

167 Acres +/- Timberland Choctaw County, MS



\$340,000

Own your own hunting paradise in Choctaw County just a short drive West of Starkville and Mississippi State University. This property has it all, hardwood and pine timber, live creek in southern part of tract, small pond, old home site, garden site, older camper, and gravel road frontage on Bethlehem Road. 4 acre +/- house site, 11 acre +/- first thinned plantation, 76 acres +/- mixed pine-hardwood natural stand, 30 acres +/- hill hardwood, 46 acre +/- pine-hardwood pre merchantable timber. Water and Four County electricity are already on site. Call Doyes for your personal tour.

Directions from Hwy 12 in Sturgis, MS: Go West on Highway 12 approximately 1.6 miles to Shaw Road, turn right, go approximately 1.2 miles to 4-way intersection, continue on Bethlehem Road approximately 1.4 miles and property will be on the left. 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.





LandReport
2011-2022
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Drone Pictures



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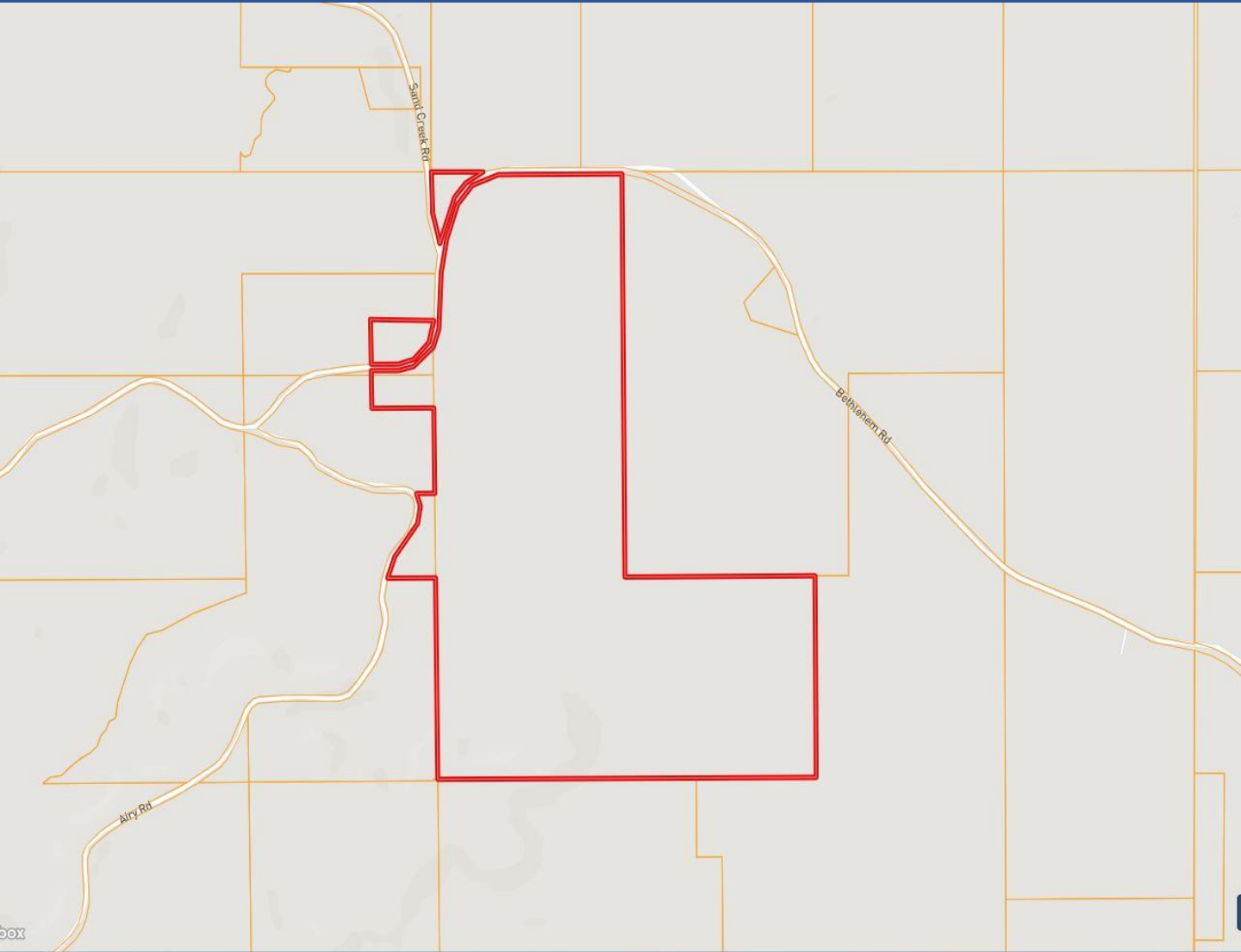
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Ownership Map



