

# 73 +/- Acres Recreation/Timber Tract Choctaw County, MS



**\$2,400 Per Acre**

Check out this 73 acre +/- tree farm in NW Choctaw county. This predominantly pine stand was 1<sup>st</sup> thinned in 2020 and controlled burned in Spring of 2023. The property is only about a 20-minute drive from Ackerman, MS and approximately 45-minute drive from Starkville and MSU. Current stocking is approximately 80 BA of Pine Pulpwood/Chip-and-Saw. There is an established +/- 1 acre food plot and another potential food plot on old logging ramp. Four county electric power is available on Chester-Tomnolen road is available a short distance from the tract. Jenkins Creek is a portion of the North boundary. Access is via written easement. Call Doyes for your personal tour.

**Directions from Hwy 9 and Hwy 415 intersection:** Travel Northwest on MS 415 for approximately 6.9 miles to Natchez Trace, continue across Natchez Tract Parkway on Chester-Tomnolen road for 2.3 miles to gate on the right. Turn up the private road for +/- .3 mile to SW corner of property.



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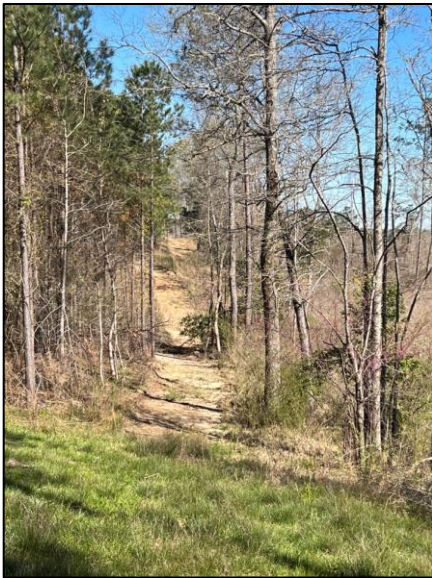
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## DRONE Pictures



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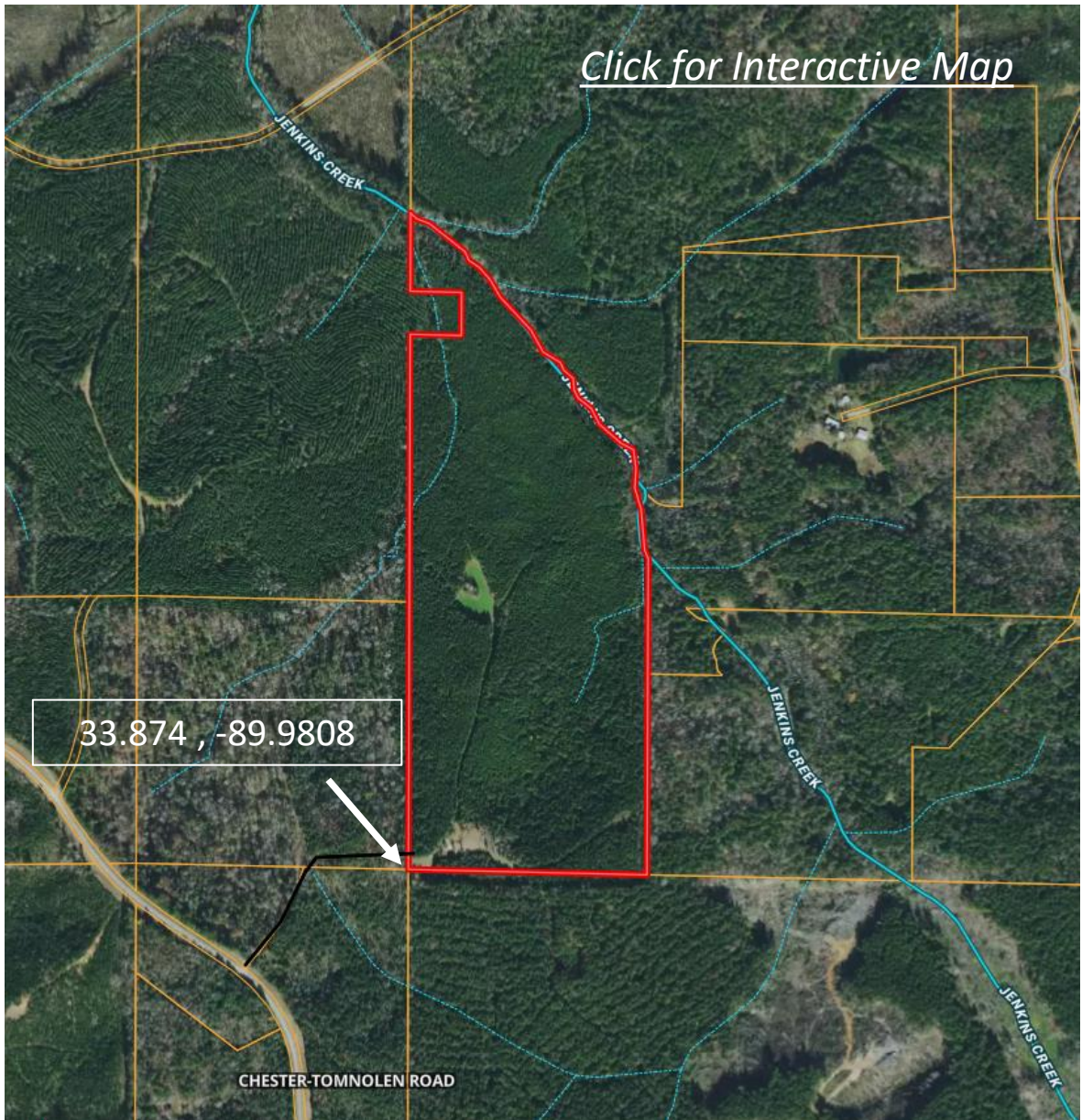
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# Aerial Map



