



## 88.6 ± ACRE TIMBERLAND TRACT IN CHOCTAW COUNTY, MS



# \$249,620

Are you looking for a good investment that could be much more? Well, here it is! This 88.6+/- acre property in Choctaw County, MS, consists of 33.8+/- acres of pine (timber reserved by seller and not included in land sale), 43.1+/- acres of pines planted in 2004, and 11.7+/- acres of hardwood over 70 years old.. 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 within the city limits of Ackerman or to build several homes to develop. There are also over 300 feet of road frontage on Highway 12 and over 1,100 feet on South Union Road, and utilities are available. This property is conveniently located within the Choctaw County school district, just three minutes from Main Street in Ackerman and thirty minutes from Starkville. Call Michael Halfacre today for your private showing!



**MICHAEL  
HALFACRE**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



## A Real Estate Expert You Can Trust

TomSmithLandandHomes.com





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Expect More. Get More.





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## AERIAL MAP



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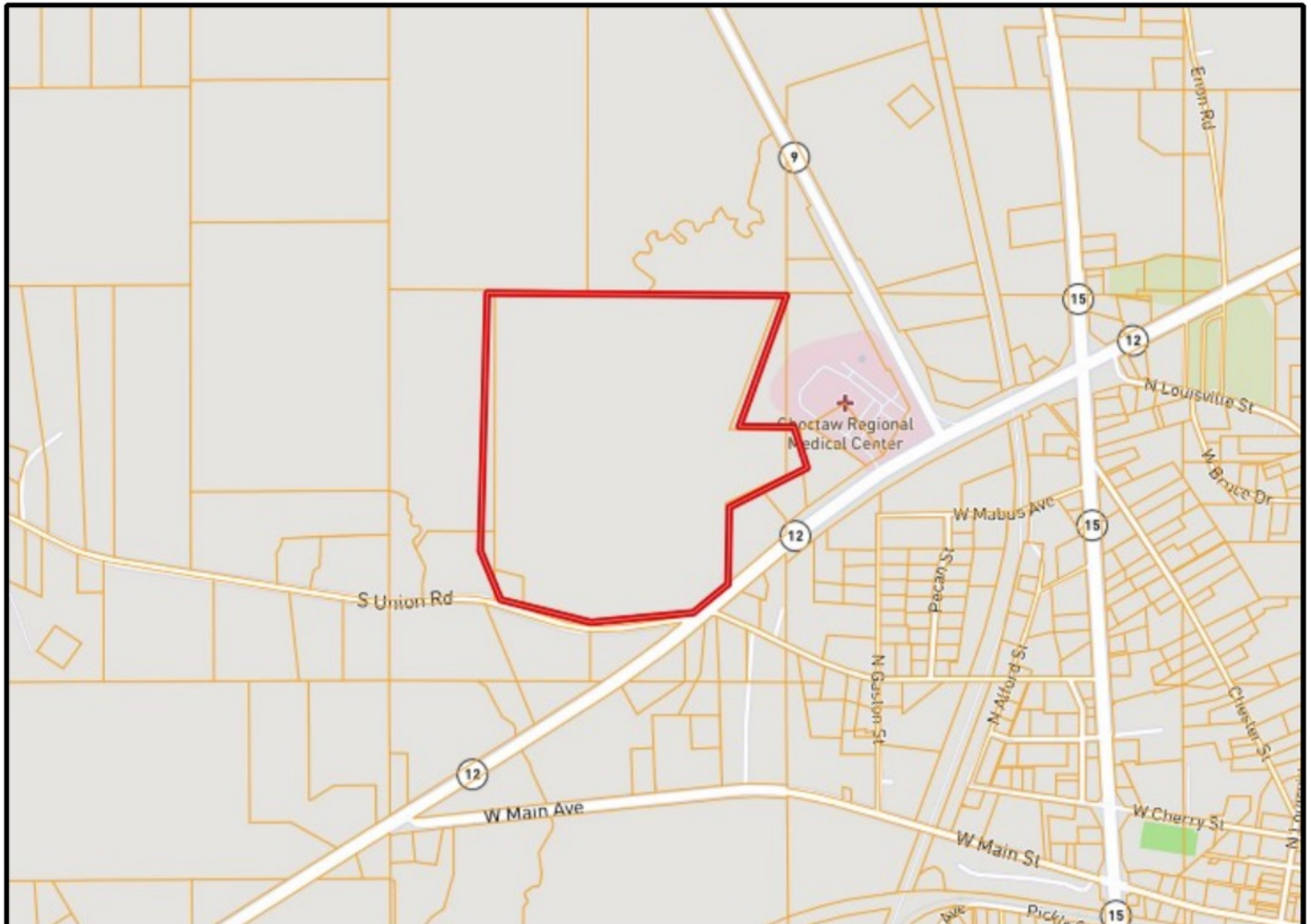
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## OWNERSHIP MAP



