



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

769-760-0005 office

11.8 ± ACRES IN CHOCTAW COUNTY, MS

\$62,500

Property Profile

The Choctaw 11.8

Location:

- Choctaw County, MS
- Frontage on Highway 15
- 6± Miles North of Louisville
- 8± Miles South of Ackerman

Coordinates:

- 33.20673, -89.14201

Property Information:

- 11.8± Surveyed Acres
- Hardwood-Pine Mixture
- Choctaw WMA Across Highway 15
- Rolling Terrain
- Deer/Turkey/Small Game
- Utilities Nearby

Property Use:

- Hunting
- Potential Home/Cabin Site
- Recreational

Tax Information:

- Parcel 105A0035-0003002: \$15.20 for 2023
- Parcel 104-0034-0012002: \$8.52 for 2023



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

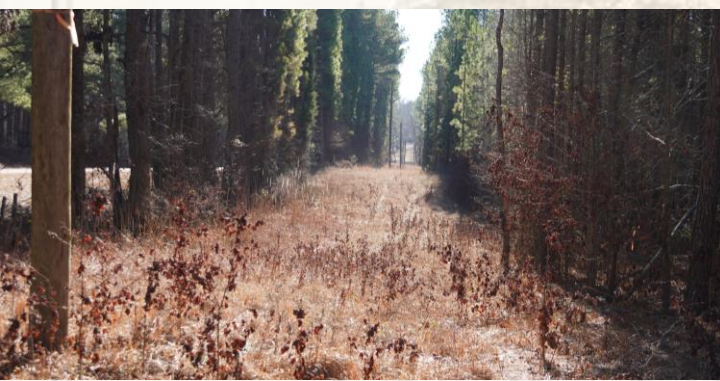
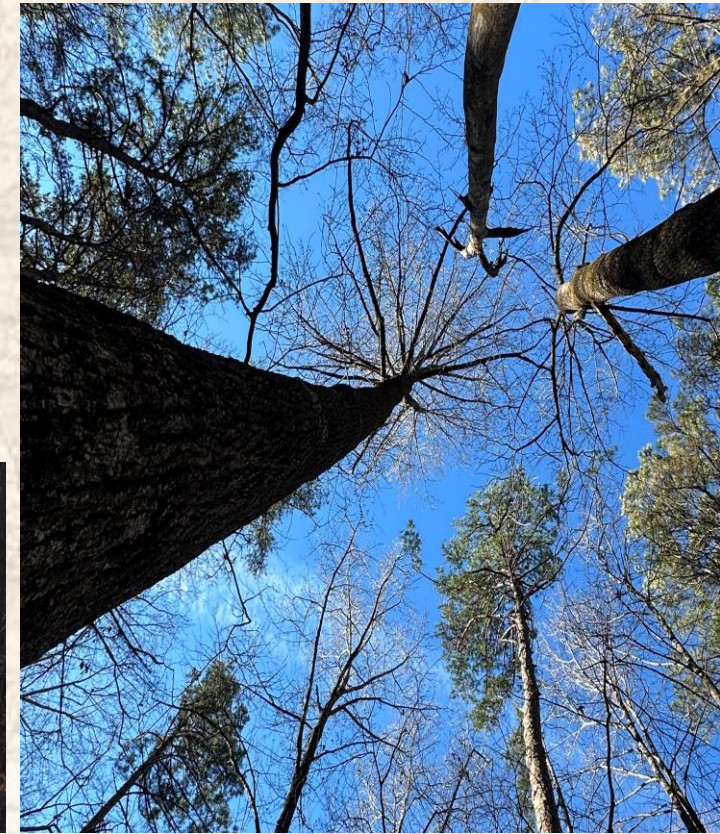
2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Have you been searching for an affordable recreational playground and campsite near the Choctaw WMA in East Central Mississippi? This 11.8± acre diverse timber tract is situated a few miles north of the town of Louisville in Choctaw County, MS. There is easy access off Highway 15, with an established driveway entrance. Once you are on the property you will see a power line running parallel to the highway, perfect for parking and convenient access.



