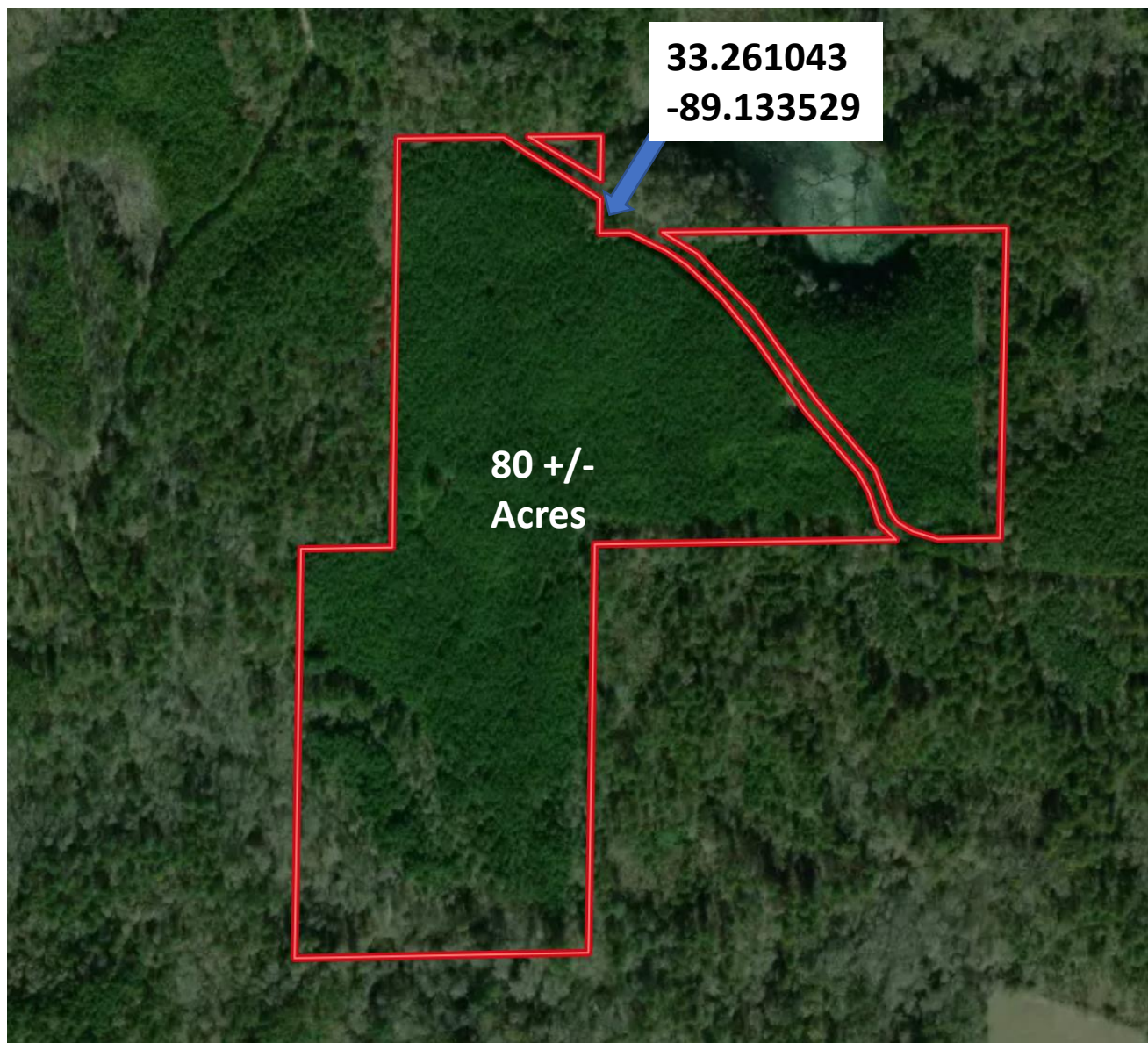


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# Aerial Map



[Click Here for Interactive Map](#)



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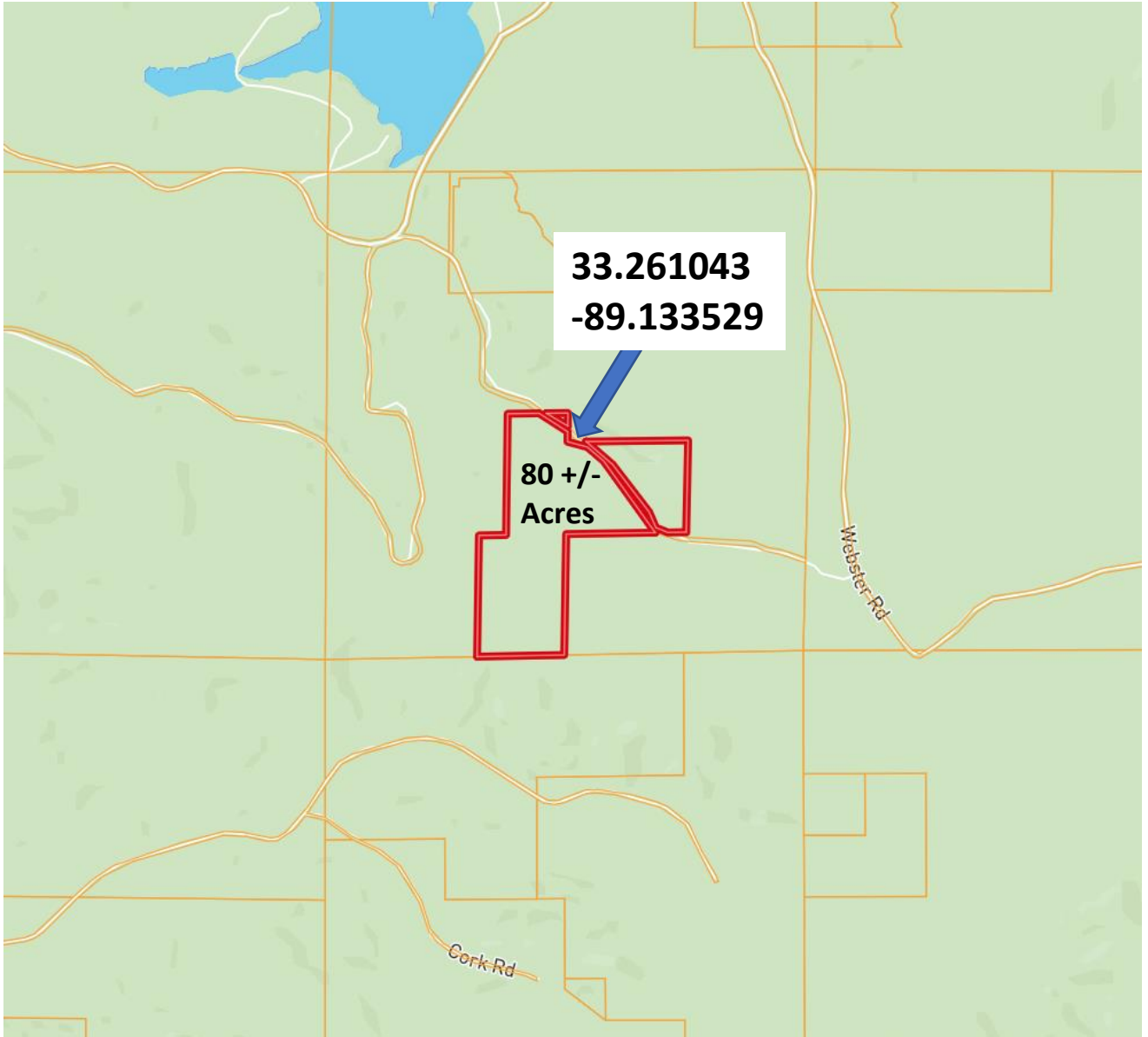
