



88.6 ± ACRE TIMBERLAND TRACT IN CHOCTAW COUNTY, MS



\$285,900

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 pines replanted in 2006, 43.1+/- acres of pines planted in 2004, and 11.7+/- acres of trees planted in 1950. 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 3 minutes from Main Street in Ackerman and 30 minutes from Starkville. Call Michael Cooper for your private showing!



**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.





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2011-2023
BEST
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AERIAL MAP



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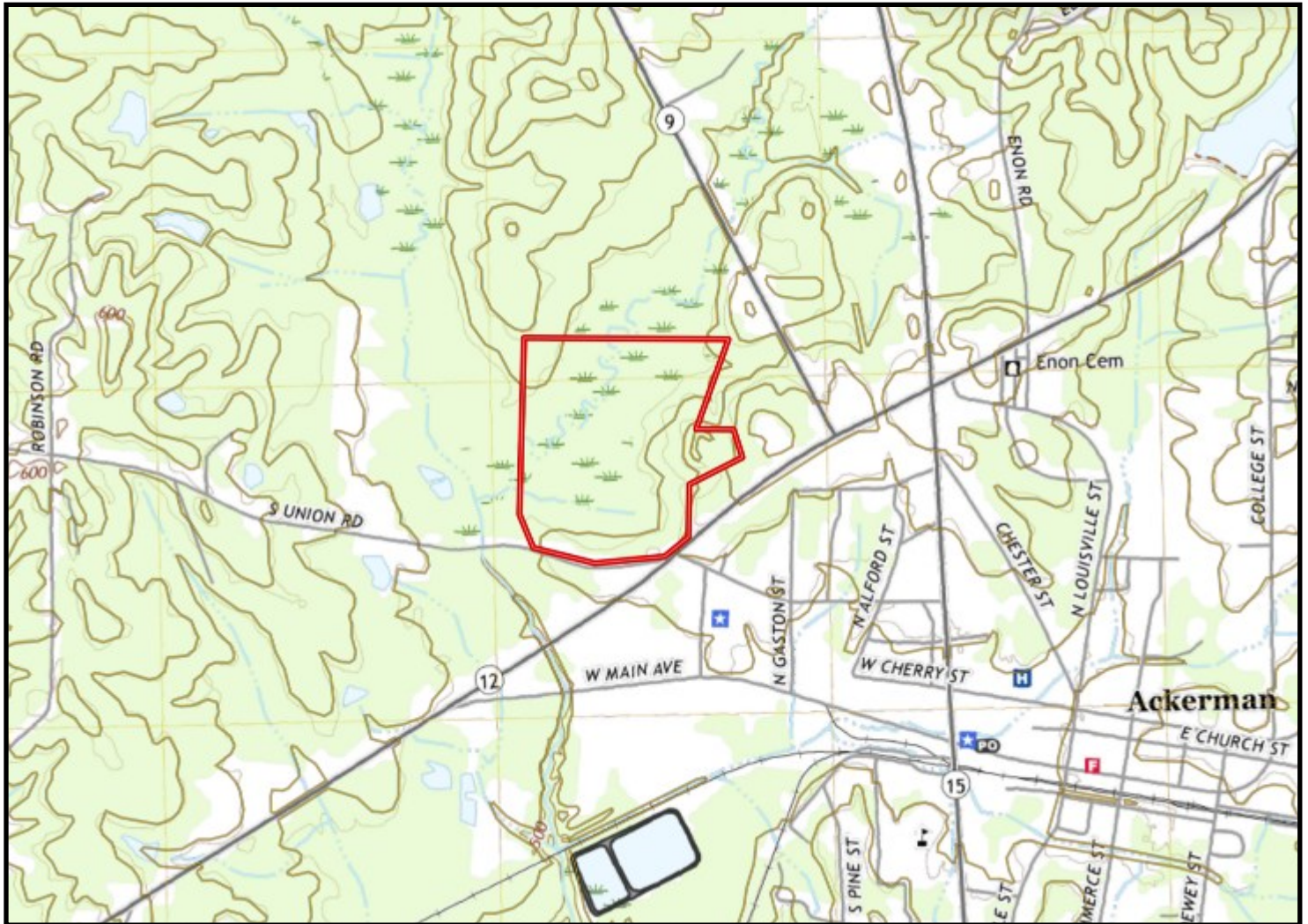
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TOPOGRAPHY MAP