[Click](#) here for Interactive map



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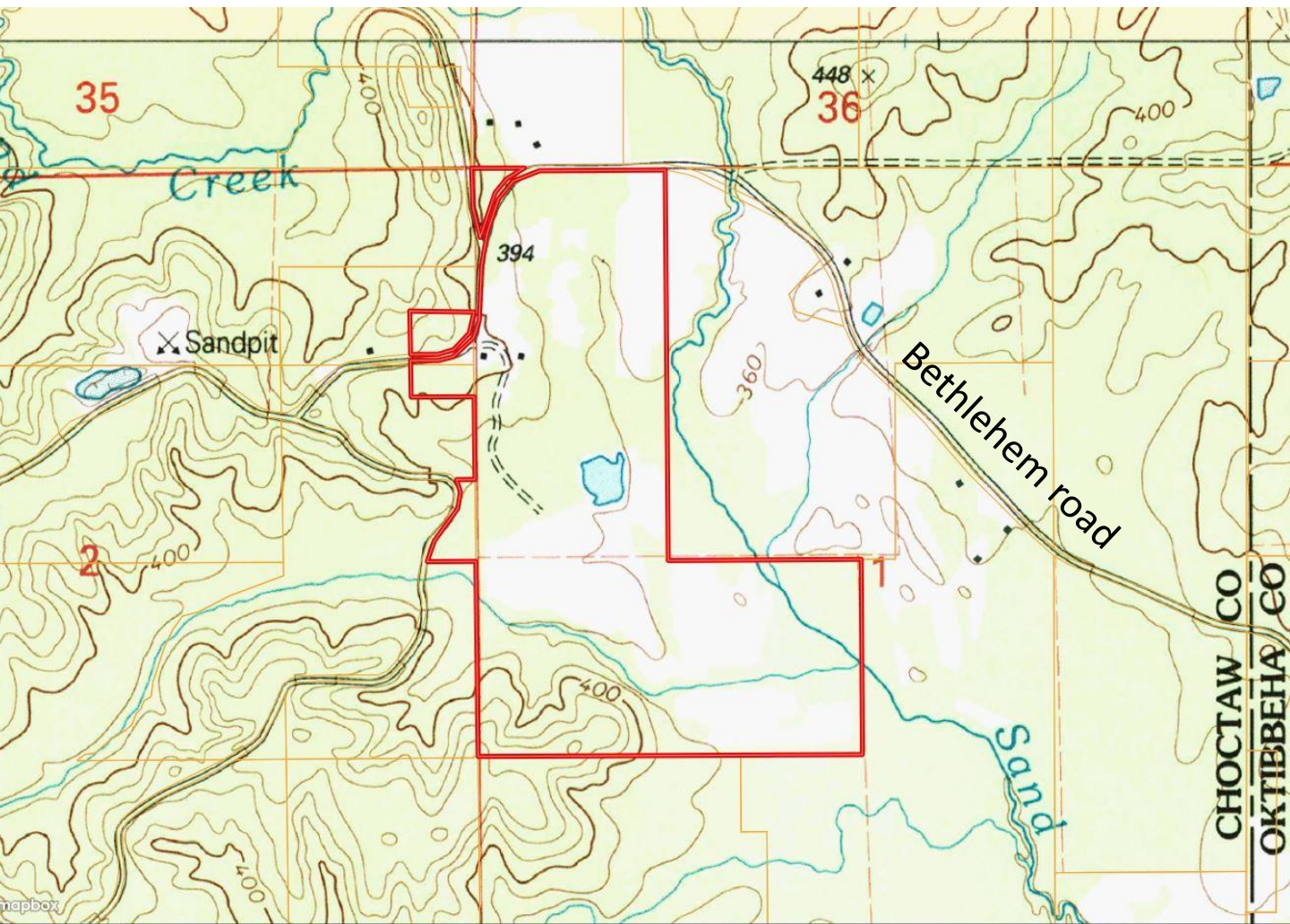
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Quadrangle Map



