



\$145,250

46.4 ± ACRE RECREATIONAL TRACT IN CHOCTAW COUNTY,



Are you looking for a good recreational tract or a homesite with acreage? Well, here it is! This 46.4+/- acre property in Choctaw County, MS, consists of 45.6 +/- acres of pines replanted in 2004. There is an internal road system throughout, giving you access to all areas of the property. This property could be used to build a dream home on acreage or hunting property with several stands and deer and turkey signs present on initial inspection as well as a group of long beards. This tract also offers over 1,500 feet of road frontage on Highway 9, and utilities are available nearby. The property is conveniently located within the Choctaw County school district, just 7 minutes from Eupora and 35 minutes from Starkville. Call Michael Cooper for your private showing!

Directions from Hwy 9 and Hwy 82 in Eupora MS: Travel Hwy 9 south for 5.6 miles. The



MICHAEL COOPER
 REALTOR®
 Office: 662.268.6333
 Cell: 662.285.8686
 MCooper@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





MICHAEL COOPER REALTOR®

Office: 662.268.6333 Cell: 662.285.8686

MCooper@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





MICHAEL COOPER REALTOR®
Office: 662.268.6333
Cell: 662.285.8686
MCooper@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

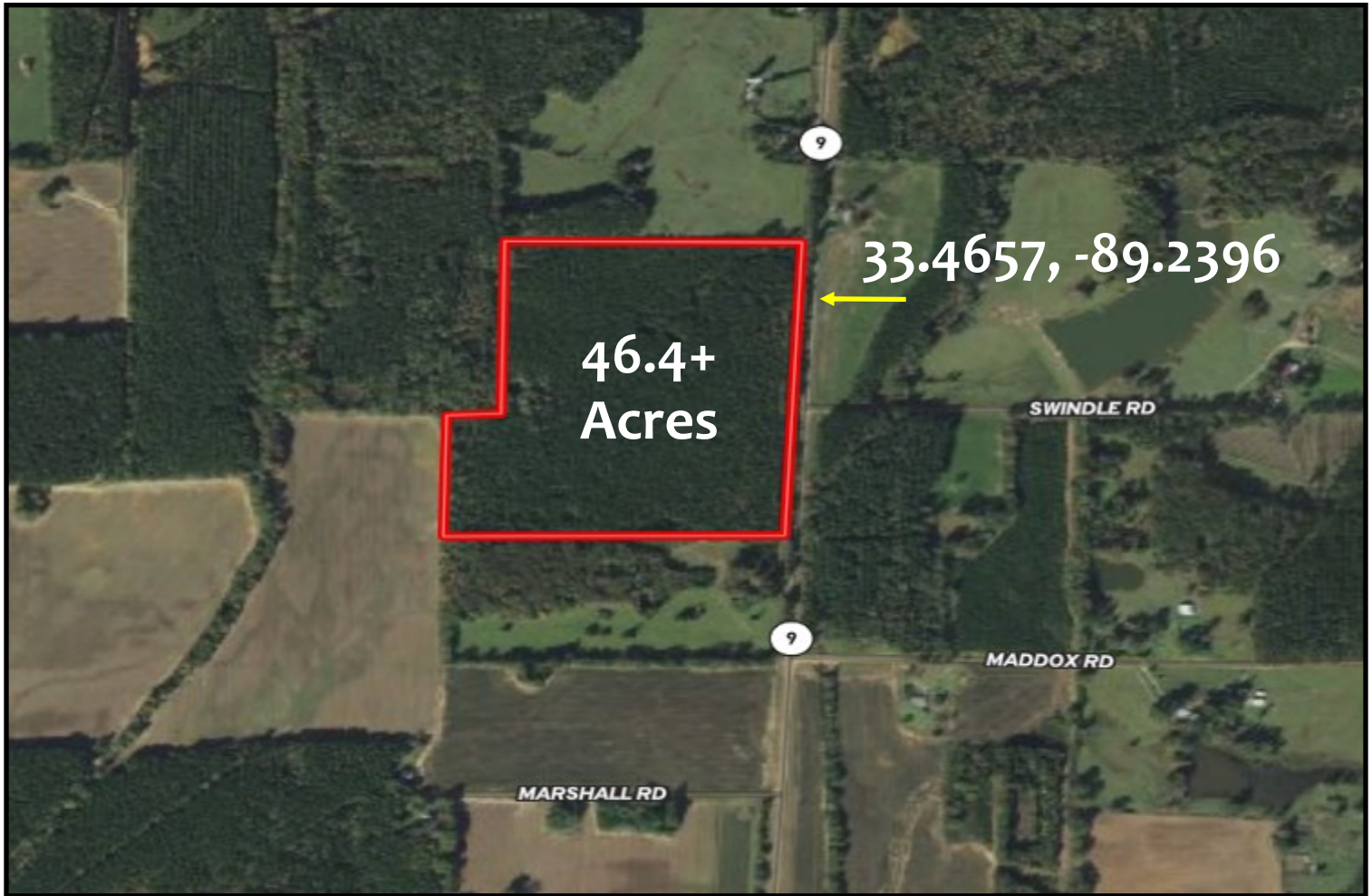
Information is believed to be accurate but not guaranteed.





