

20+/- Acres with Homesite Potential Choctaw County, MS



\$48,000

This 20± acre property is located in Choctaw County, approximately 5 miles east of McCool, MS. It has a country setting with potential homesites. Several places are already cleared of trees, which could be possible homesite areas. Trails wind throughout the property, and a small pond is located on the north property line. Utilities are located on Fentress-Panhandle Road. Call Michael today to view this property.

Directions from the intersection of McCool Highpoint Road and Hwy 407 in McCool, MS: Travel 5.5 miles east on McCool Highpoint Road. Turn right onto Fentress Panhandle Road. After .5 miles, the property will be on the right. [GOOGLE MAPS 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.





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



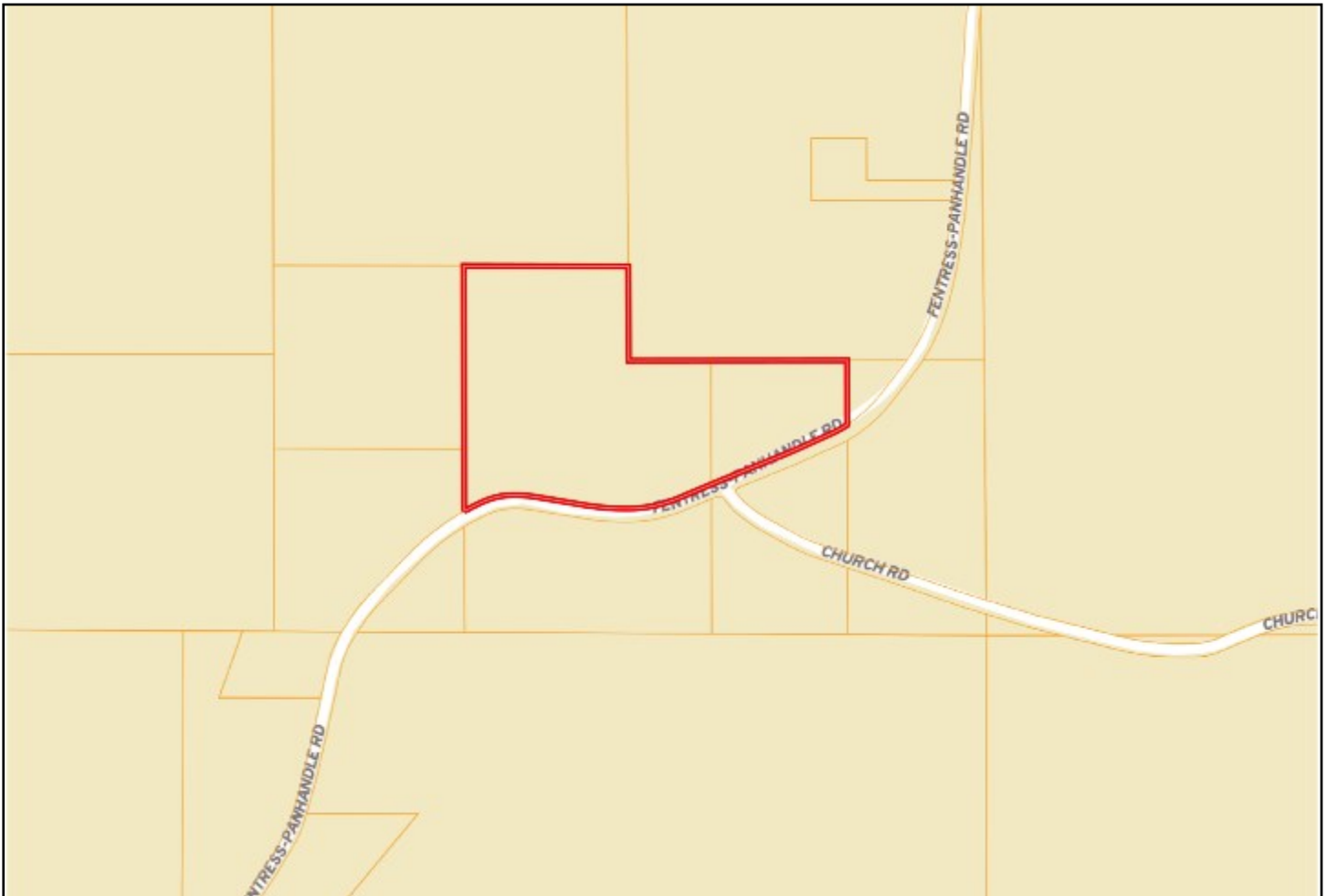
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