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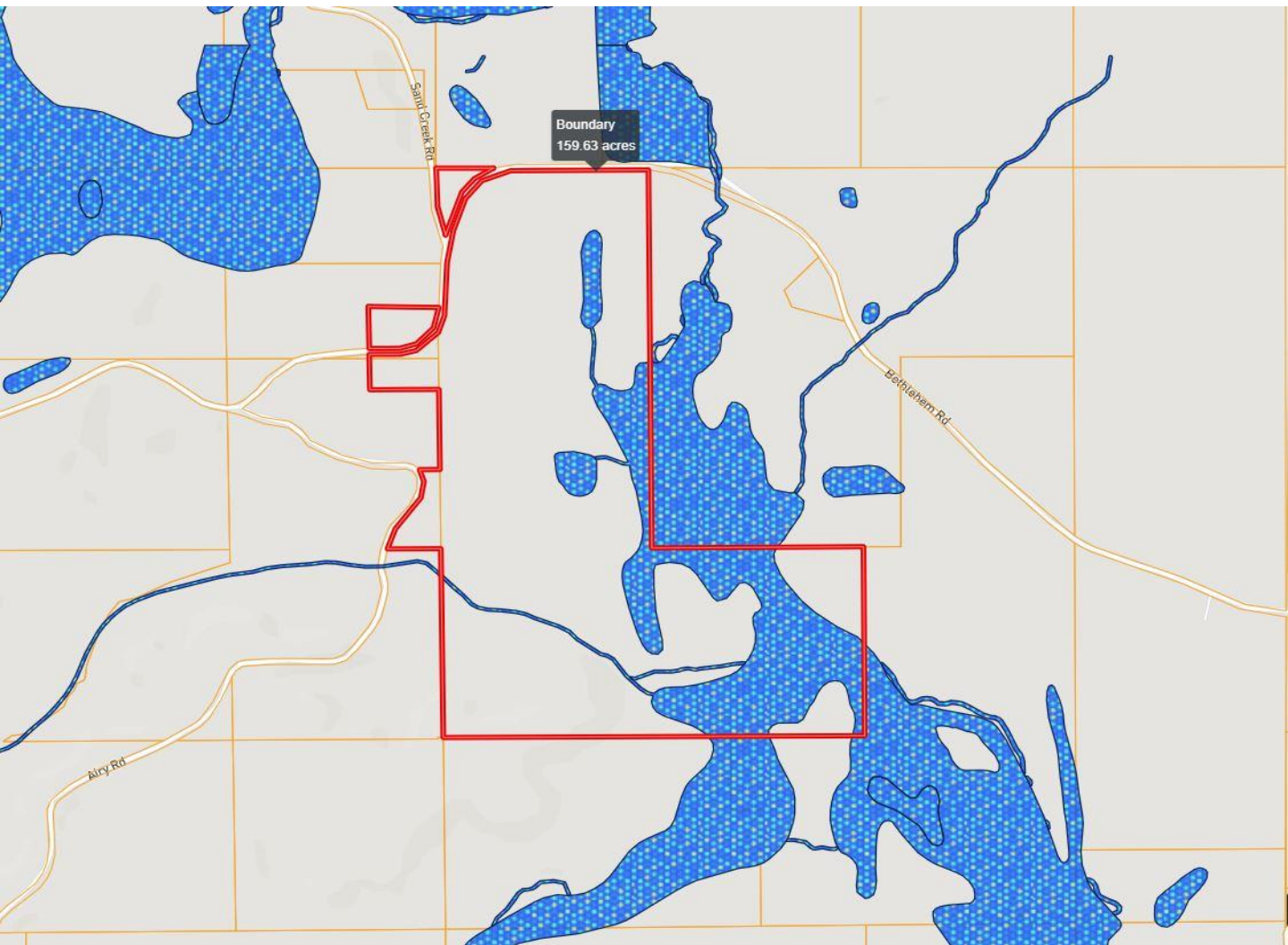