AERIAL MAP

[CLICK HERE FOR INTERACTIVE MAP](#)



MICHAEL COOPER
REALTOR®

Office: 662.268.6333
Cell: 662.285.8686
MCooper@TomSmithLand.com



A Real Estate Expert You Can Trust

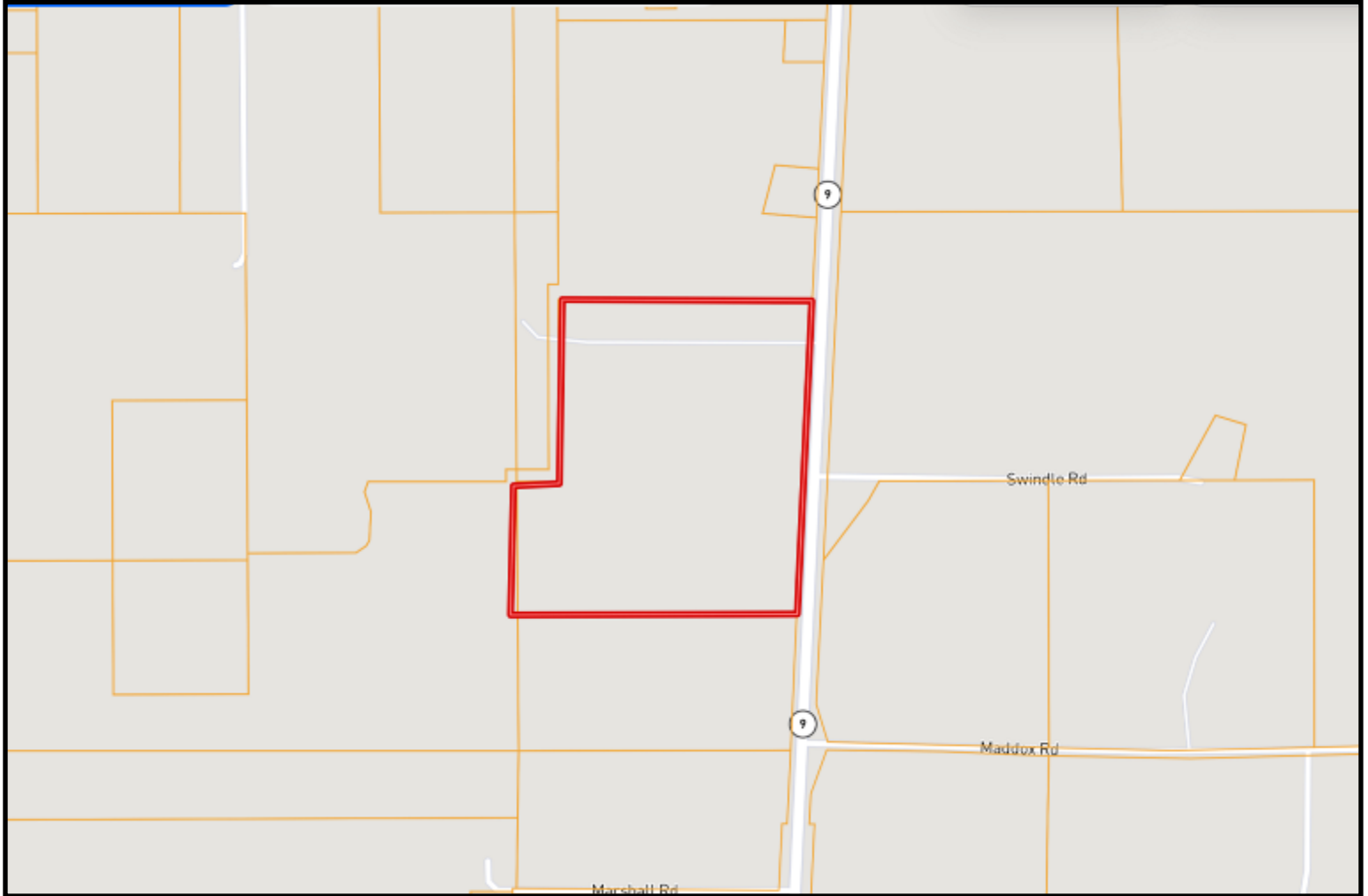
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





