

RECREATIONAL TIMBERLAND TRACT

Surrounded by the Tombigbee National Forest
80± Acres in Choctaw County, MS



[Property Video](#) 

\$190,000

Own your private getaway surrounded by the expansive beauty of the 67,000± acre Tombigbee National Forest. This 80± acre property in Choctaw County, MS, is just a short 33-minute drive from Starkville and MSU. Nearby, the 100± acre Choctaw Lake is perfect for fishing and camping adventures. With ample opportunities for hunting and recreation right at your fingertips, every day brings new possibilities. Access is easy with a secure gated entrance along a well-maintained gravel road by the USFS. Contact Doyes today to schedule a personalized tour of this extraordinary property!



DOYES
HOLLAND
REALTOR®

Office: 662.268.6333

Cell: 662.312.2165

DHolland@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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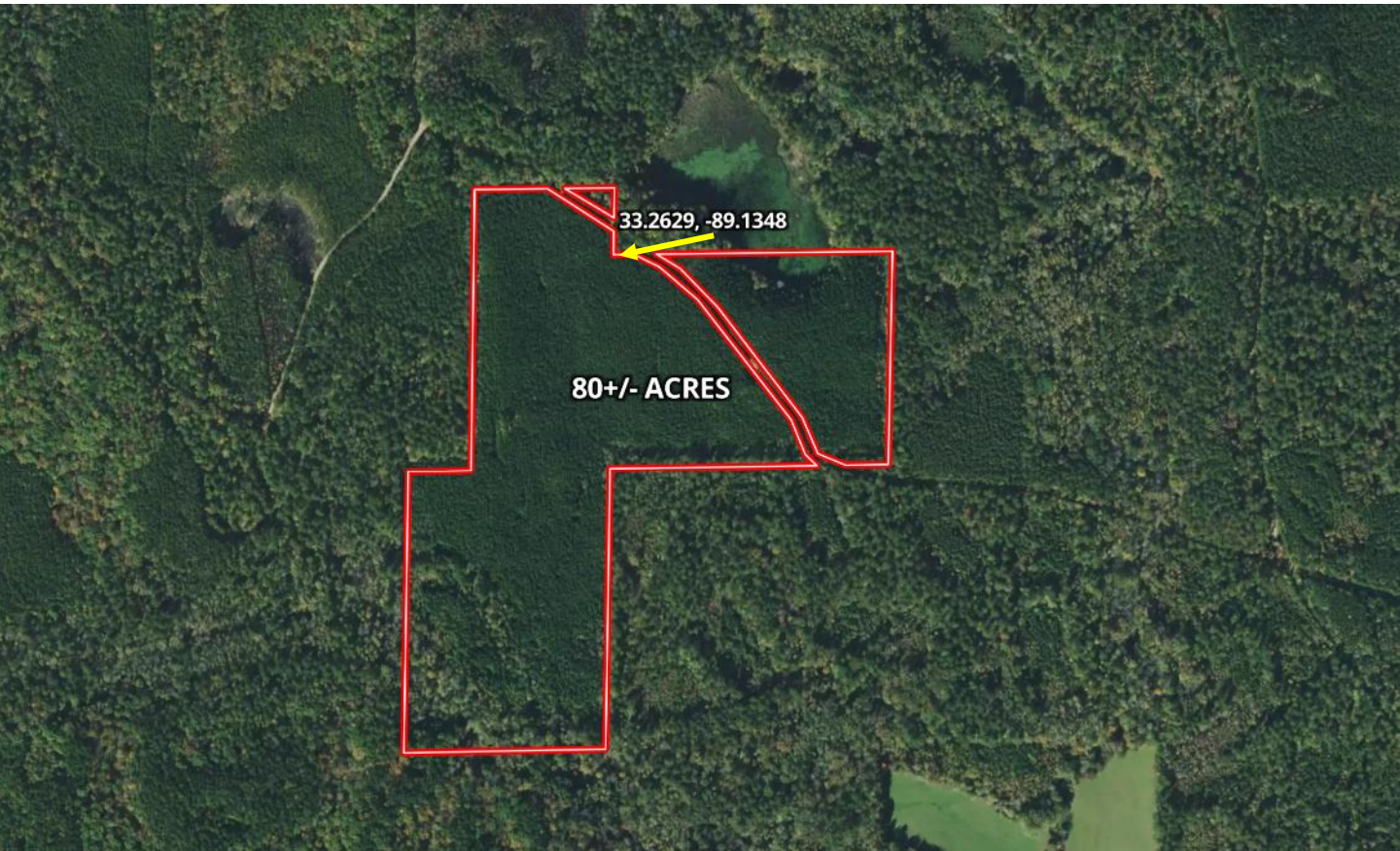


