

86+/- Acres Choctaw County, MS

Turnkey Hunting Tract

\$275,000

This 86+/- acre hunting tract in Choctaw County, MS, is a must-see! The owner has put much time and thought into setting this property up. Some key features include five established food plots with stands in place and an internal road system that will make hunting and navigating this property with a utv or 4-wheeler very convenient. There is a new concrete bridge for crossing the creek. Most of the timber is 27+/-year-old pines that were thinned in 2020. The remainder of the acreage is hardwood timber along the creek and food plots. There is privacy landscaping (Elaeagnus Shrub) along the front property lines where the cabin is located. A blueberry orchard is within walking distance of the two bed, one bath cabin, which has had several recent upgrades, including a new metal roof, bathroom, and flooring. Call Michael Cooper to view this property!

Directions from the intersection of Fentress Road and Hwy 12 west of Ackerman, MS: Travel north .5 miles on Fentress Road, then turn right onto Cutts Road. Travel .4 miles, and the entrance will be on the right.

[GOOGLE MAPS LINK](#)

Call me today!

MICHAEL COOPER, REALTOR®
Mcooper@TomSmithLand.com
662.268.6333 **office** | 662.285.8686 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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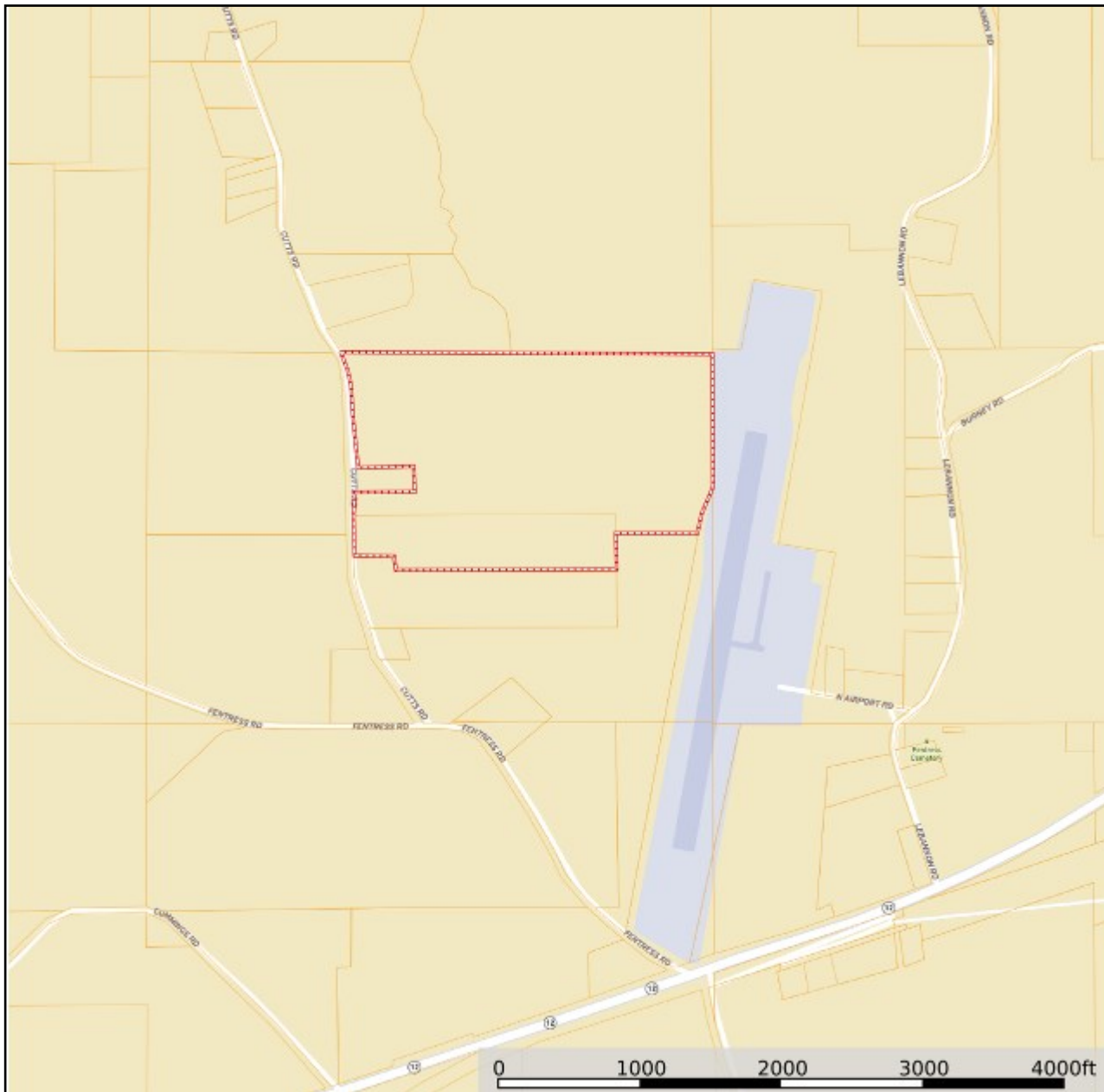
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OWNERSHIP MAP



