

RECREATIONAL HUNTING TRACT

58± Acres in
Choctaw County, MS



\$170,000

This 58± acre Choctaw County tract is an excellent recreational hunting tract with good merchantable timber. The west side of the creek has approximately 18-20± acres of good solid pines reaching the chip-n-saw stage or needing its first thinning, and the east side of the property consists of pretty good timber. The property has mixed hardwoods, and the fair road system allows access to most of the property's points. The food plots and shooting houses are in great shape. The property that joins to the north has recently been clearcut, which is a great bedding area for you as the property is abundant with deer and turkey! The property is conveniently located only 30 minutes from Starkville, MS. Call Tom Smith TODAY!



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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Link Report



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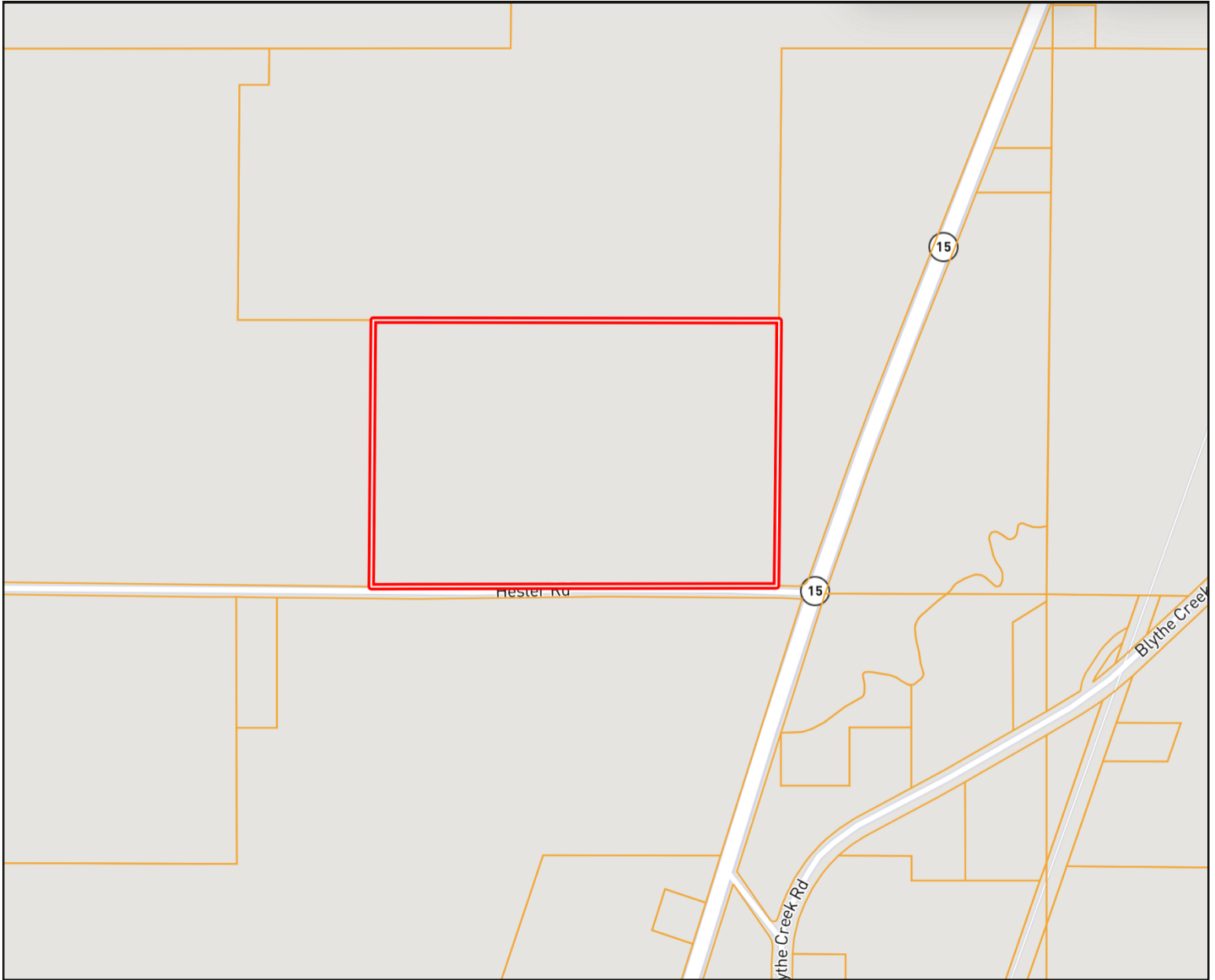