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AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP LINK](#)

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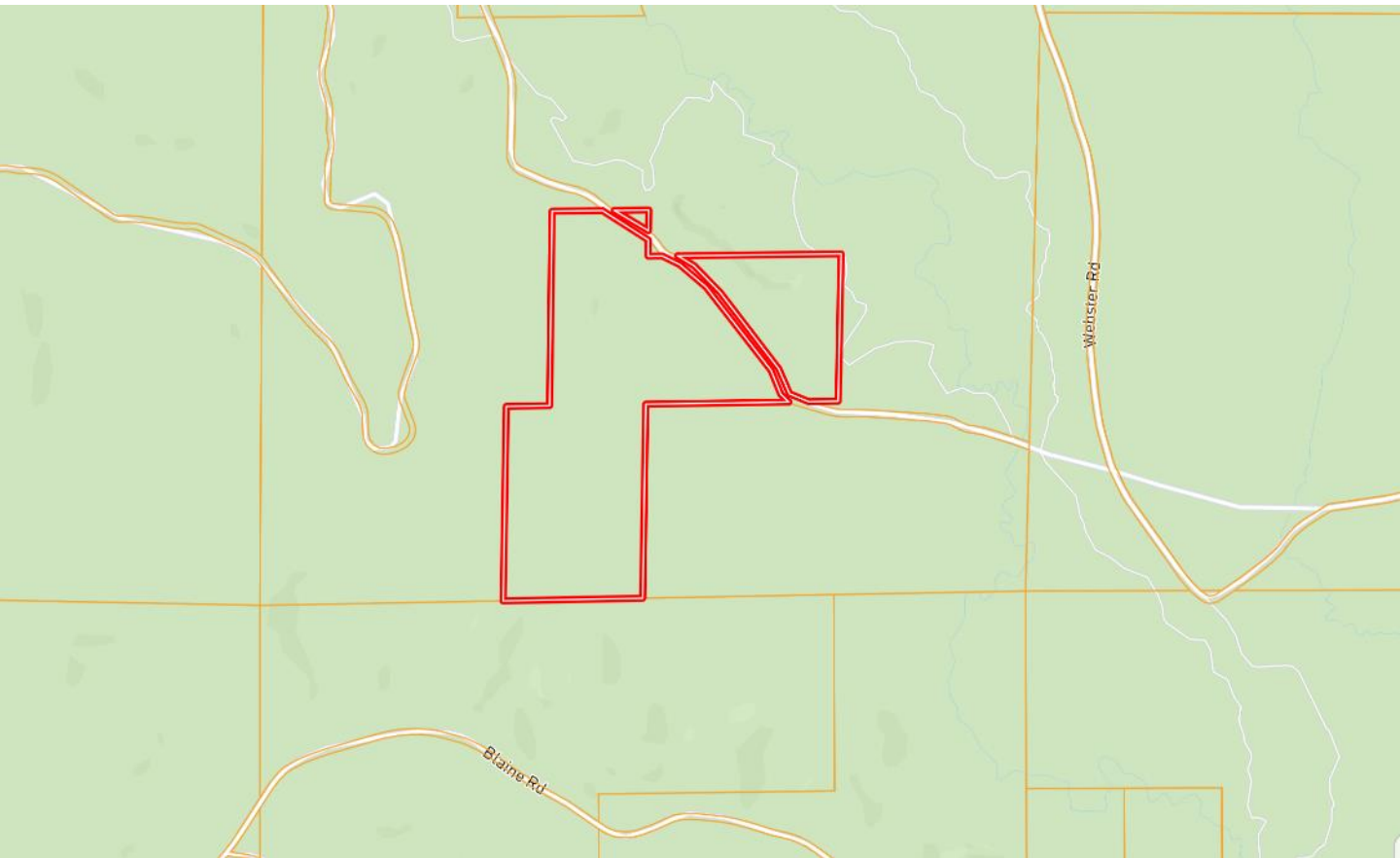