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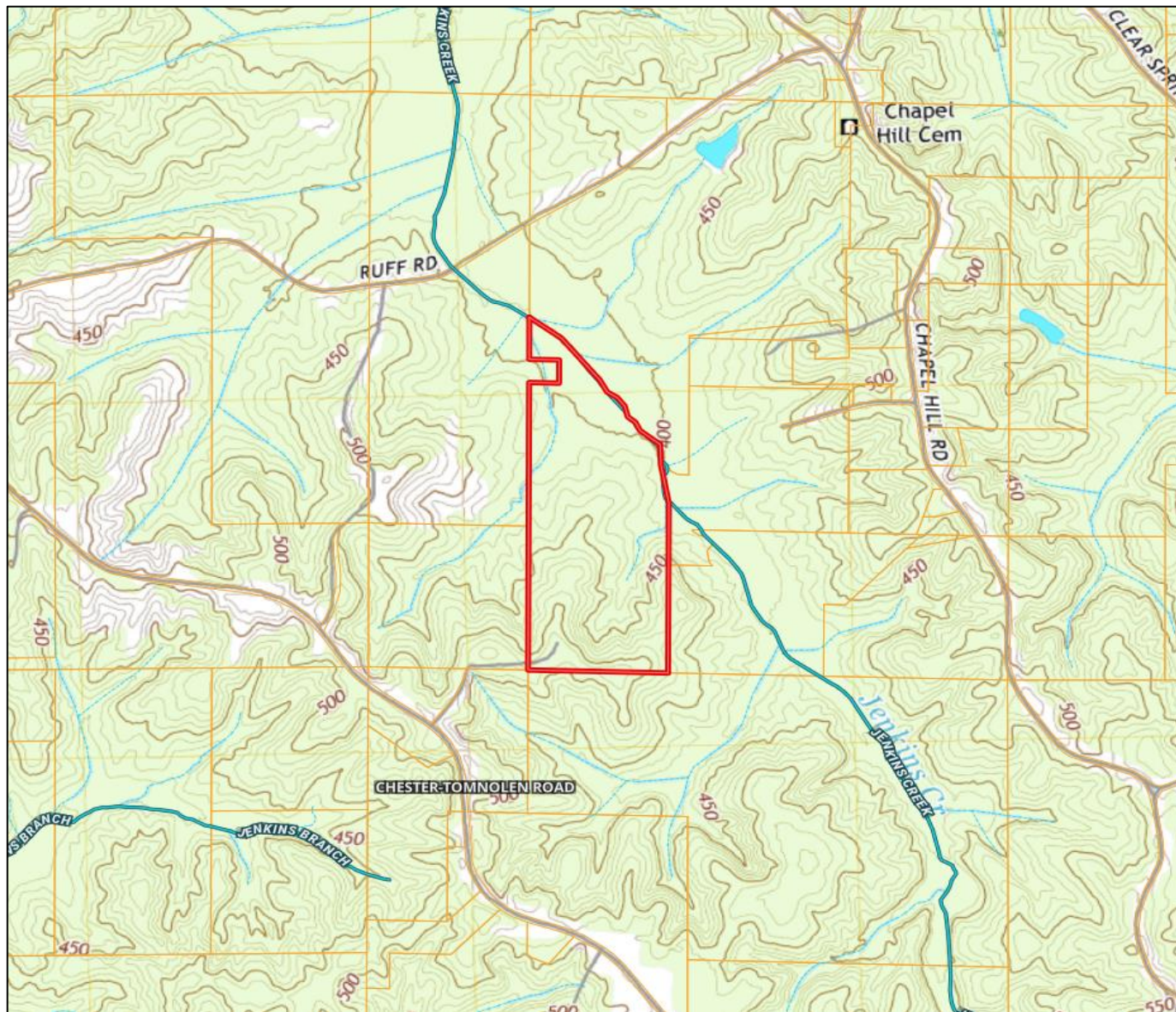
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# Topographical Map