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Flood Map



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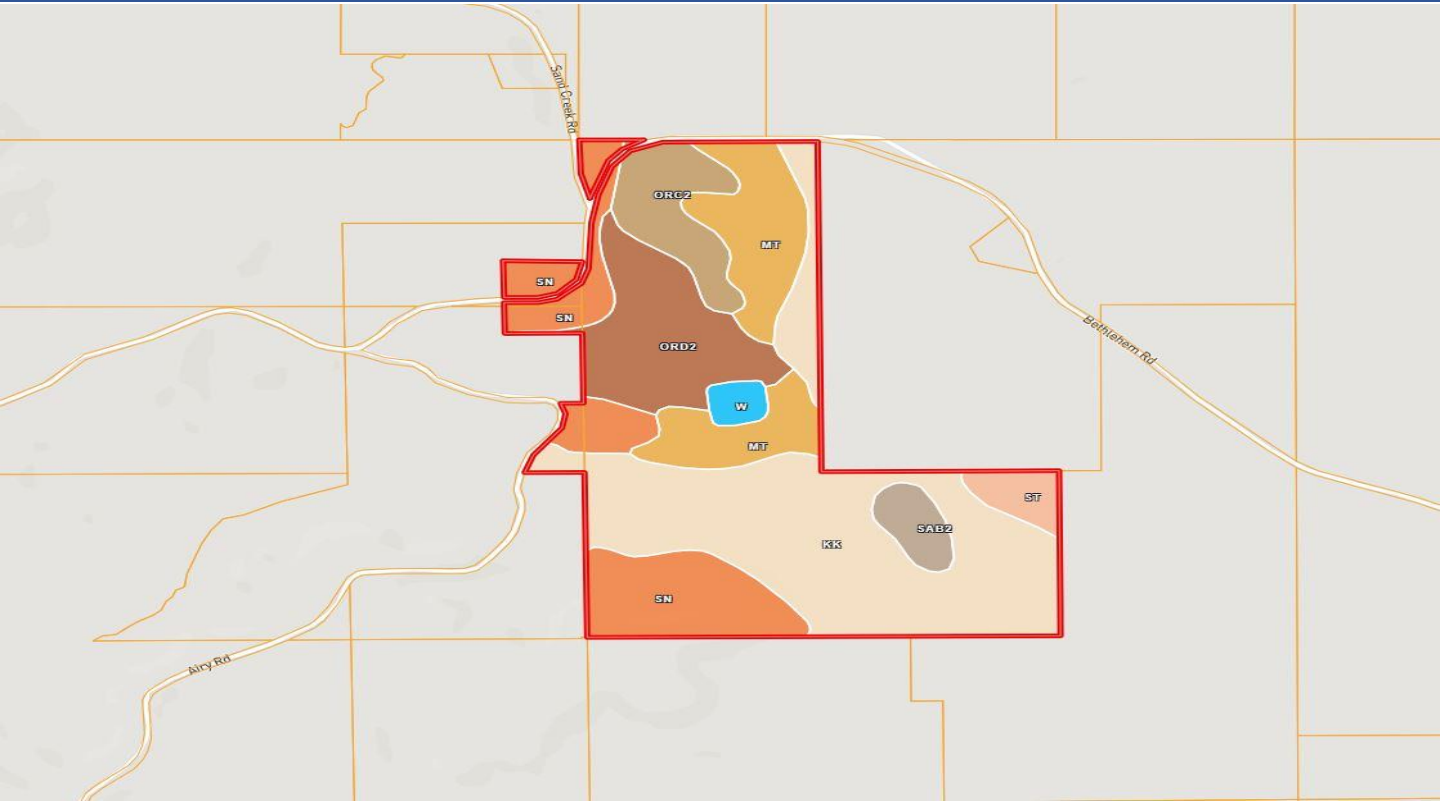
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Soil Map



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Kk	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	64.25	39.27%	-	76	2w
SN	Smithdale-Maben association, hilly	29.65	18.12%	-	36	7e
Mt	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	24.1	14.73%	-	78	2w
OrD2	Ora loam, 8 to 12 percent slopes, eroded	22.05	13.48%	-	37	4e
OrC2	Ora loam, 5 to 8 percent slopes, eroded	12.19	7.45%	-	32	3e
SaB2	Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded	4.73	2.89%	-	39	2e
St	Stough fine sandy loam, 0 to 2 percent slopes	4.28	2.62%	-	34	2w
W	Water	2.37	1.45%	-	-	-



