

# Development Opportunity Choctaw County, MS



## \$19,000

This 1+/- acre development property is located in Choctaw County within the city limits of Ackerman, MS. This tract has approximately 190 feet of paved road frontage on N Louisville Street. The property is zoned R-3 (multi-dwelling). Utilities are located at the road. Tree clearing will be minimal since the majority of the property consists of open land. Call Michael today to schedule a showing.

Directions: From the intersection of Cherry Street and Hwy 15 in Ackerman travel east on Cherry Street for .25 miles. At the four way stop, travel north on Louisville Street for 300 feet and the property will be on the right. [Google Maps Link](#)



*Call me today!*

**MICHAEL COOPER**, REALTOR®  
MCooper@TomSmithLand.com  
662.268.6333 office | 662.285.8686 cell  
135 Jefferson Street | Starkville, MS 39759



## TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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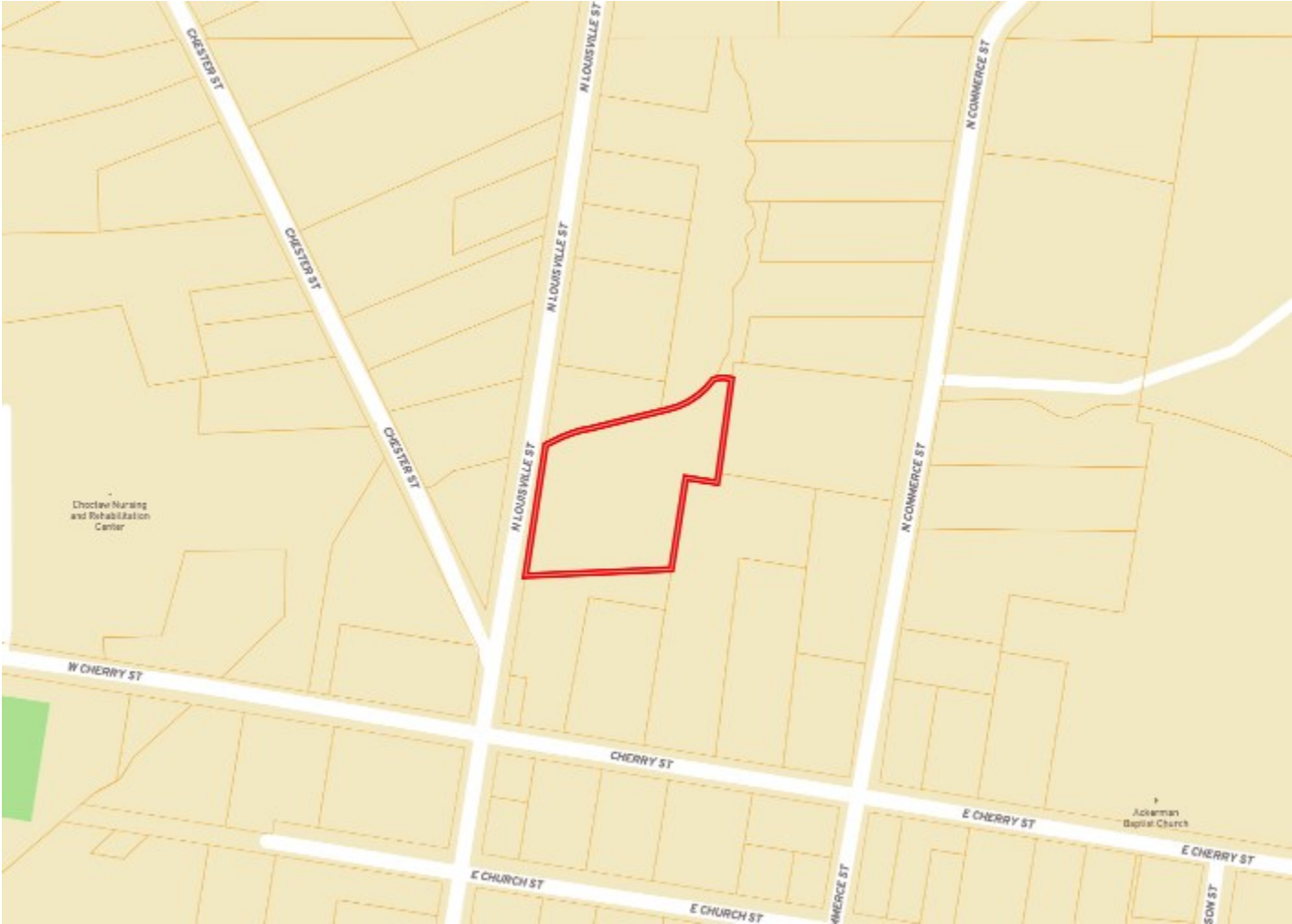