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# Ownership Map



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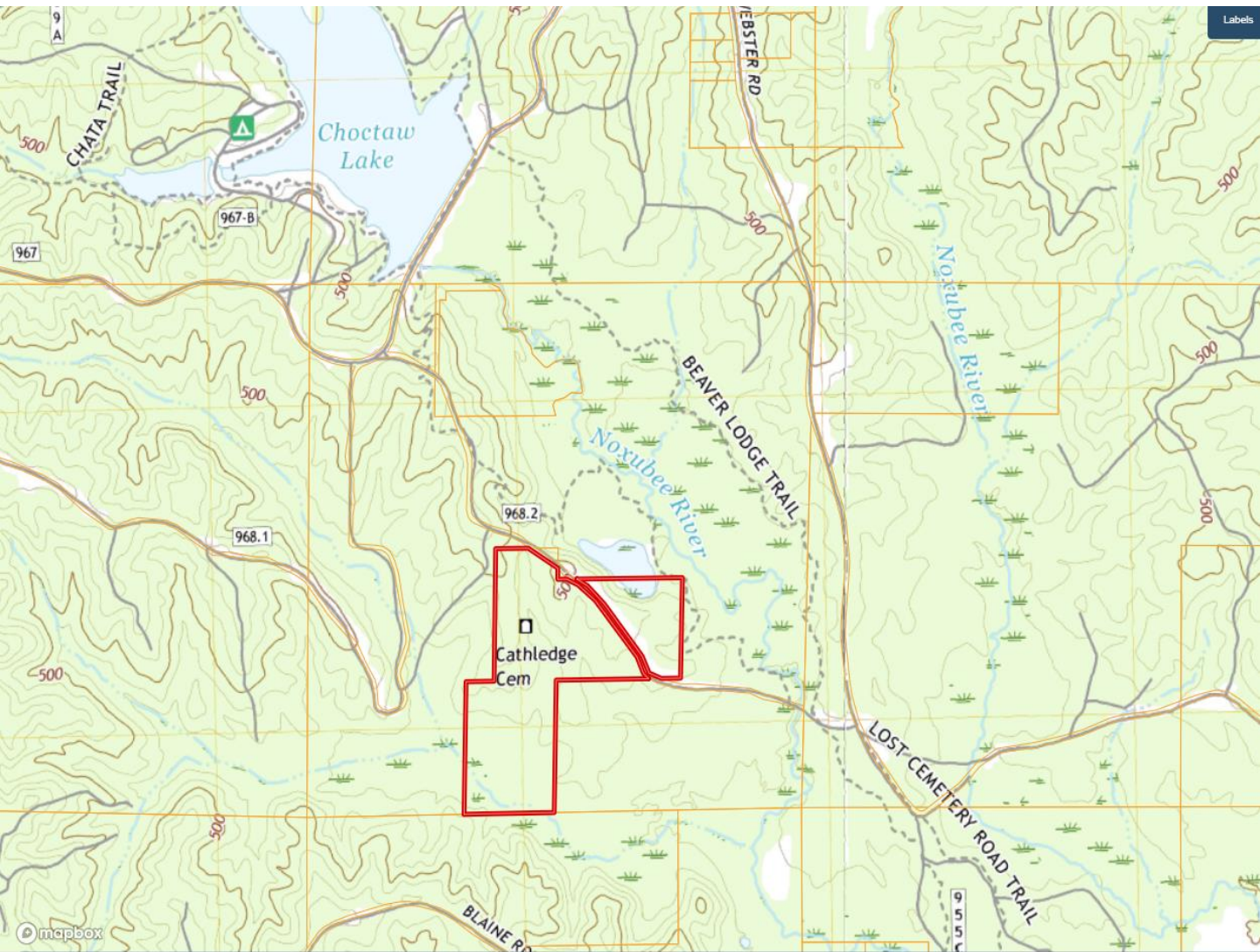