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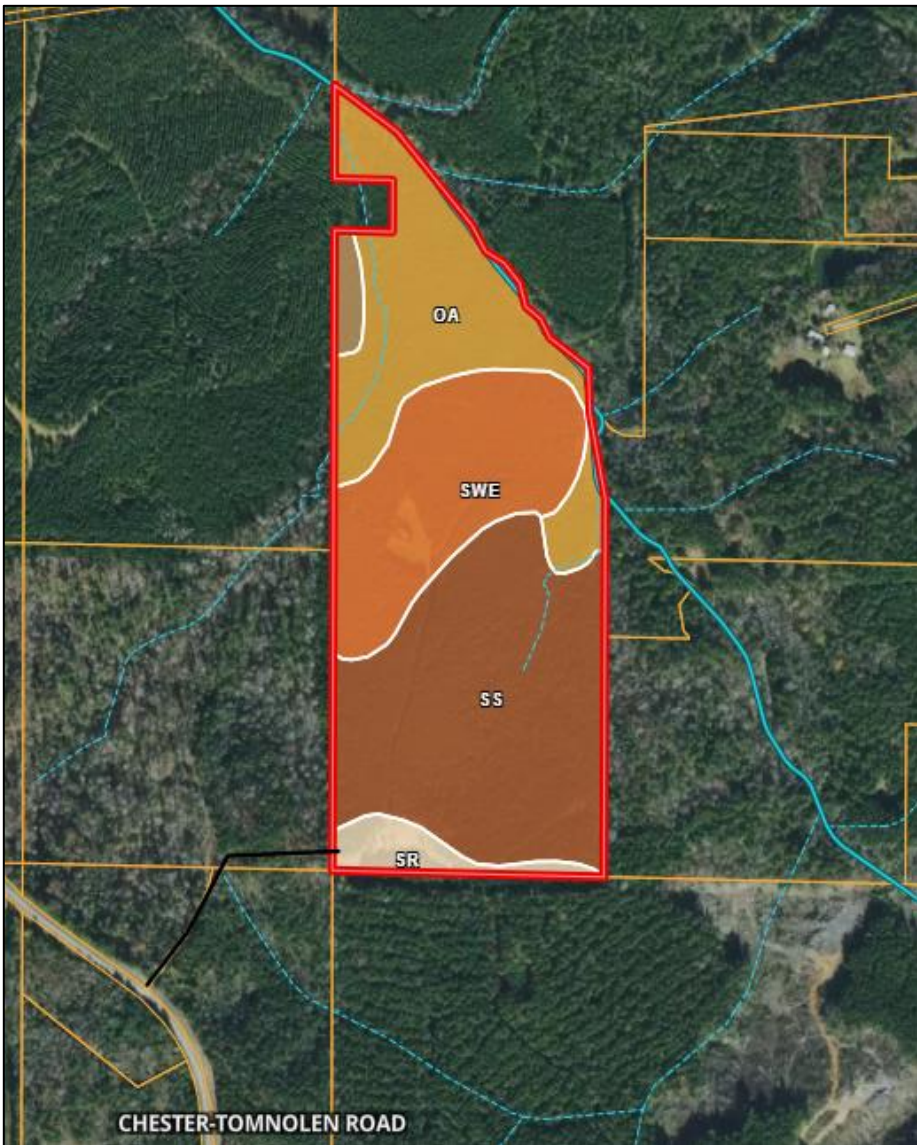
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# Soil Map



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SS	Smithdale-Sweatman association, hilly	30.57	42.83%	-	56	7e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	18.87	26.44%	-	65	2w
SwE	Sweatman fine sandy loam, 8 to 15 percent slopes	17.45	24.45%	-	72	6e
SR	Smithdale-Ruston association, 5 to 40 percent slopes	3.1	4.34%	-	52	7e
TaC2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	1.38	1.93%	-	70	3e
Totals		0	CPI	62.39	NCCPI	5.36 Cap.
71.37 ac		Average		Average		Average