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OWNERSHIP MAP



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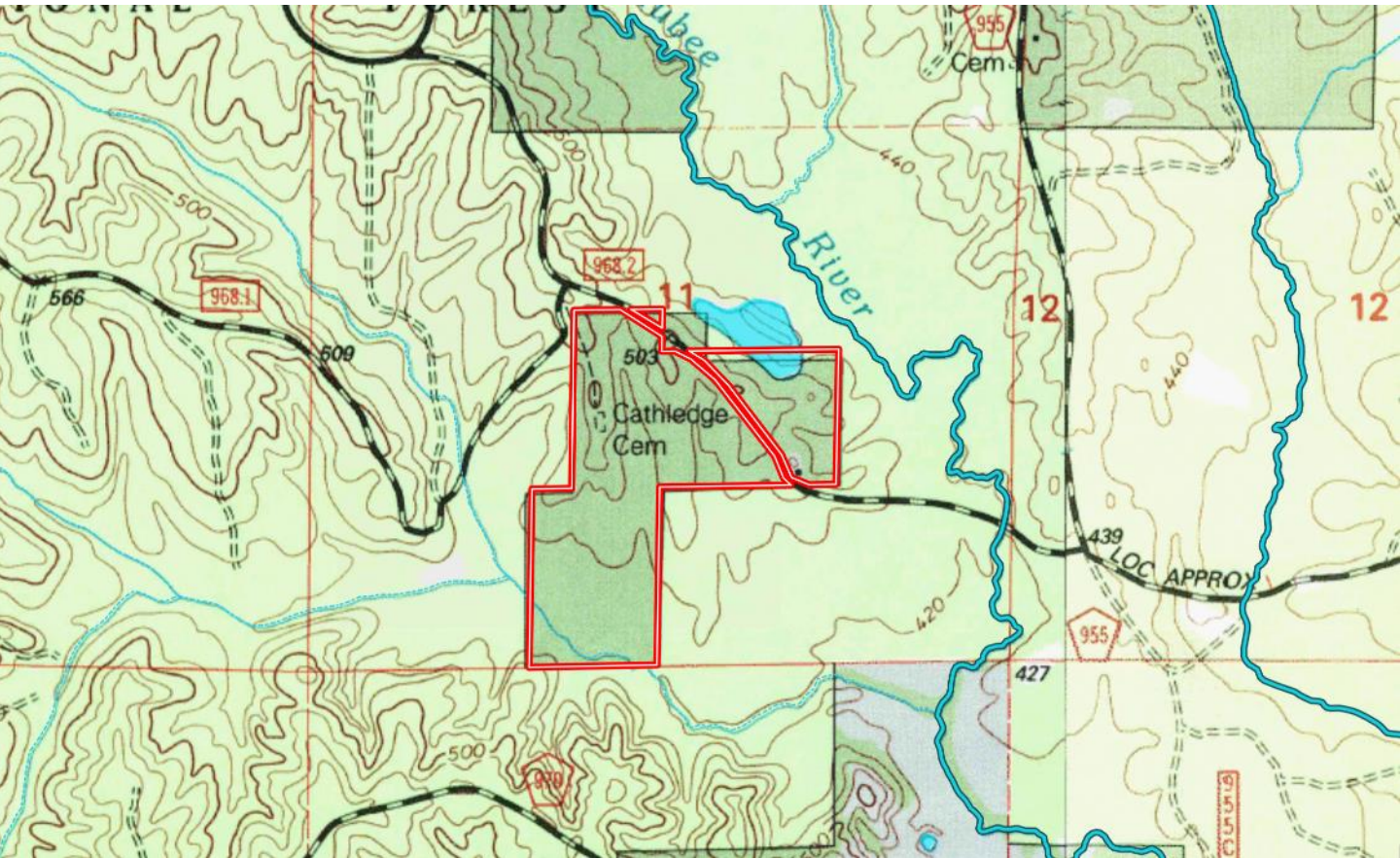