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# OWNERSHIP MAP



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Interactive Map

# AERIAL MAP



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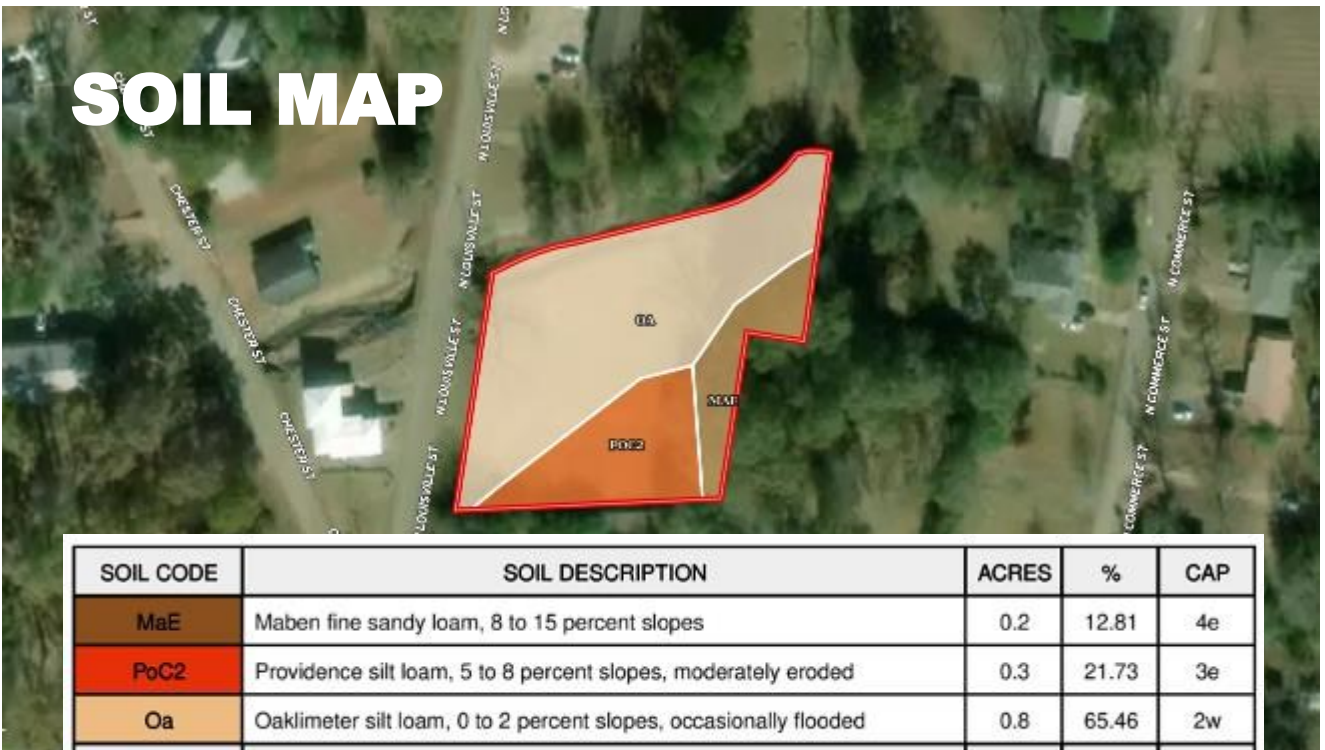
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# TOPO MAP



# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MaE	Maben fine sandy loam, 8 to 15 percent slopes	0.2	12.81	4e
PoC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	0.3	21.73	3e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	0.8	65.46	2w
TOTALS		1.3	100%	2.47



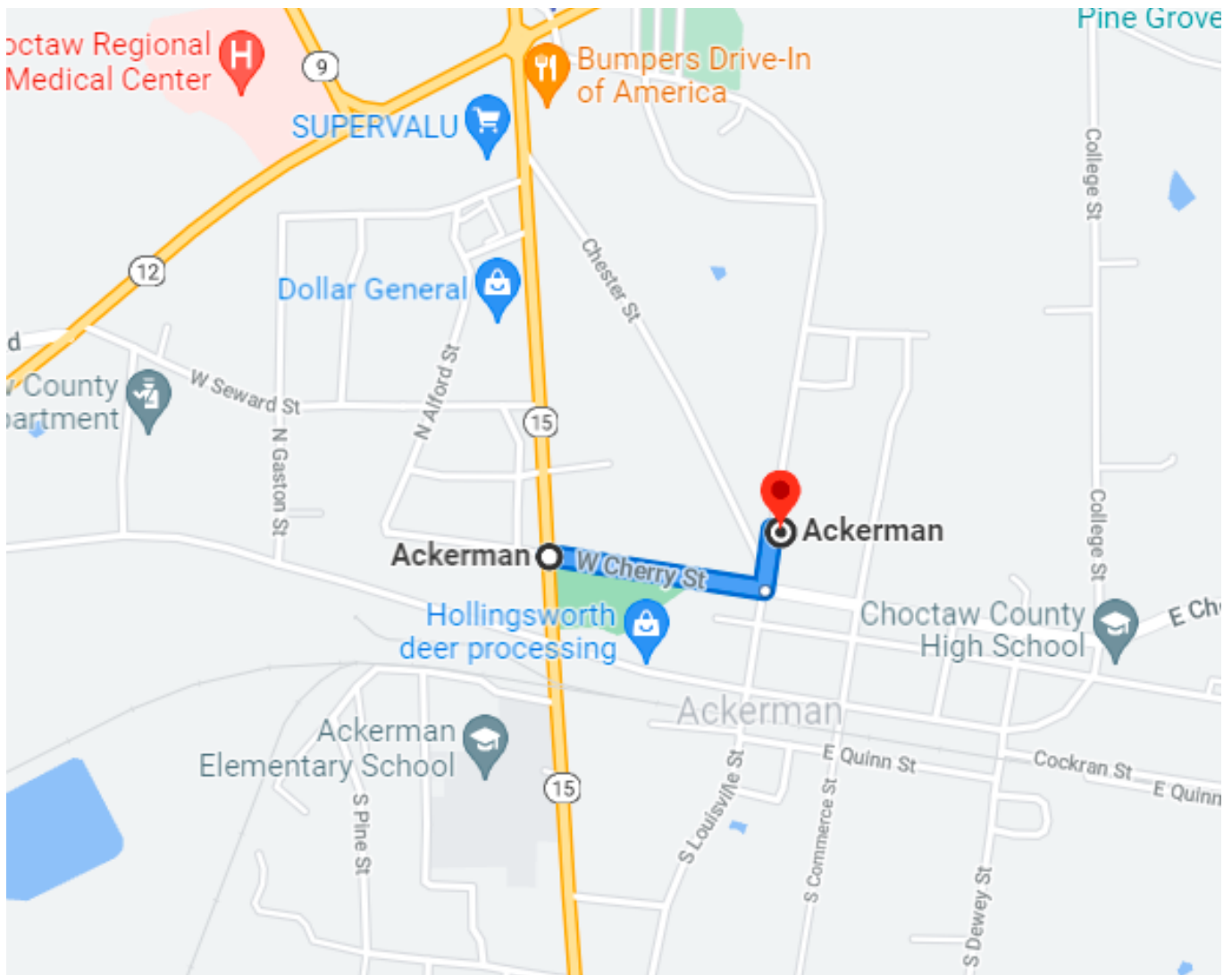
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# DIRECTIONAL MAP



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