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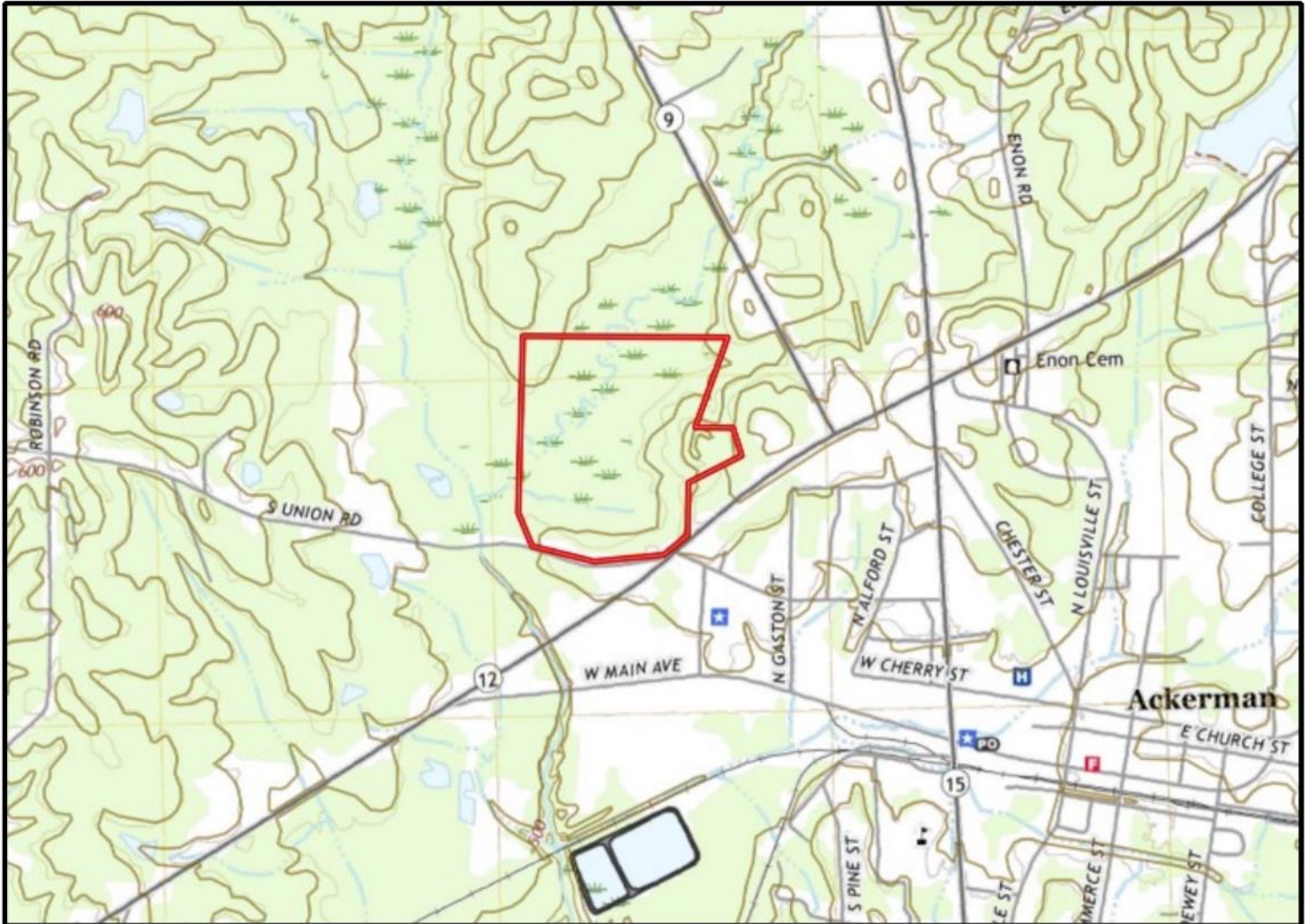
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## TOPOGRAPHY MAP