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# Quadrangle Map



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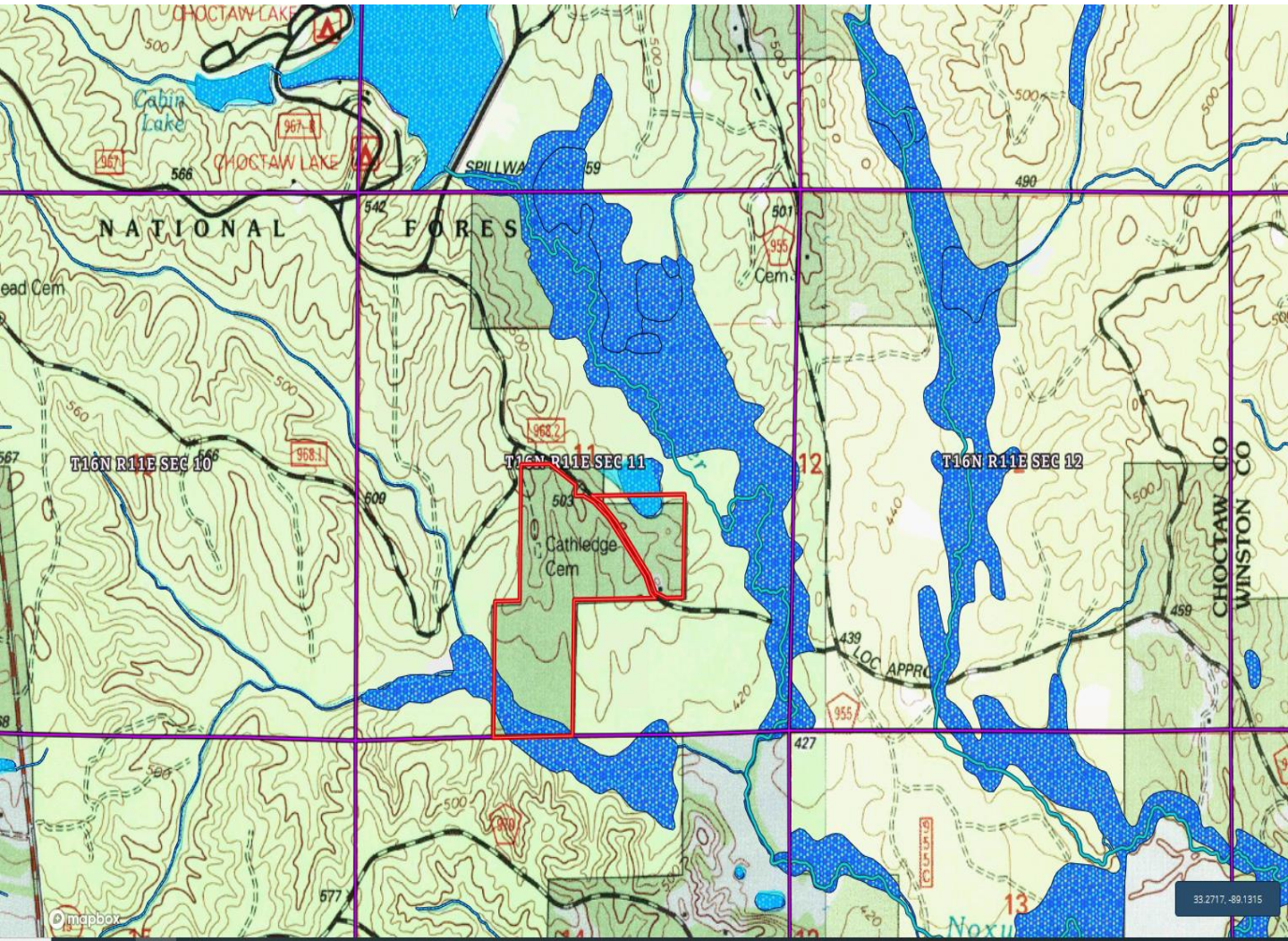
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# Flood Map