OWNERSHIP MAP



MICHAEL COOPER
REALTOR®

Office: 662.268.6333
Cell: 662.285.8686
MCooper@TomSmithLand.com



A Real Estate Expert You Can Trust

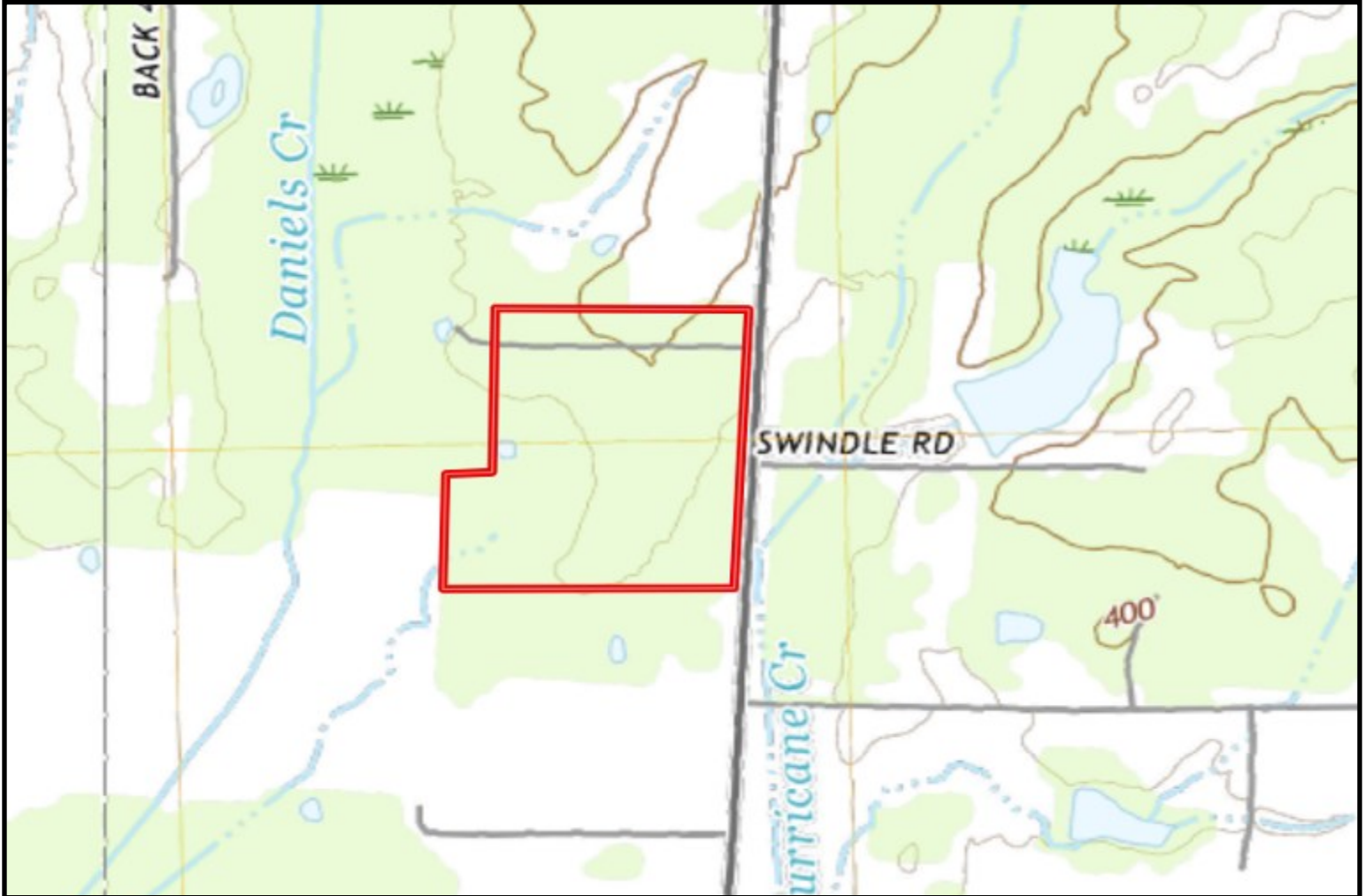
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOPOGRAPHY MAP