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## INFRARED MAP



Stand	Acres	Established	Type
22008001	33.8	Timber Reserve	
22008002	43.1	2004	PINE
22008003	11.7	1950	HARDWOOD

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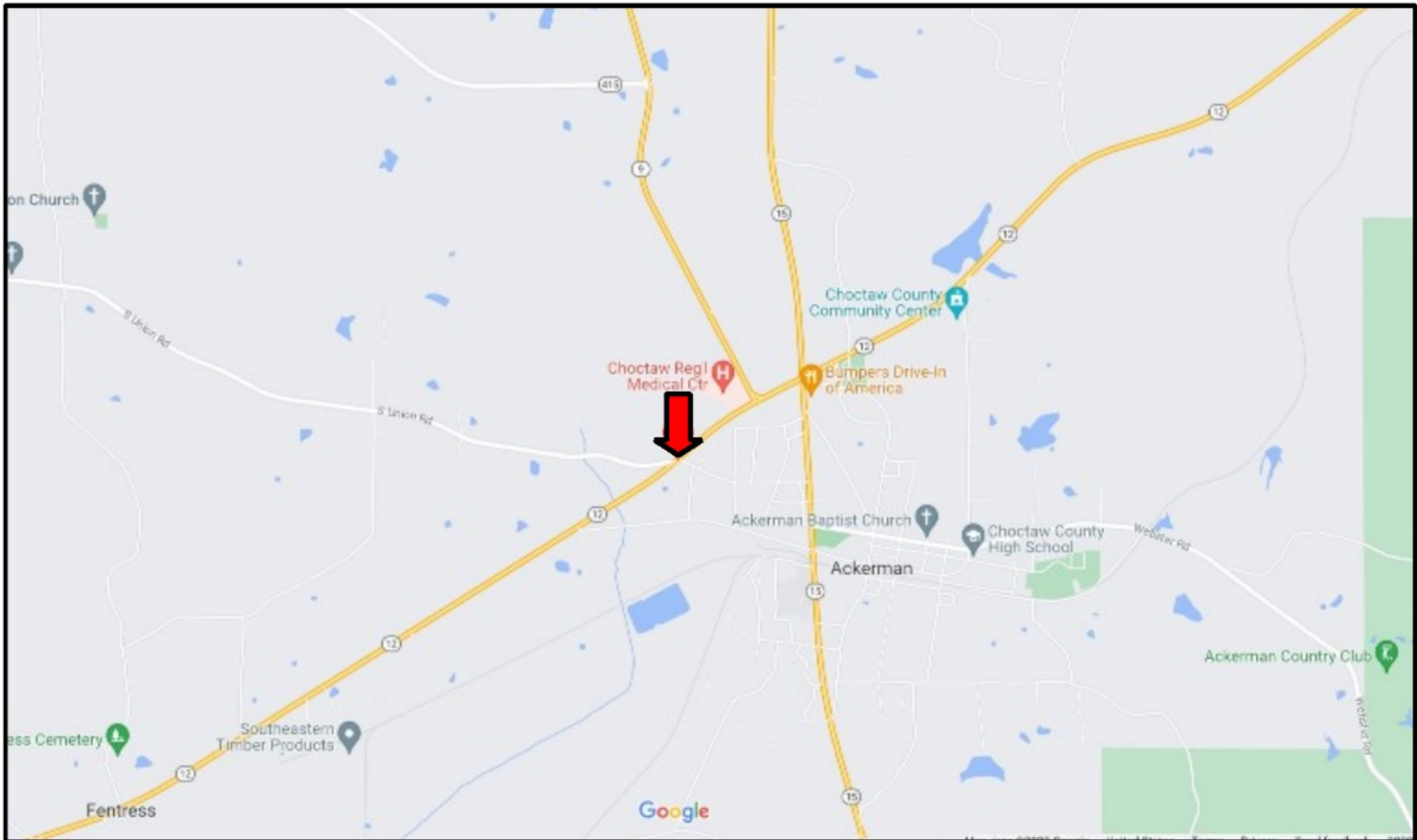






## DIRECTIONAL MAP

**Directions from Hwy 15 and West Main Street in Ackerman MS:** Travel West Main Avenue for 1.1 miles. Turn right onto MS-12 East. Travel .5 miles then the property will be on your left. [Google Map Link](#)



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