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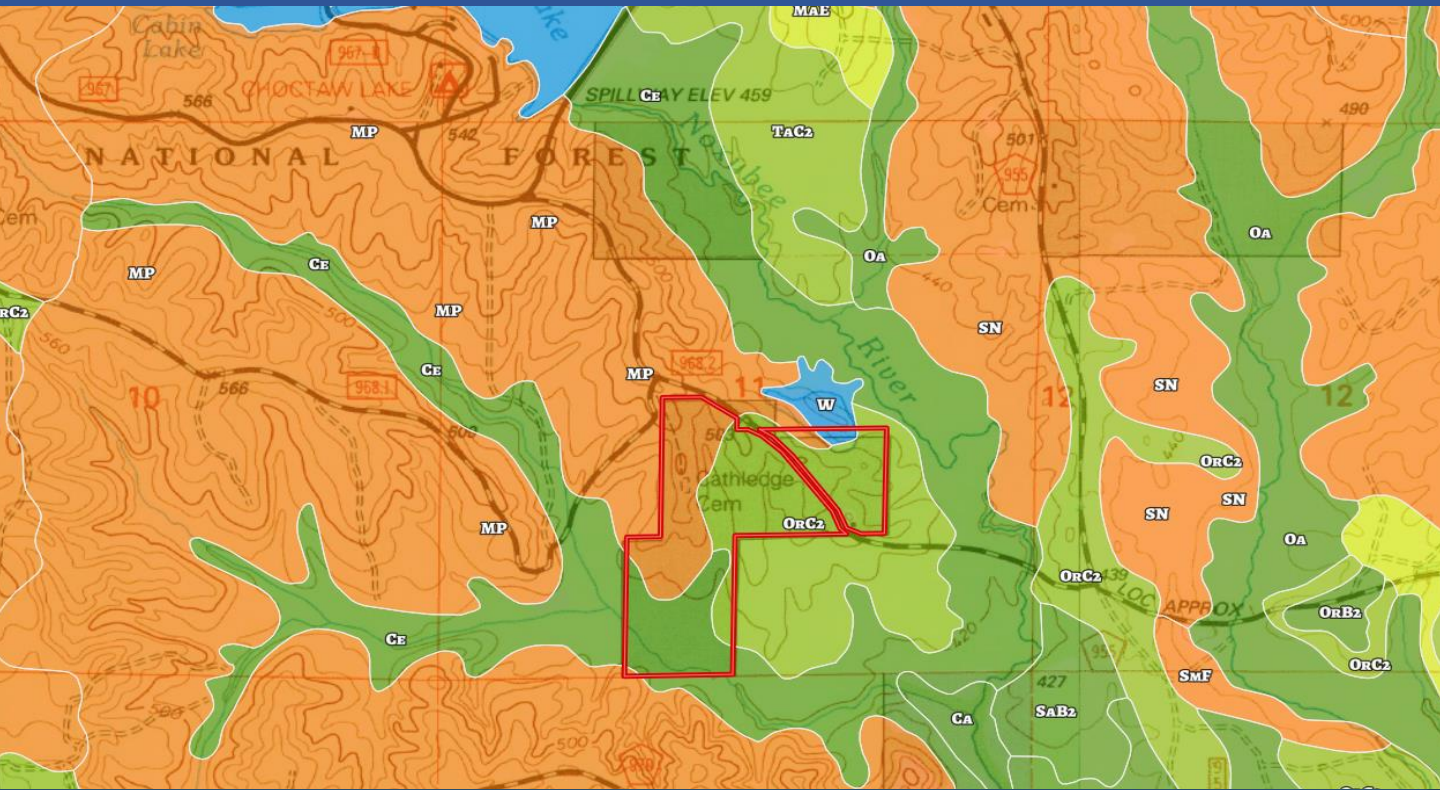
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# Soil Map



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP	
OrC2	Ora loam, 5 to 8 percent slopes, eroded	36.52	46.35%	-	32	3e	?
MP	Maben-Providence association, hilly	23	29.19%	-	40	7e	?
Ce	Chenneby silt loam, occasionally flooded	18.23	23.13%	-	77	2w	?
W	Water	1.05	1.33%	-	-	-	?