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TOPOGRAPHY MAP



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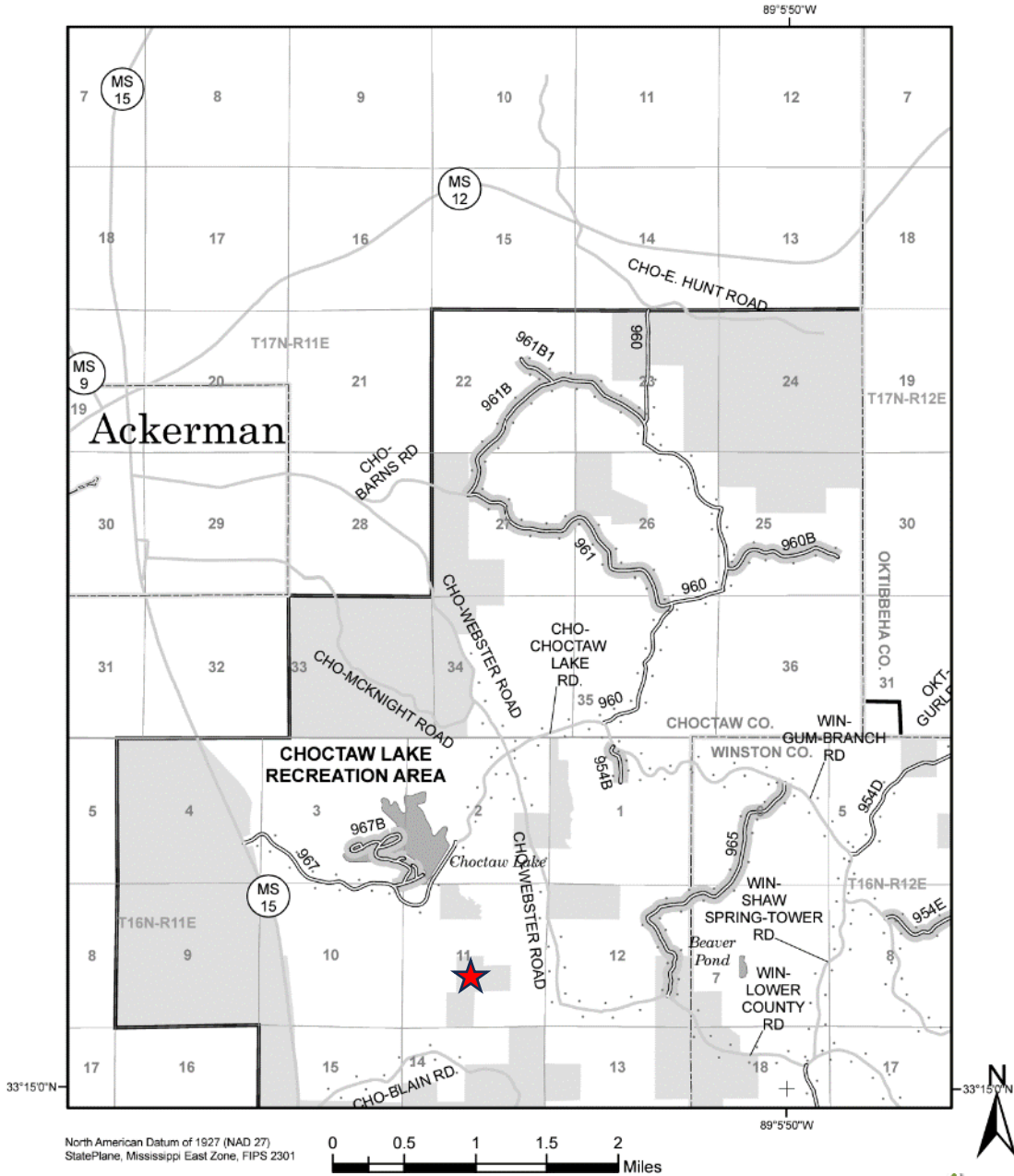
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FORESTRY VEHICLE USE MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrC2	Ora loam, 5 to 8 percent slopes, eroded	36.52	46.12	0	32	3e
MP	Maben-Providence association, hilly	23.39	29.54	0	40	7e
Ce	Chenneby silt loam, occasionally flooded	18.23	23.02	0	77	2w
W	Water	1.05	1.33	0	-	-