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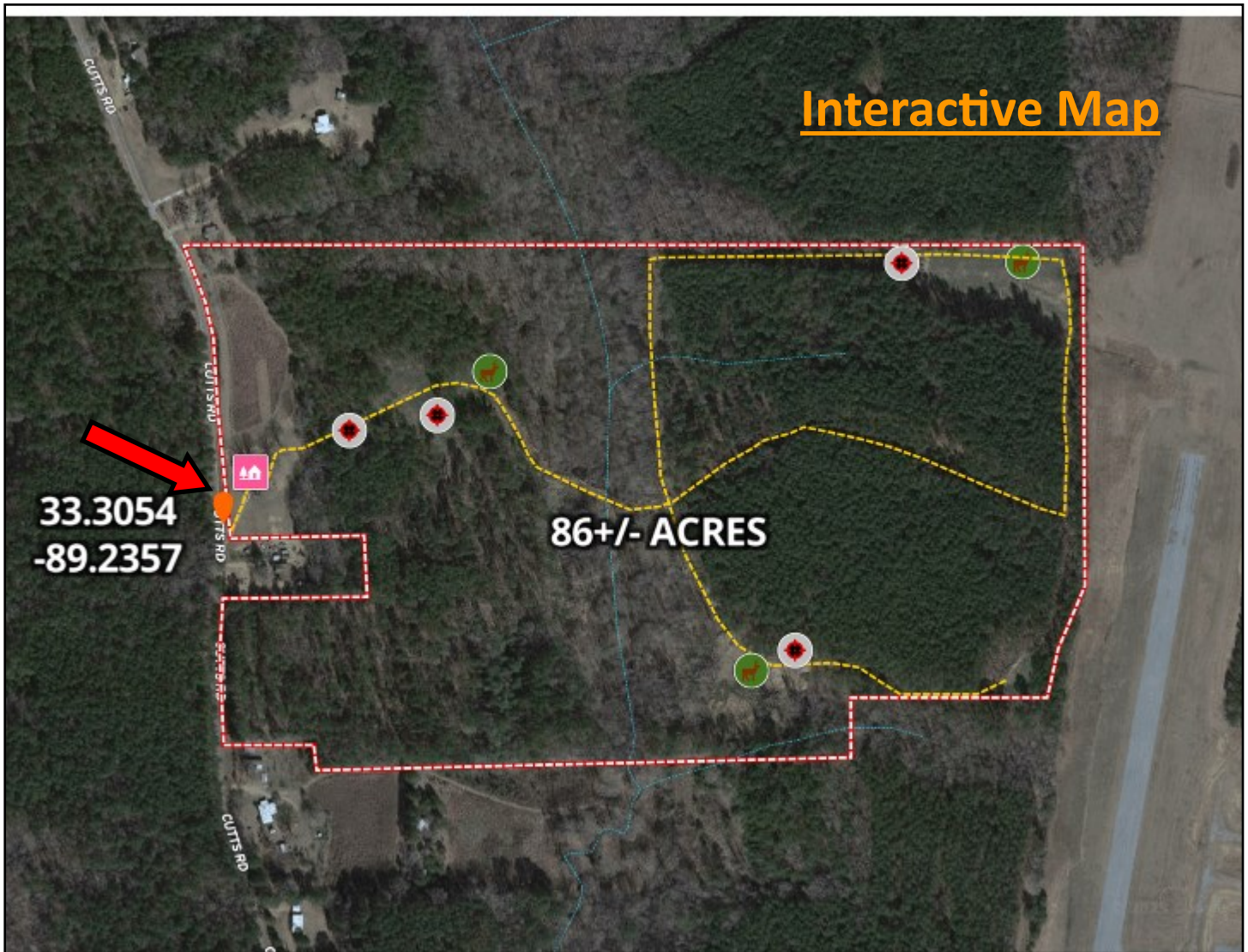
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AERIAL MAP