OWNERSHIP MAP



MICHAEL
COOPER
REALTOR®

Office: 662.268.6333
Cell: 662.285.8686
MCooper@TomSmithLand.com



A Real Estate Expert You Can Trust

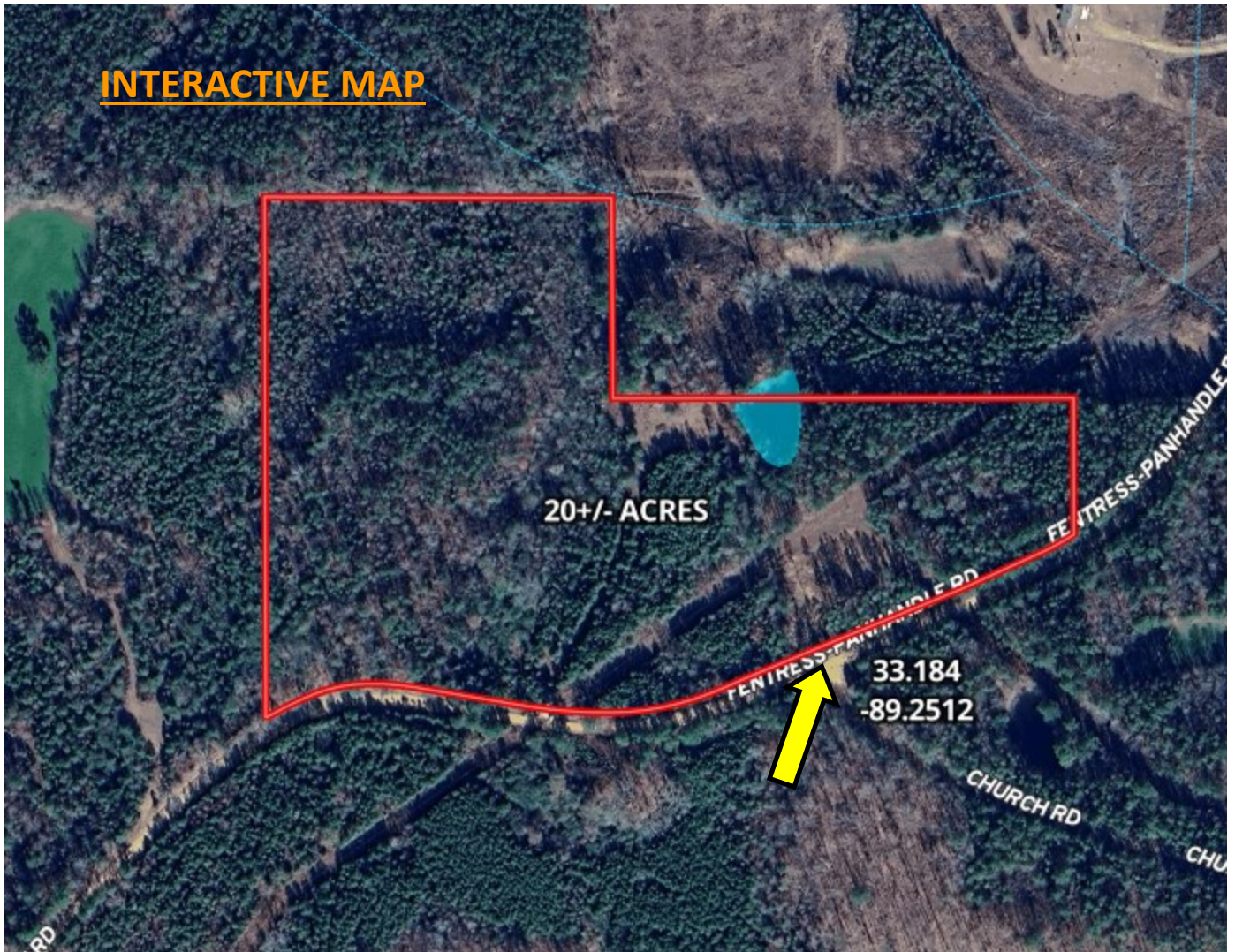
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