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OWNERSHIP MAP



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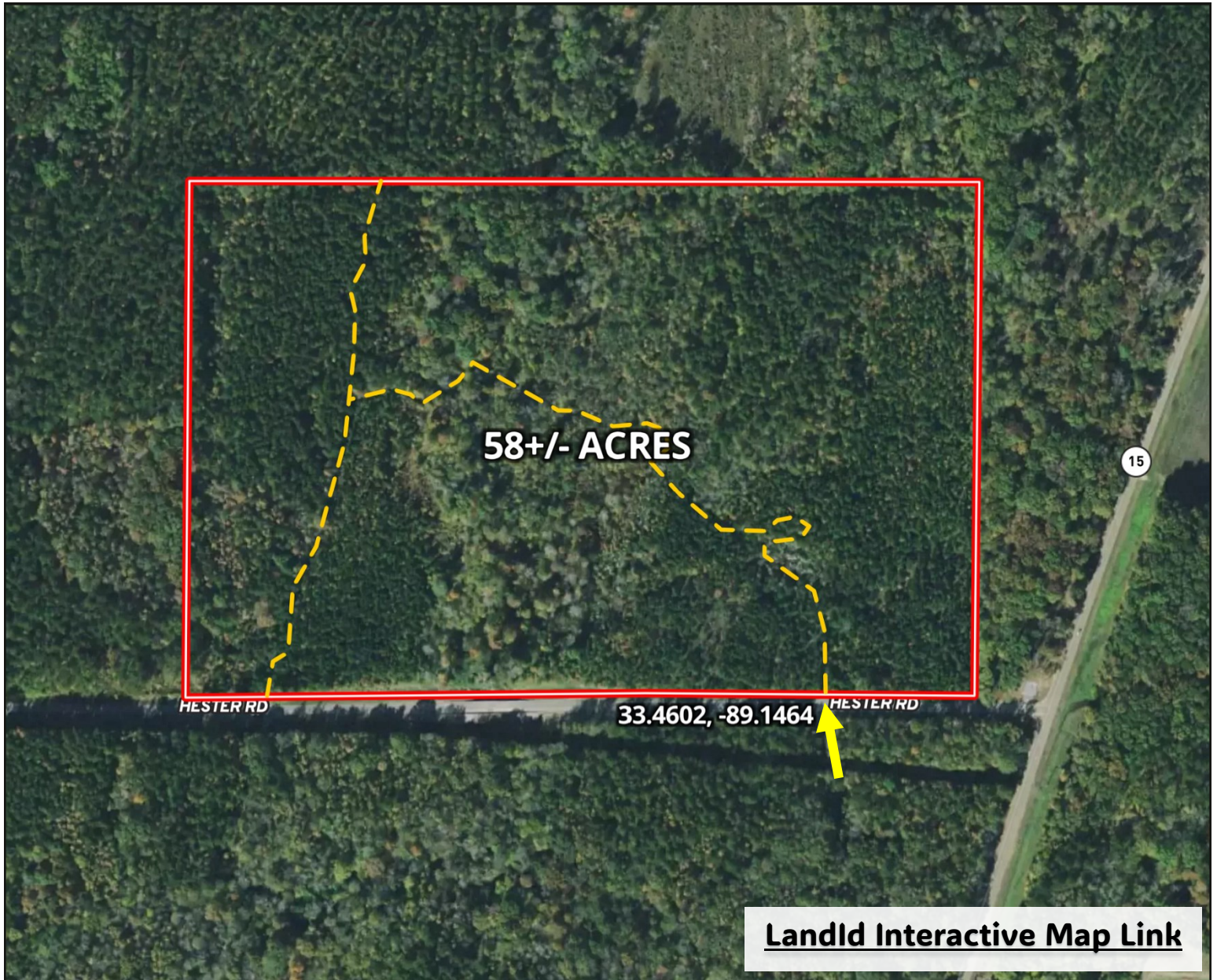


