

DIVERSE RECREATIONAL TRACT

375± ACRES IN CHOCTAW COUNTY, MS

\$2,750/ACRE

This 375± acre property in Choctaw County, MS, has road frontage on Highway 9 and is a diverse recreational tract abundant with whitetail, turkey, and small game. This property is not only surrounded by large landowners who manage their properties but also adjoins the properties that produce soybeans and corn. It is conveniently located only 30 minutes from I-55 in Winona or Starkville, MS, making it easy to get to from almost anywhere. The property consists primarily of plantation pine ranging in ages from 16 to 25 years old. The hardwoods total 163± acres, with an estimated 31 being planted hardwoods. Daniels Creek flows through the property.

An excellent road system throughout the property will take you to all tract points. There are a few established food plots for your hunting pleasure. This property provides income of \$7,455.00 per year, including CRP, rental on 20± acres of crop ground, FSA contract, and hunting income. The CRP runs through 2030. This property not only is an outstanding recreational hunting property, but it is also a great long-term timber investment, as licensed foresters have managed the property for decades. When you are ready to take a look at this diverse property, give Tom Smith a call today!

DIRECTIONS FROM THE INTERSECTION OF THE NACHEZ TRACE PARKWAY AND HIGHWAY 9 IN EUPORA, MS:
Travel Highway 9 North for 1.5 miles. The property entrance will be on your left. [GOOGLE MAP LINK](#)



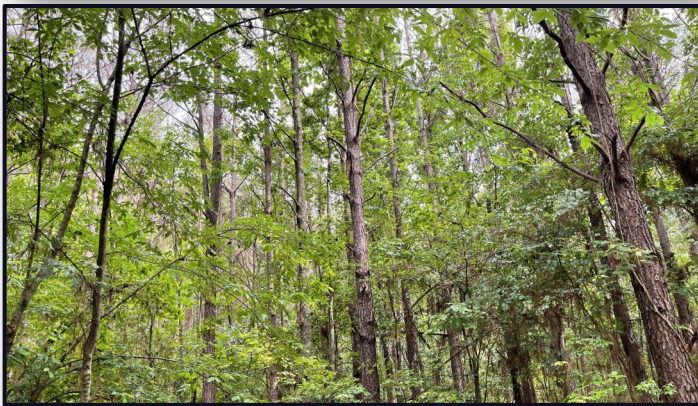
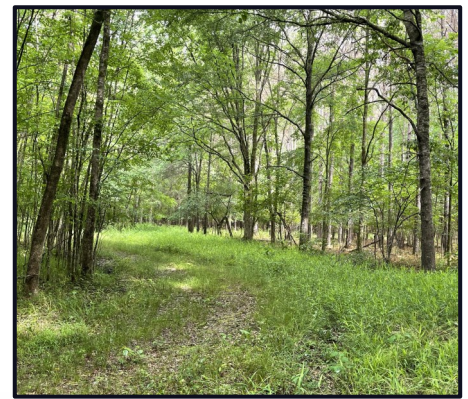
*Call the
land man
today!*