**MICHAEL
COOPER**
REALTOR®

Office: 662.268.6333
Cell: 662.285.8686
MCooper@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

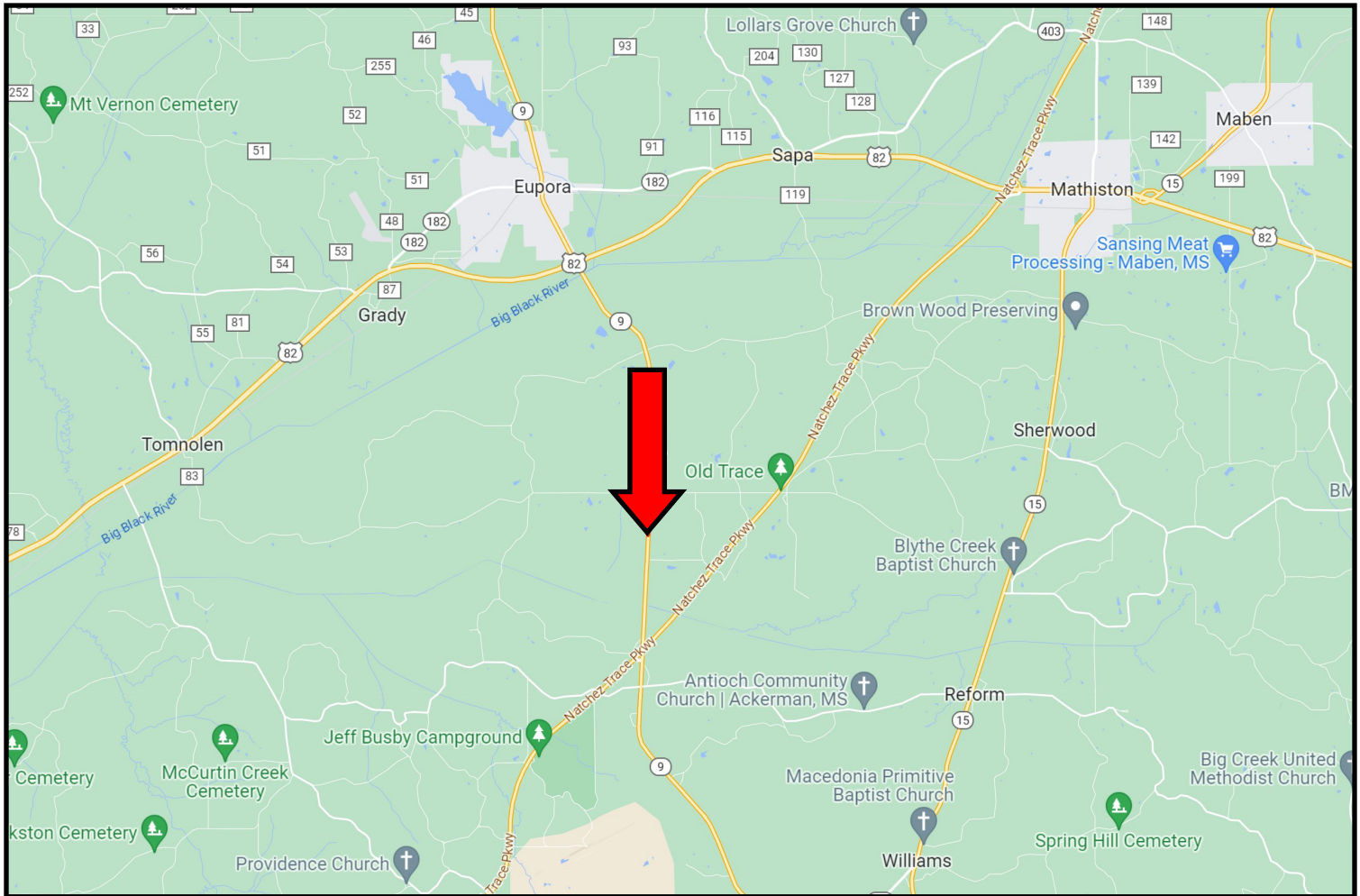
Information is believed to be accurate but not guaranteed.





DIRECTIONAL MAP

Directions from Hwy 9 and Hwy 82 in Eupora MS: Travel Hwy 9 south for 5.6 miles. The property will be on you right. [Google Map Link](#)



MICHAEL COOPER
REALTOR®

Office: 662.268.6333
Cell: 662.285.8686
MCooper@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