AERIAL MAP

INTERACTIVE MAP



MICHAEL
COOPER
REALTOR®

Office: 662.268.6333
Cell: 662.285.8686
MCooper@TomSmithLand.com



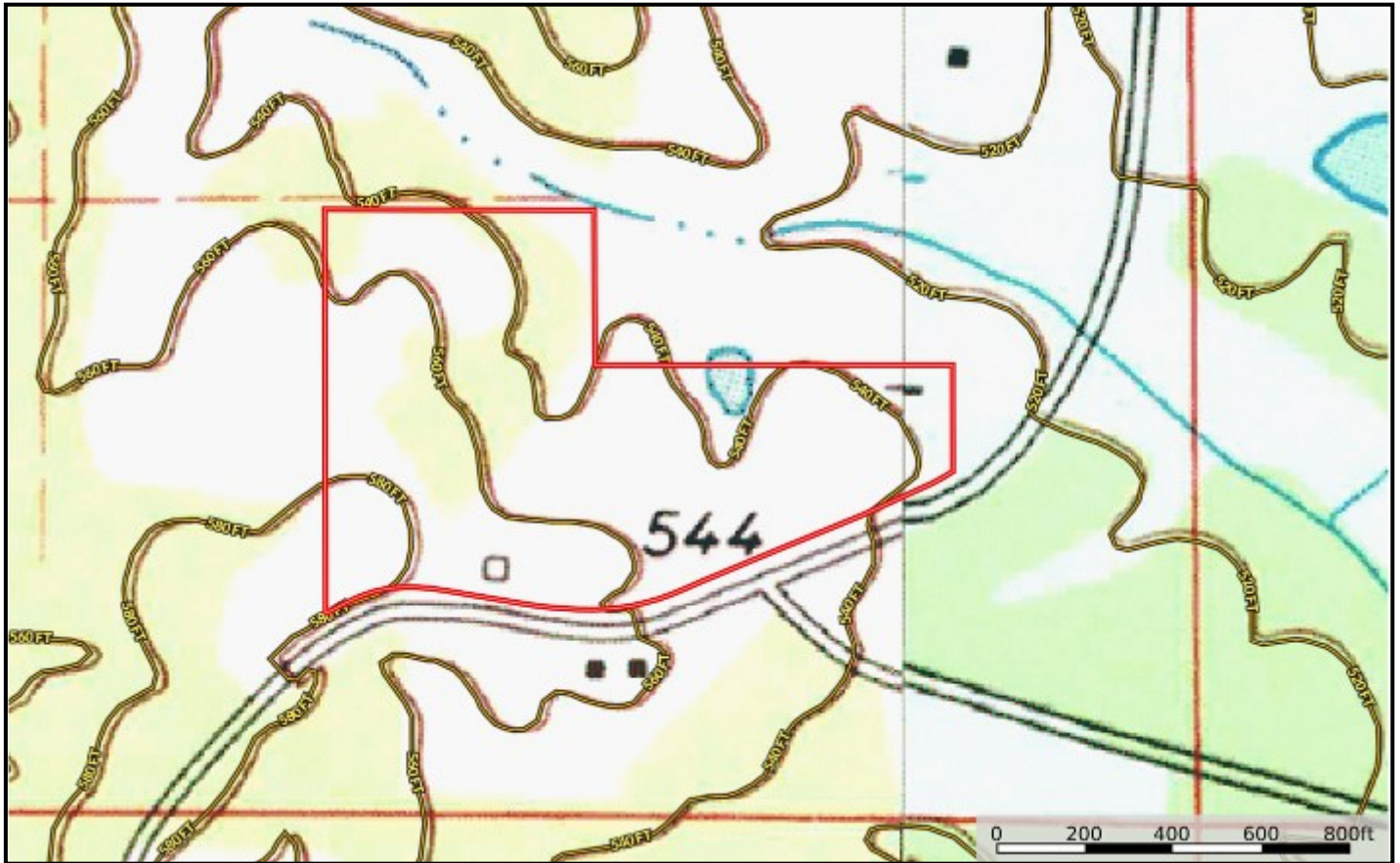
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