TOM SMITH, ALC®, BROKER
Tom@TomSmithLand.com
601.898.2772 **office** | 601.454.9397 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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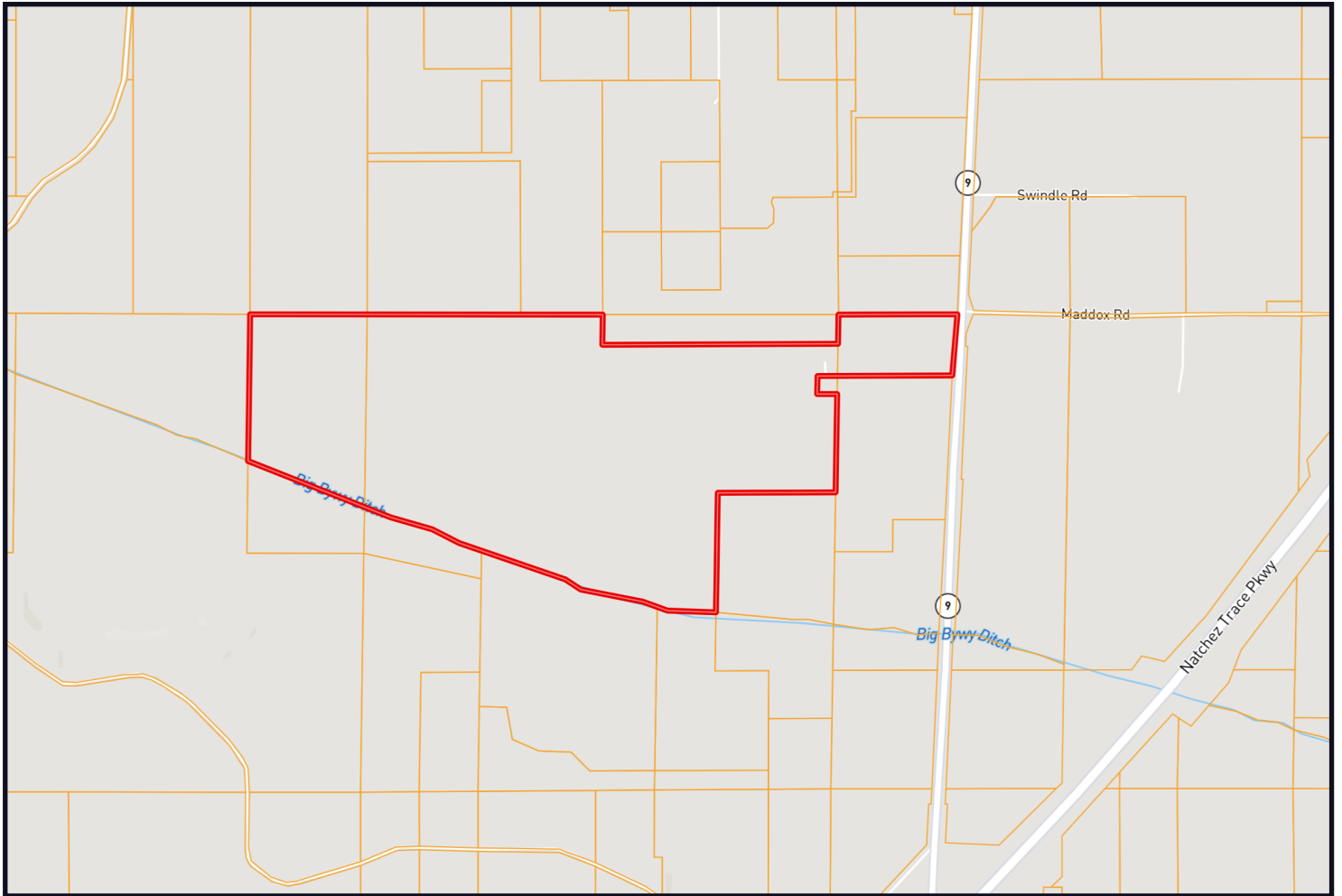


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OWNERSHIP MAP



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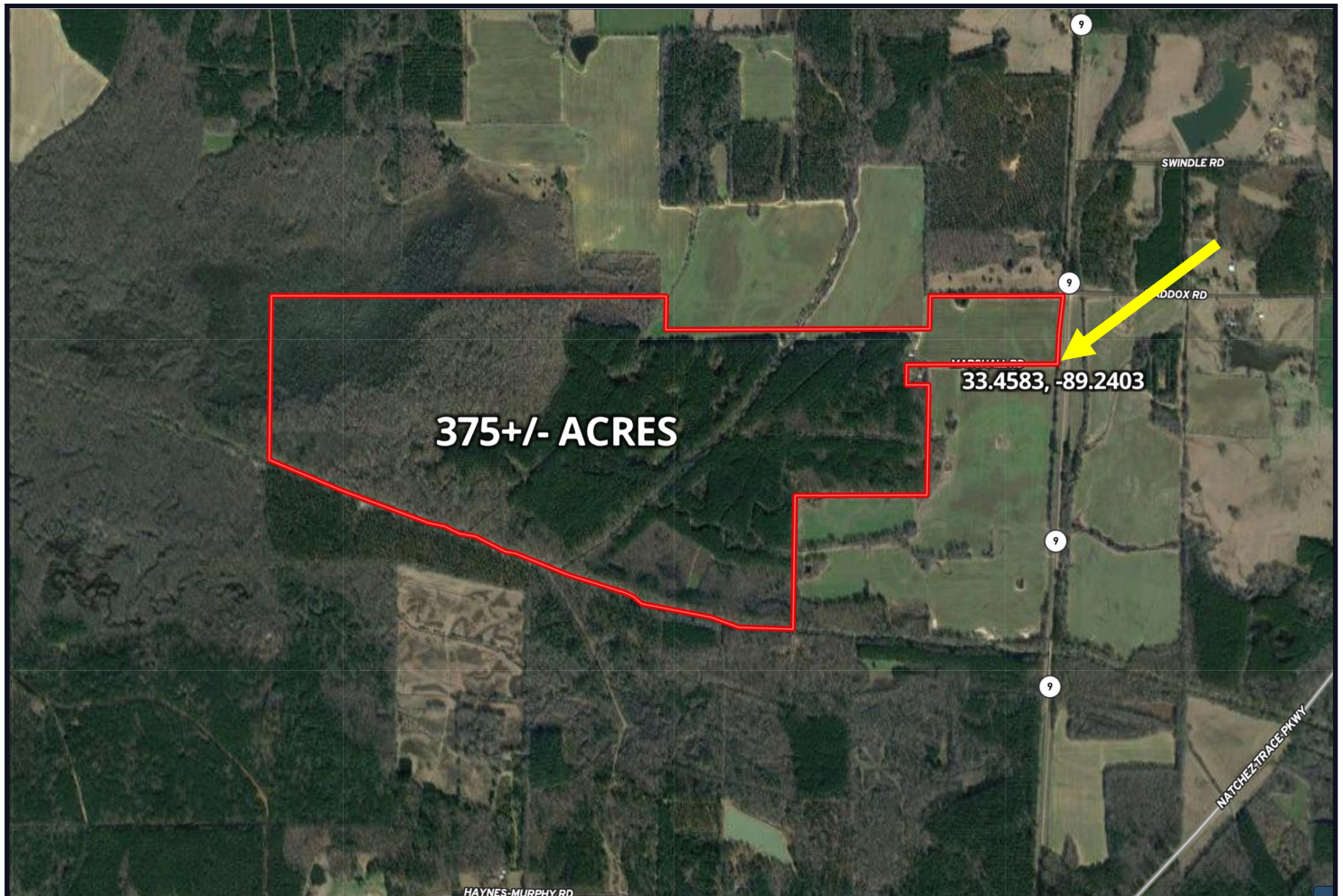