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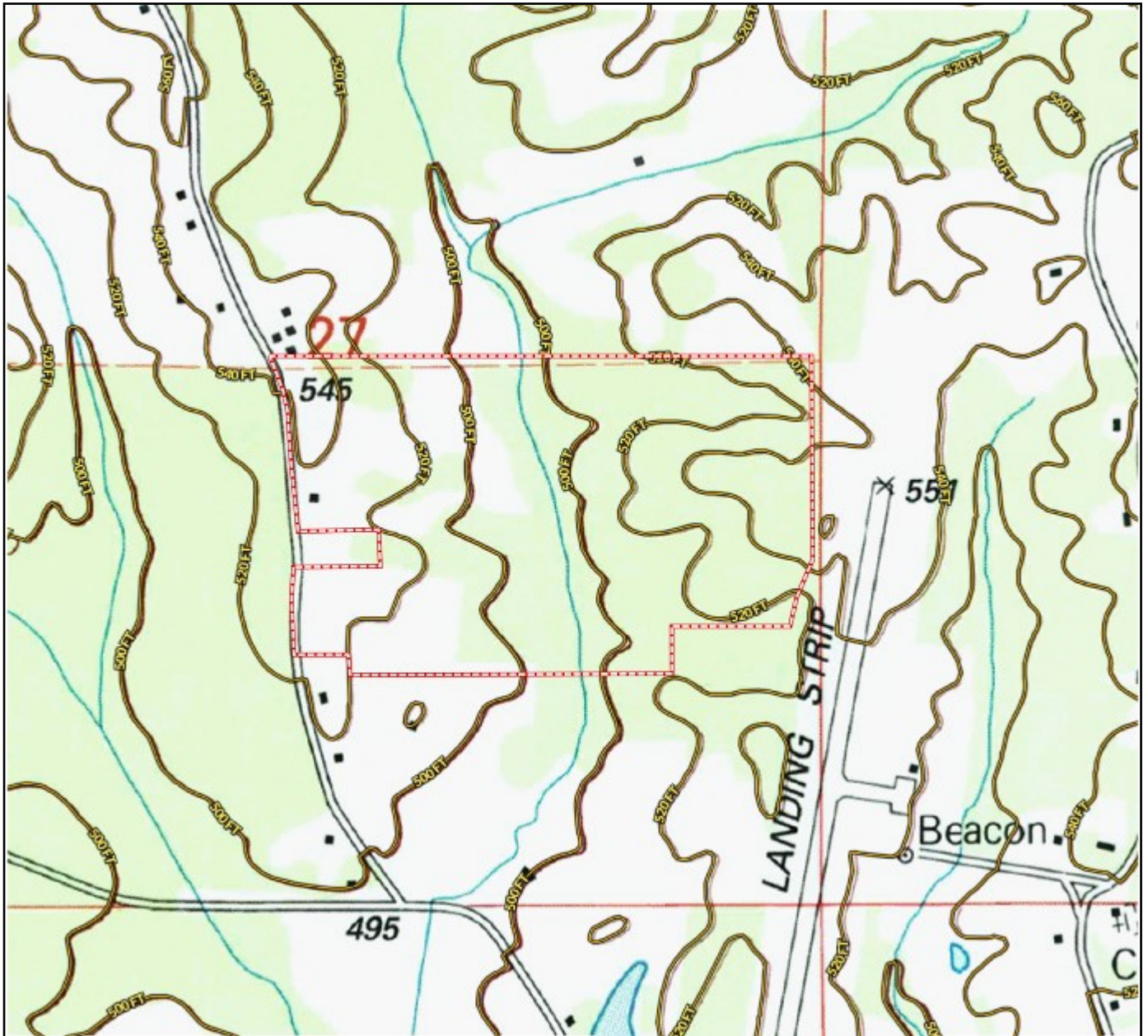
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TOPO MAP