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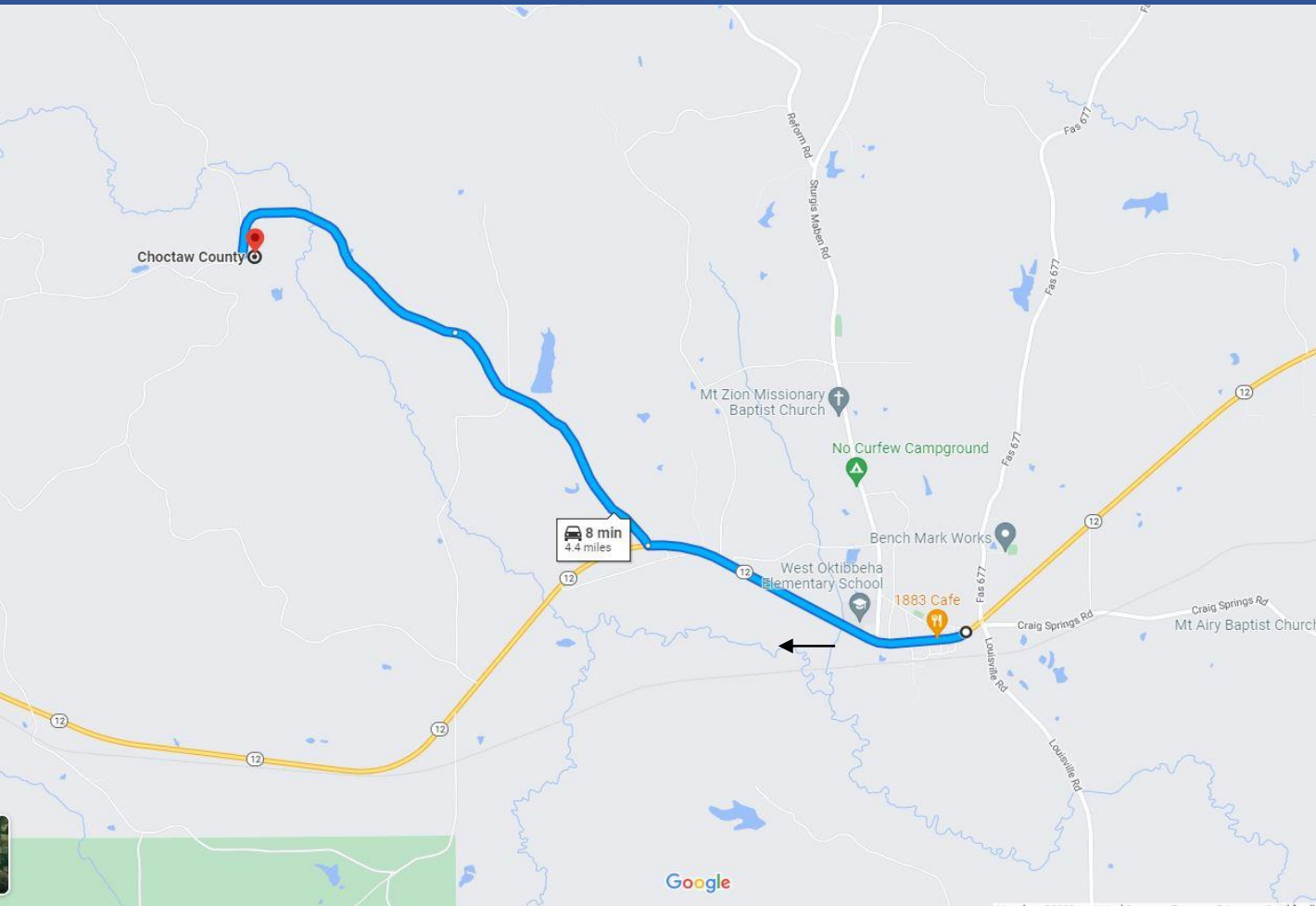
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Directional Map



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