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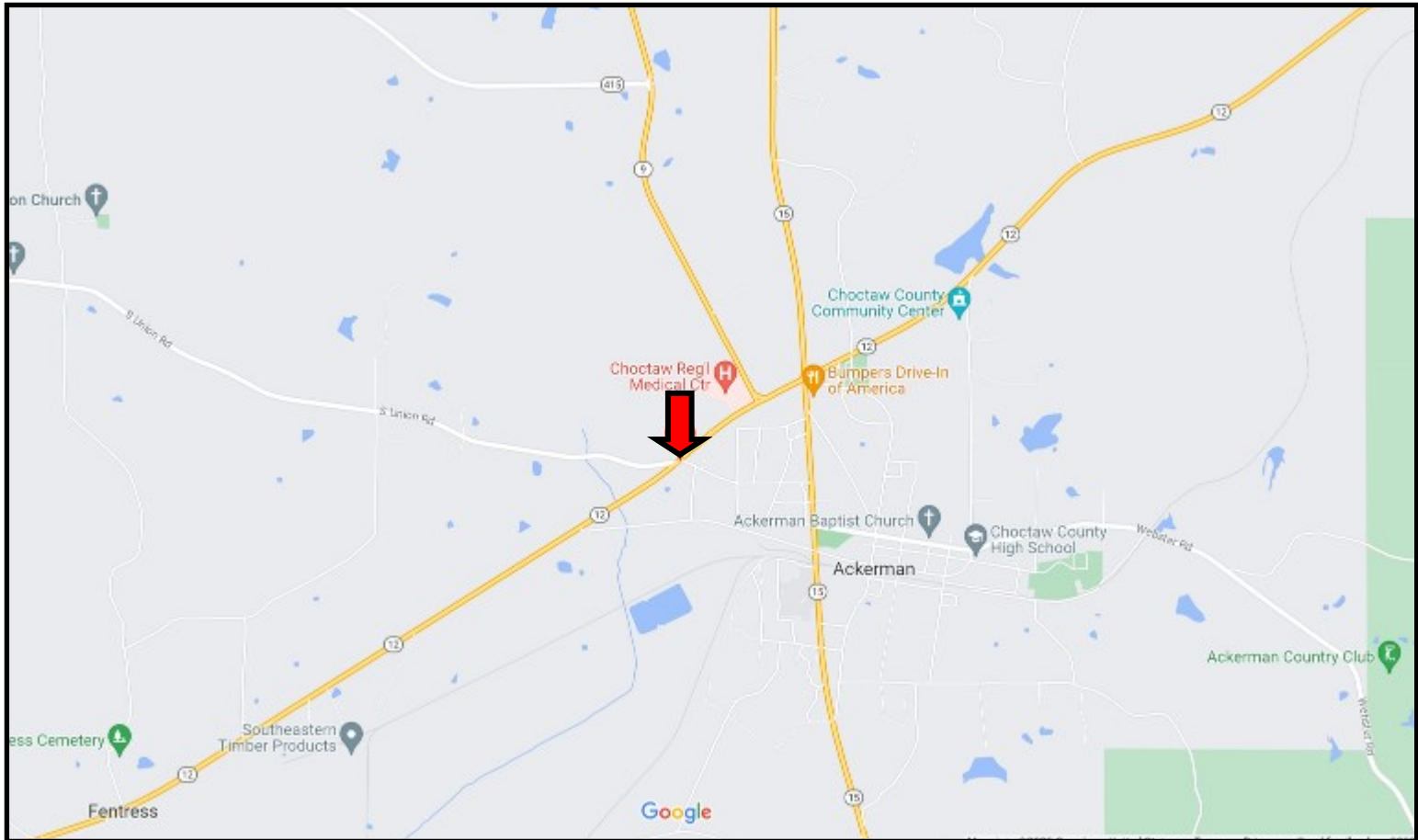
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DIRECTIONAL MAP

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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