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

DEREK EAVES
LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

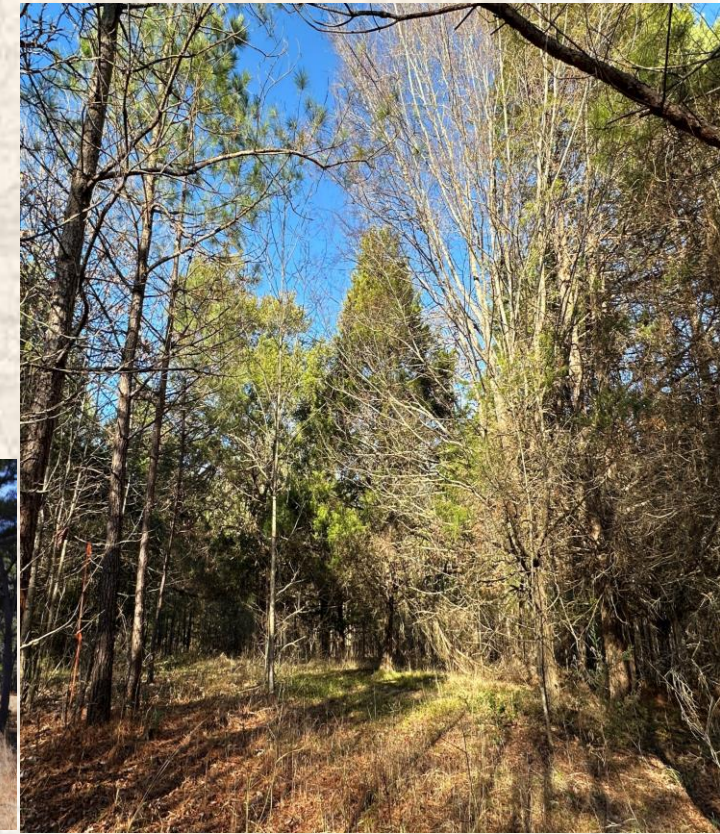
2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



The terrain primarily consists of rolling hills that hold a nice stand of mixed-aged pine. Near the western boundary are several acres of mixed mature pine and hardwood. The hardwood consists of towering oaks and sweetgum. Another power line bisects the property and makes for a potential food plot. Upon inspection we found numerous signs of deer, including scrapes, rubs and trails. Turkeys were also observed. There are numerous locations for potential campsites or home sites. Power and water are available at the road.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES
LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



If you are wanting to access public land, just across Highway 15 is the Choctaw Wildlife Management Area with over 21,000 acres of public hunting and outdoor recreation. For the Mississippi State fan, Starkville is only 40 minutes away. You can hunt in the morning and still make a football/baseball/basketball game. New Orleans is just over four hours away and the Jackson metro area is approximately two hours south. To schedule a private showing of the Choctaw 11.8, call Derek Eaves today.

Directions from Louisville, MS: Travel north on Highway 15 for approximately 6 miles, the property entrance and sign will be on your left.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



The Choctaw 11.8 checks many boxes. If you are in the market for a small recreational tract with highway frontage, give it a look today!