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AERIAL MAP



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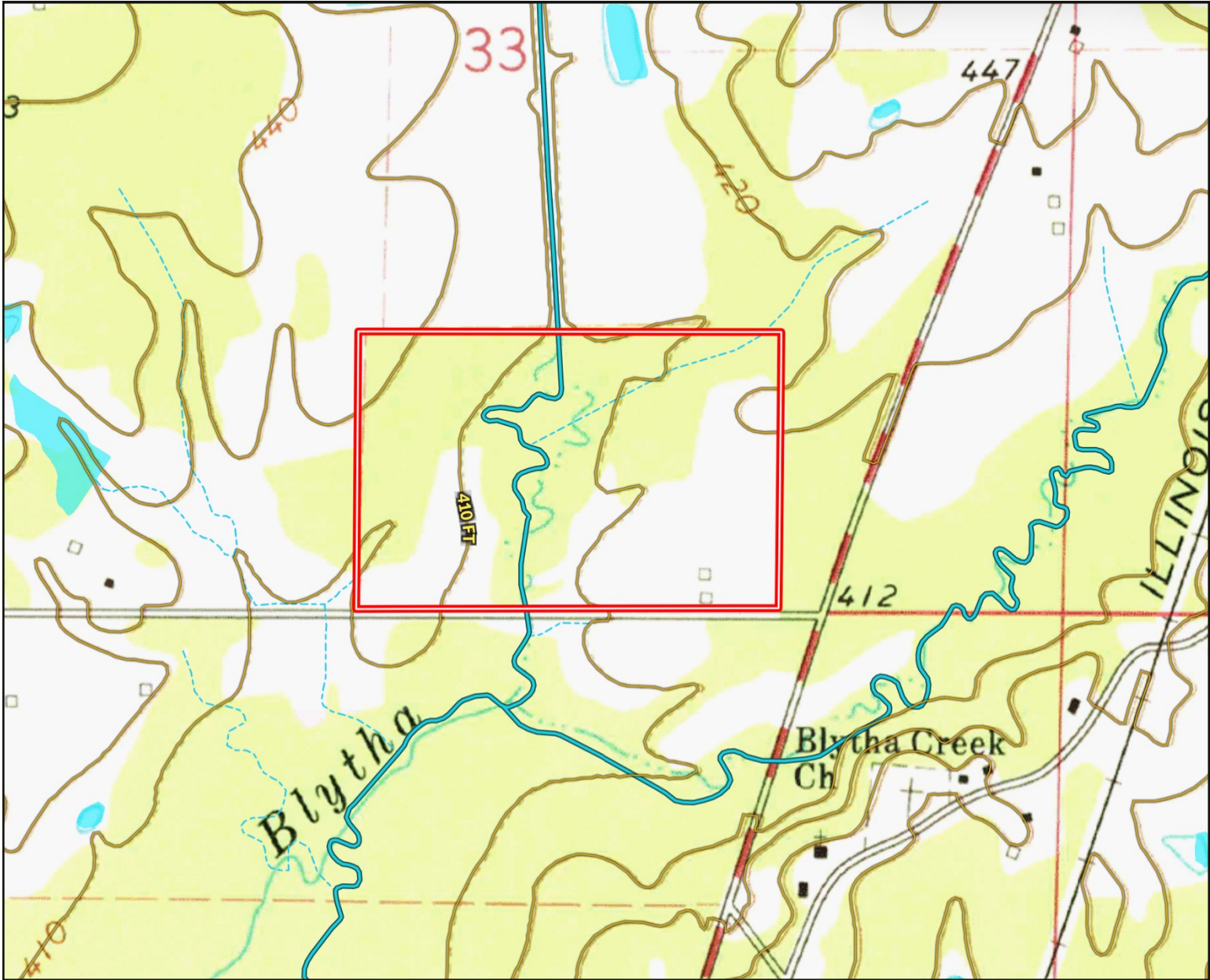
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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mt	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	27.62	47.03	0	78	2w
Bu	Bude silt loam, 0 to 2 percent	18.18	30.96	0	56	2w
PoB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	6.05	10.3	0	34	2e
OrC2	Ora loam, 5 to 8 percent slopes, eroded	4.03	6.86	0	32	3e
Gu	Guyton silt loam, 0 to 1 percent slopes, occasionally flooded	2.83	4.82	0	59	4w