Totals		78.8 ac		0 CPI Average	44.32 NCCPI Average	3.95 Cap. Average	



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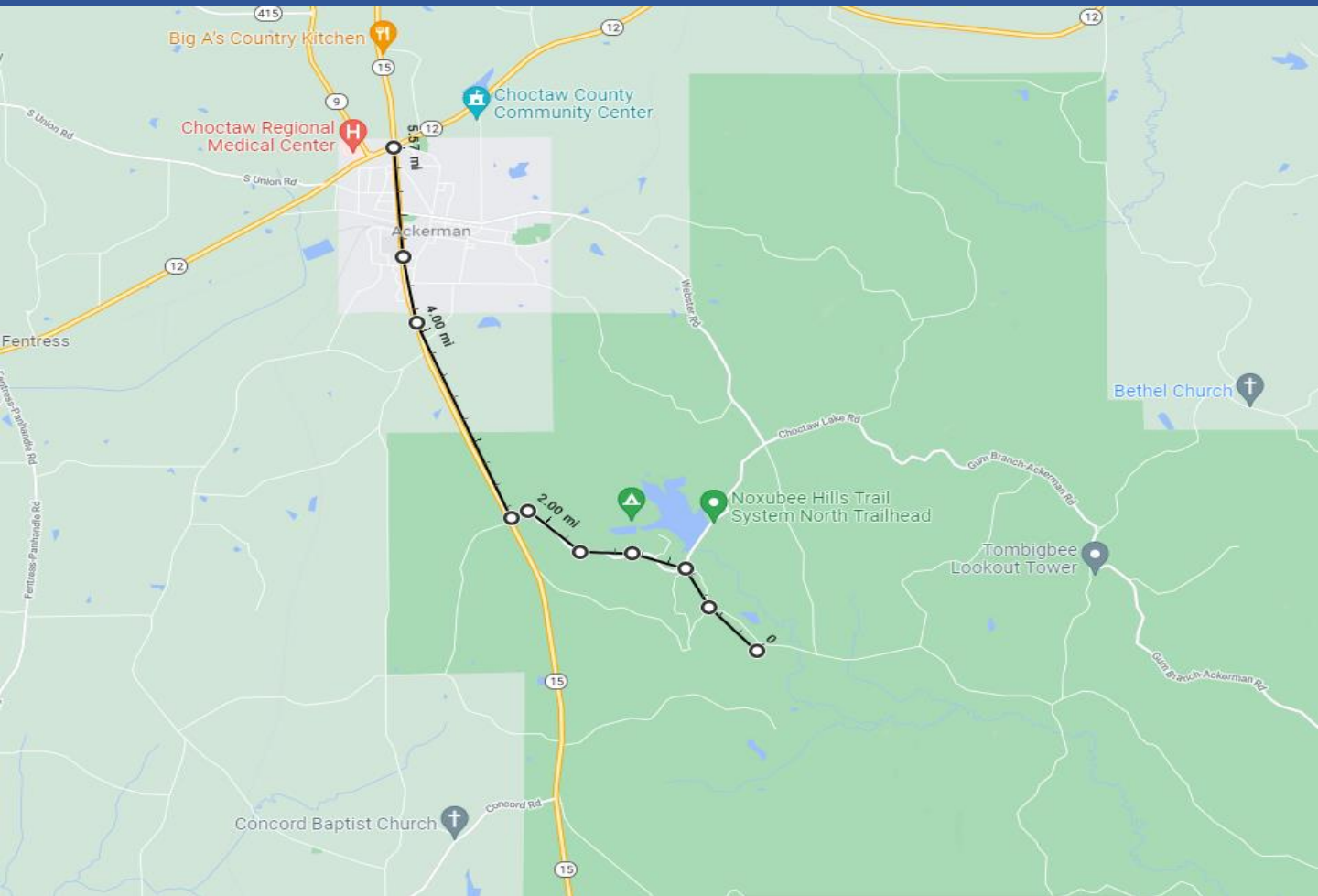
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# Directional Map



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