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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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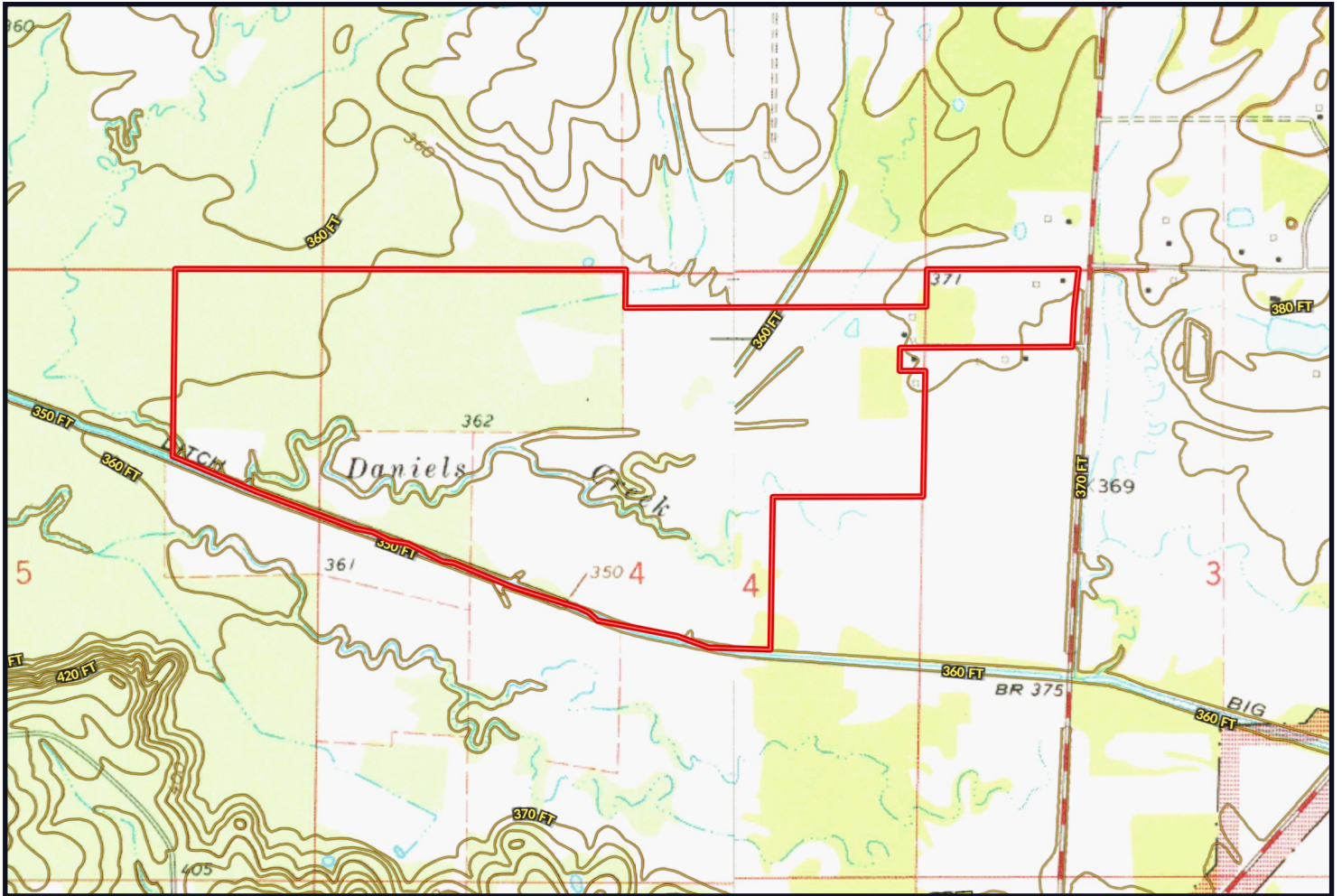