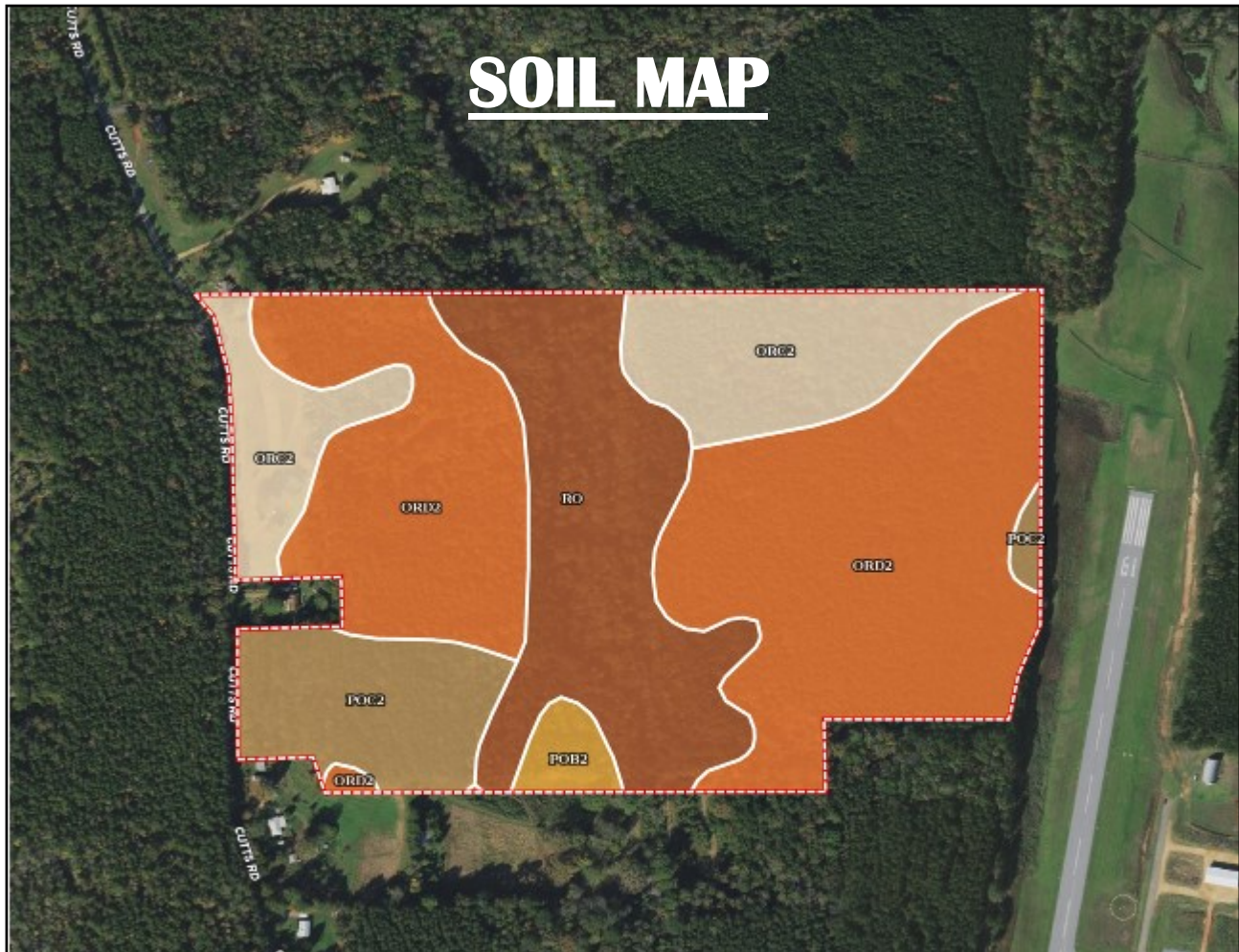
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrD2	Ora loam, 8 to 12 percent slopes, eroded	42.82	49.95	0	37	4e
Ro	Rosebloom silt loam, occasionally flooded	18.59	21.68	0	77	3w
OrC2	Ora loam, 5 to 8 percent slopes, eroded	14.08	16.42	0	32	3e
PoC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	8.63	10.07	0	32	3e
PoB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	1.61	1.88	0	34	2e
TOTALS		85.73(*)	100%	-	44.29	3.48