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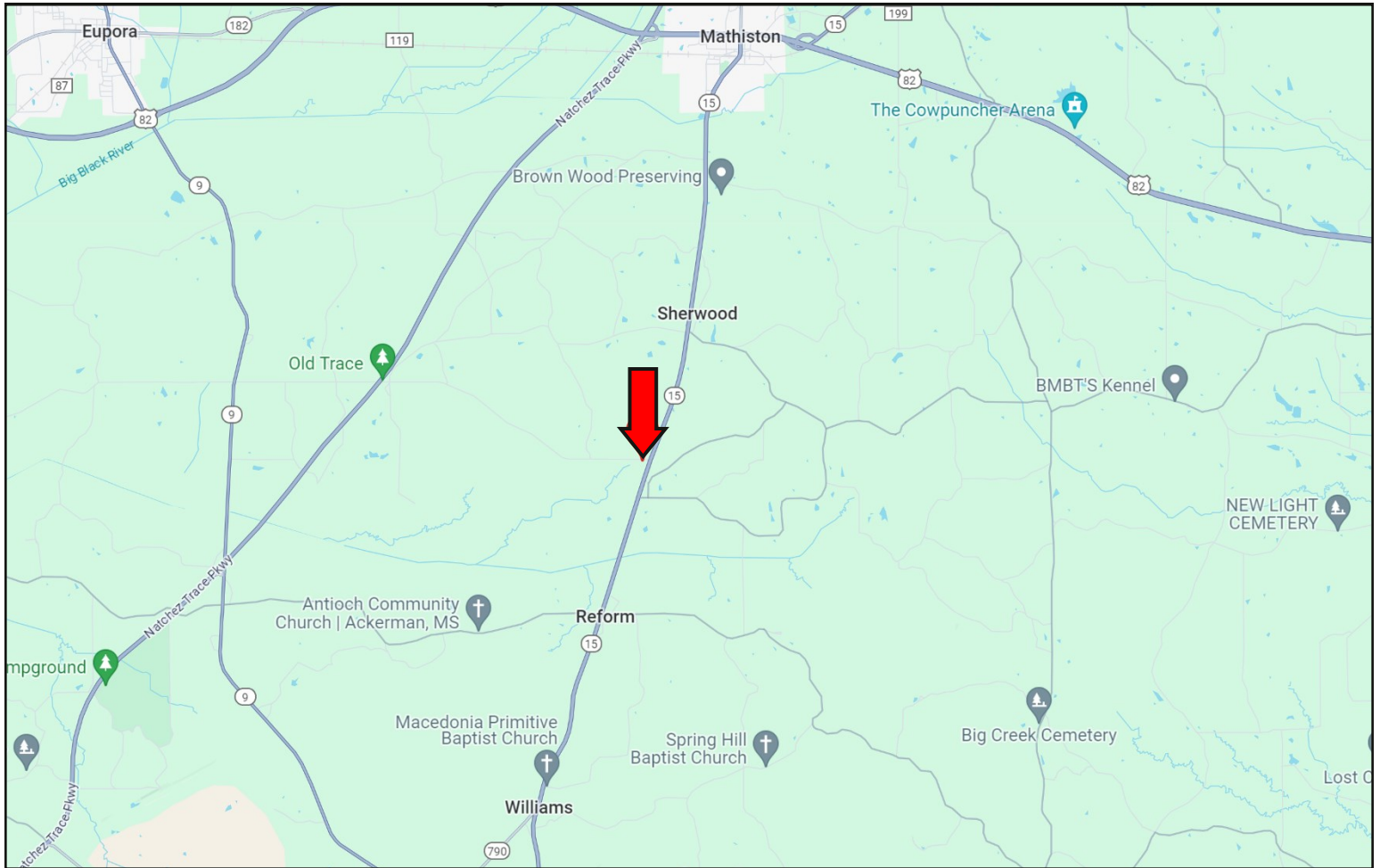


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DIRECTIONAL MAP



DIRECTIONS FROM HWY 15 AND HWY 82 IN MATHISTON, MS: Travel south on Hwy 15 for 5.7 miles. Turn left onto Hester Road. The property will be on the right. [GOOGLE MAP LINK](#)



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