TOPO MAP



MICHAEL
COOPER
REALTOR®

Office: 662.268.6333

Cell: 662.285.8686

MCooper@TomSmithLand.com



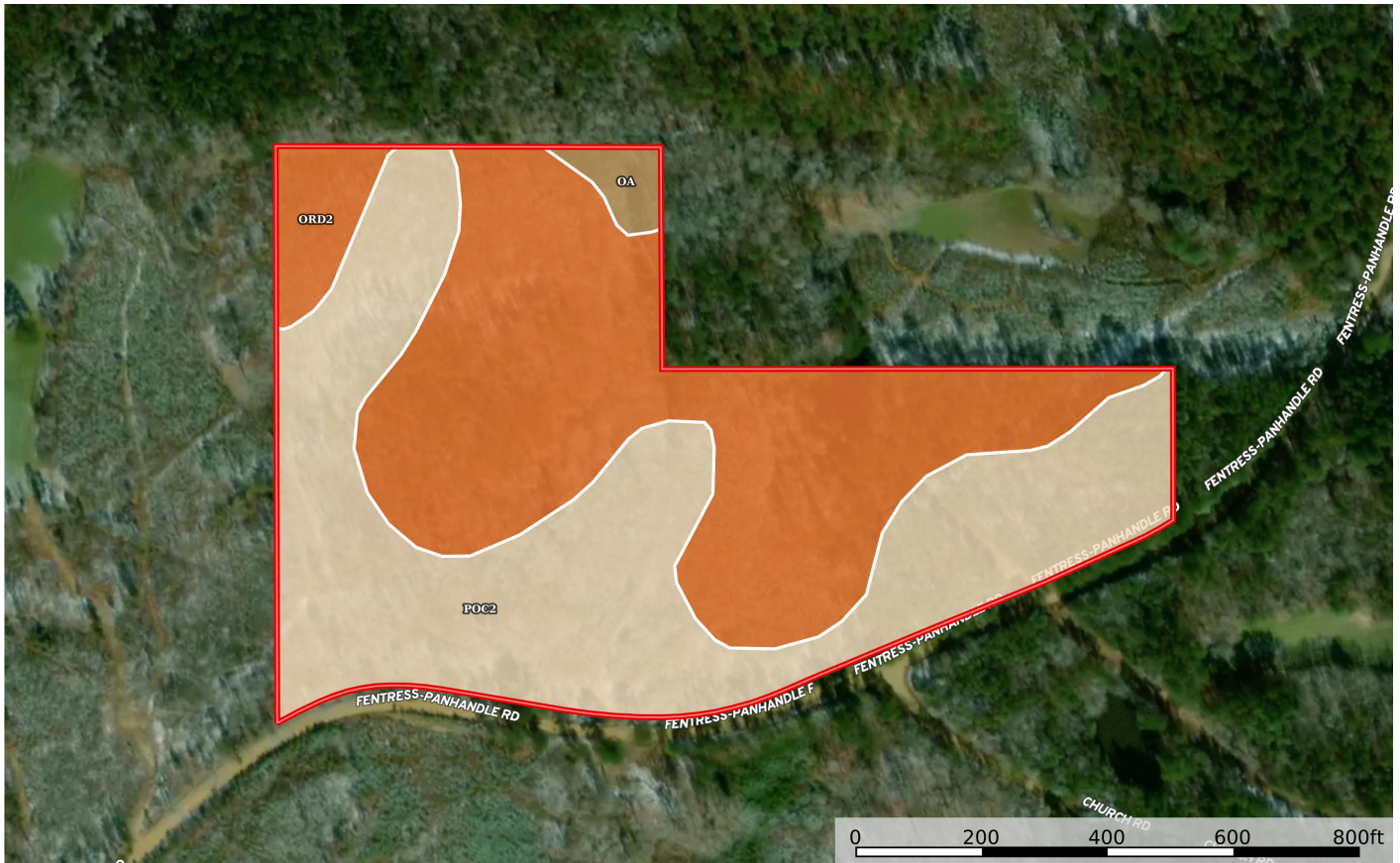
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|-------------------------------------------------------------------|---------|-------|-----|-------|------|
| PoC2 | Providence silt loam, 5 to 8 percent slopes, moderately eroded | 9.98 | 49.45 | 0 | 32 | 3e |
| OrD2 | Ora loam, 8 to 12 percent slopes, eroded | 9.87 | 48.91 | 0 | 37 | 4e |
| Oa | Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded | 0.35 | 1.73 | 0 | 65 | 2w |
| TOTALS | | 20.2(*) | 100% | - | 35.05 | 3.47 |