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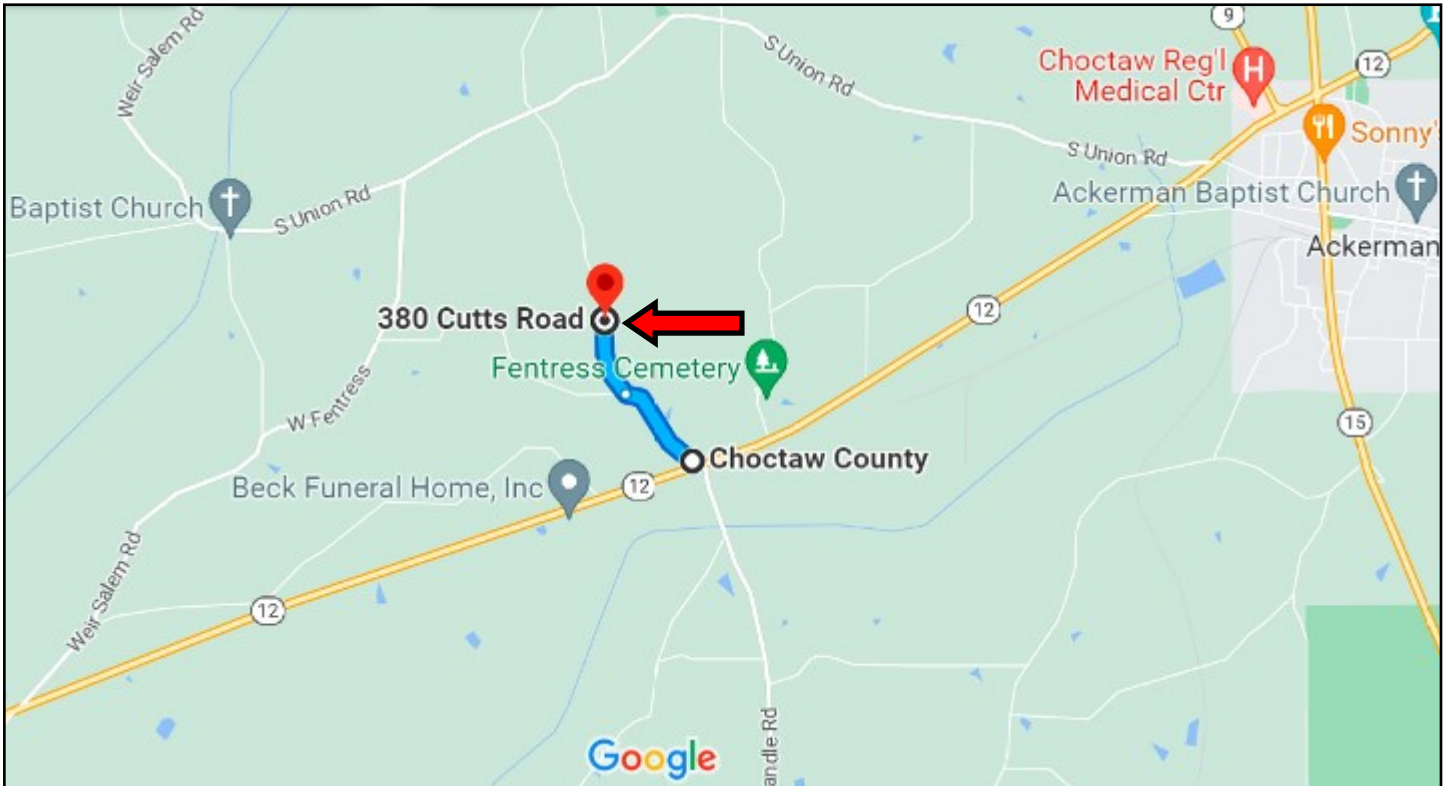
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DIRECTIONAL MAP



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