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TOPO MAP



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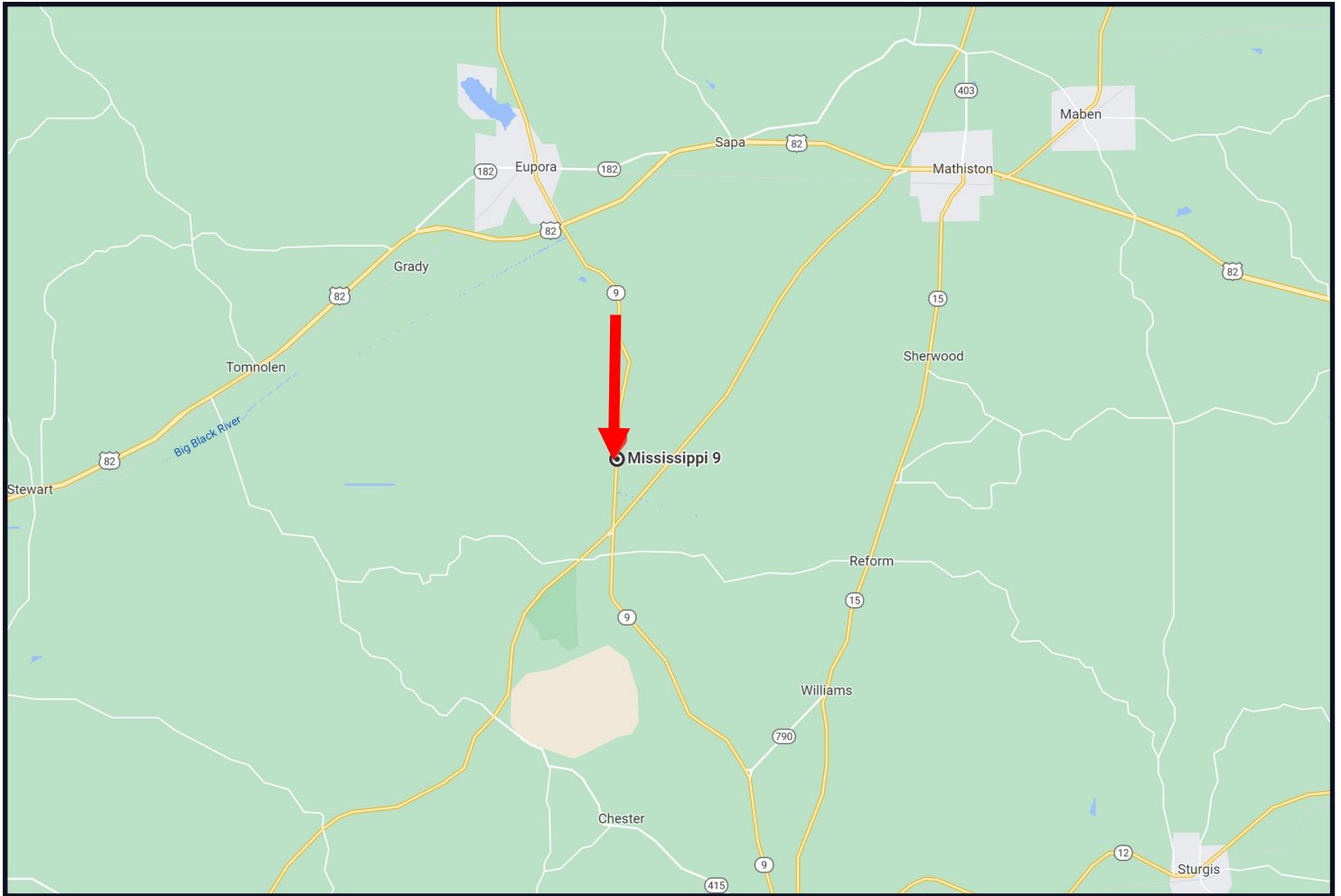


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DIRECTIONAL MAP



DIRECTIONS FROM THE INTERSECTION OF THE NATCHEZ TRACE PARKWAY AND HIGHWAY 9 IN EUPORA, MS: TRAVEL HIGHWAY 9 NORTH FOR 1.5 MILES. THE PROPERTY ENTRANCE WILL BE ON YOUR LEFT. [GOOGLE MAP LINK](#)



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