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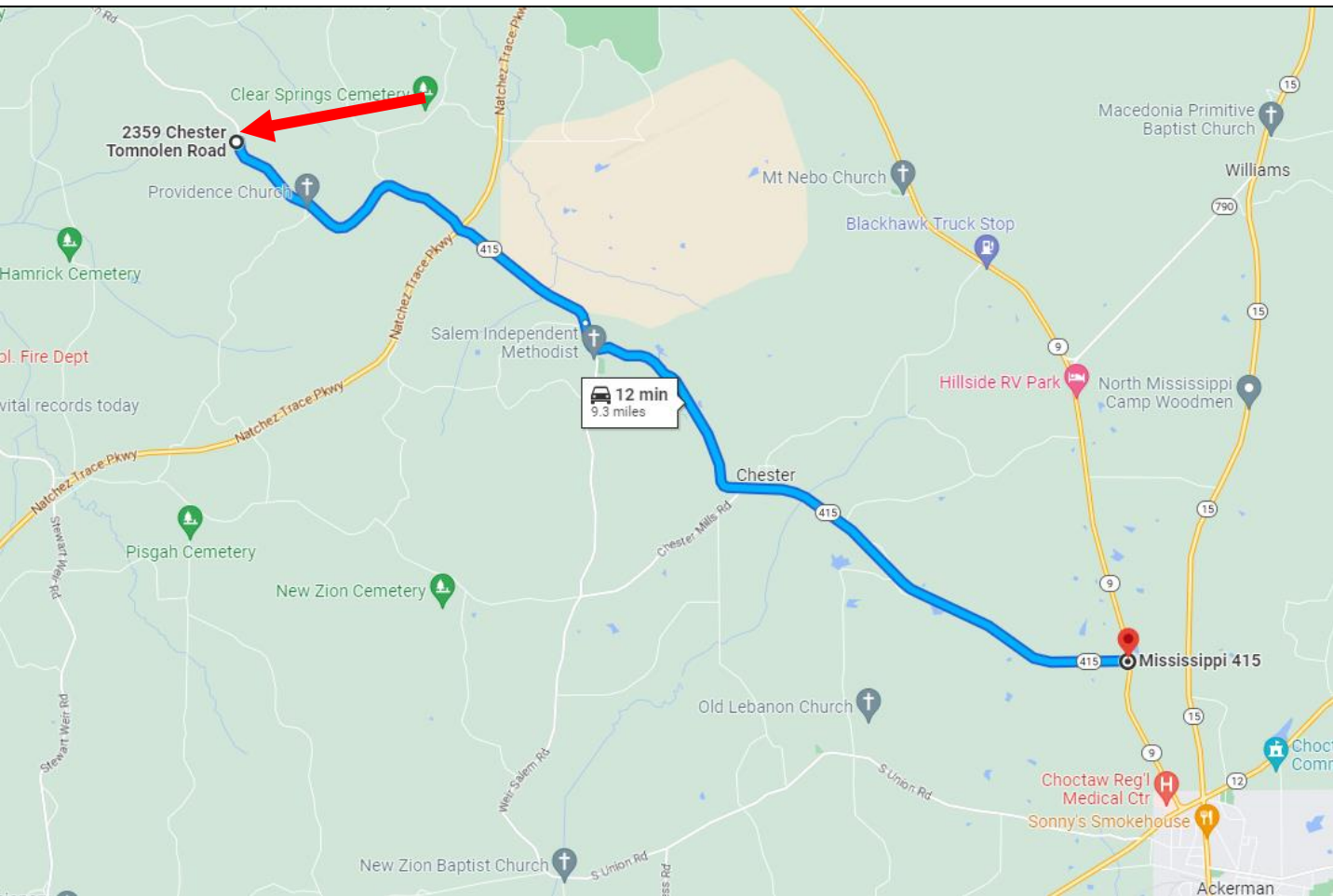
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# Directional Map



[Click for Interactive Map](#)

**Directions from Hwy 9 and Hwy 415 intersection in Ackerman, MS:** Travel Northwest on MS 415 for approximately 6.9 miles to Natchez Trace Parkway, turn continue across Natchez Trace on Chester-Tomnolen road for 2.3 miles to gate. Turn right up the private road for .3 mile to SW corner of property.



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