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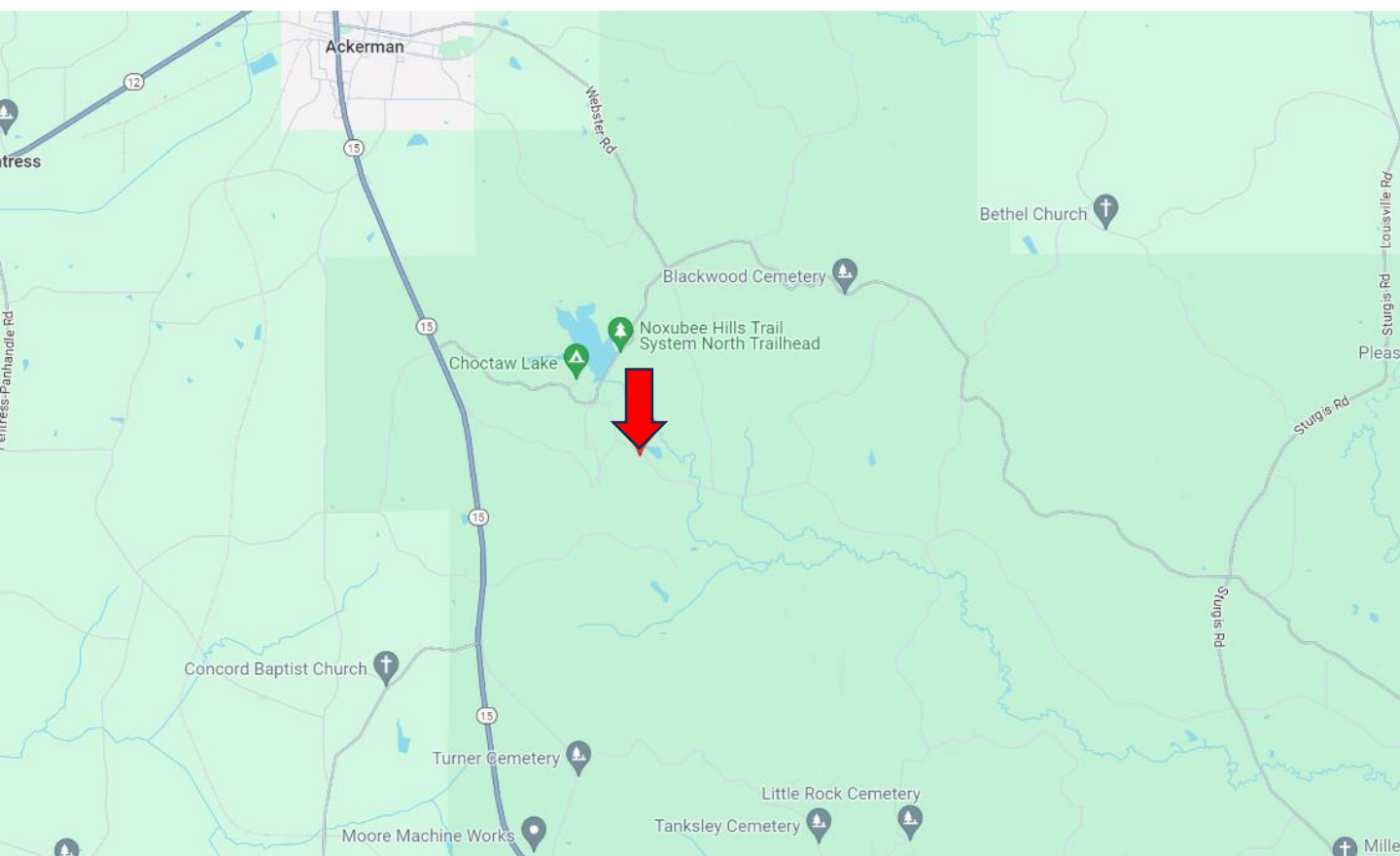
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DIRECTIONAL MAP



Directions from Hwy 15 and Hwy 12 in Ackerman, MS: Travel Hwy 15 South for 3.3 miles. Turn left onto Choctaw Lake Road and travel 1.5 miles. Make a slight right to the gate for US Forestry Road #968-2. After .2 miles, the property will be on your right.

[Google Map Link](#)



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