**MICHAEL
COOPER**
REALTOR®

Office: 662.268.6333
Cell: 662.285.8686
MCooper@TomSmithLand.com



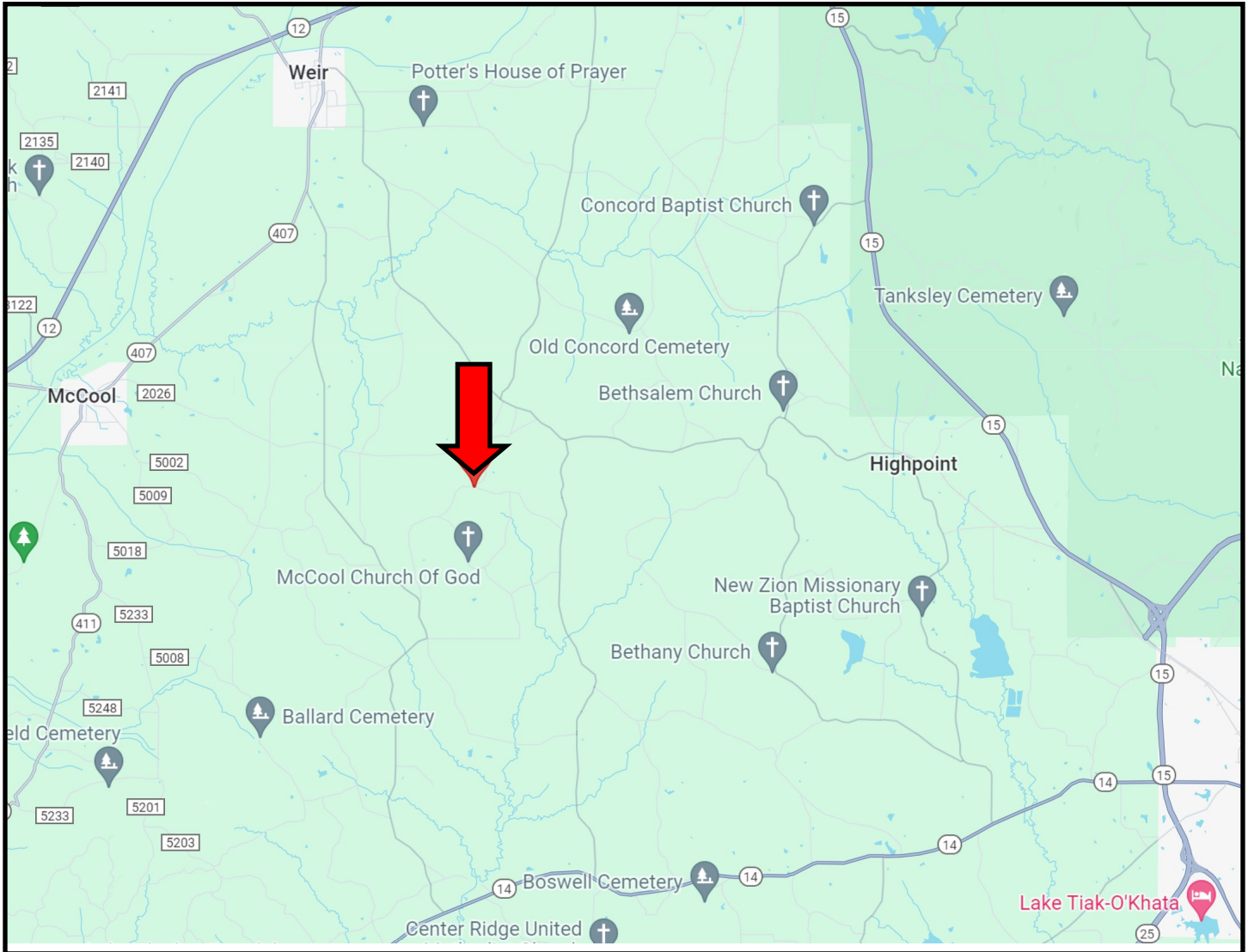
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



DIRECTIONAL MAP



Directions from the intersection of McCool Highpoint Road and Hwy 407 in McCool, MS: Travel 5.5 miles east on McCool Highpoint Road. Turn right onto Fentress Panhandle Road. After .5 miles, the property will be on the right. [GOOGLE MAPS 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.