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES
LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

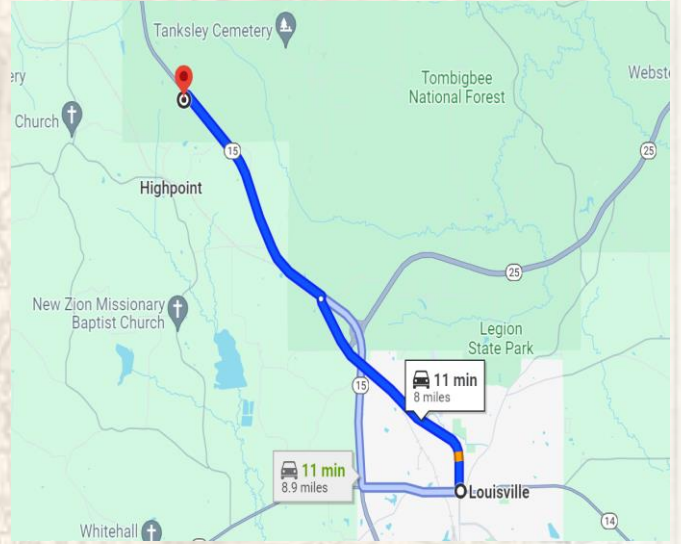
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

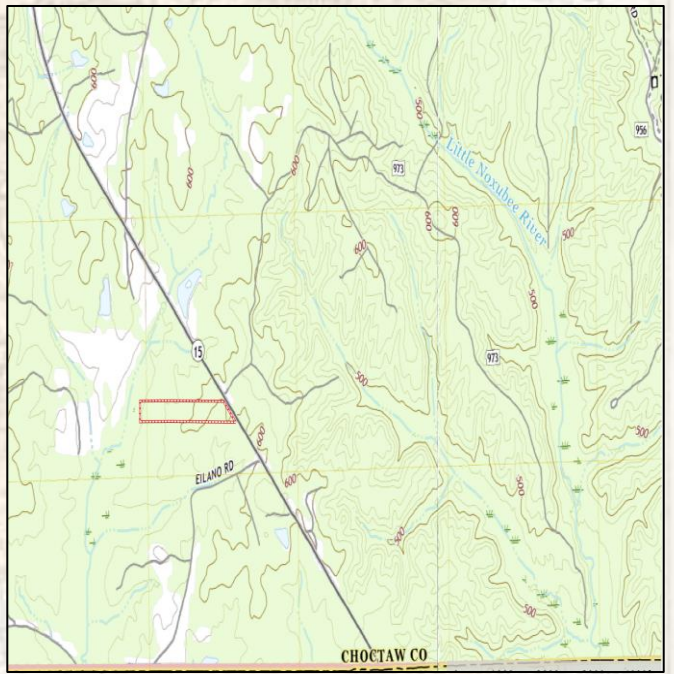
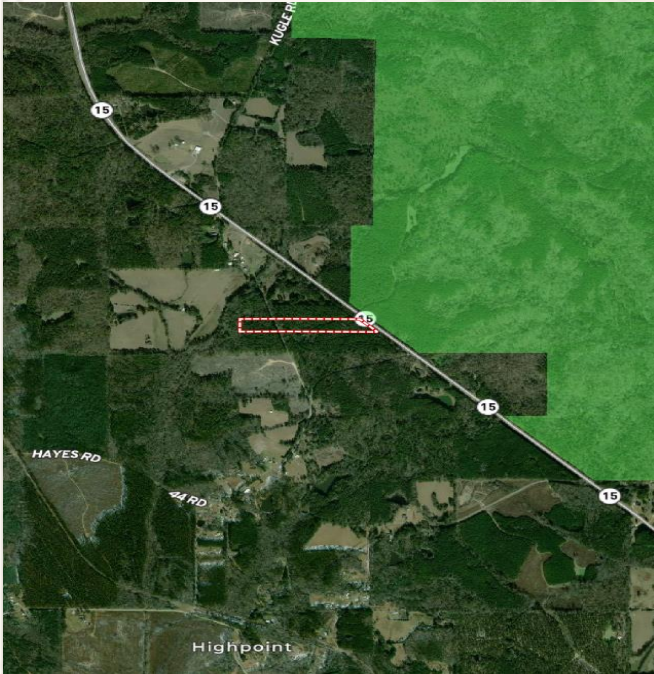


[Interactive Land Map](#)

- 11.8± Surveyed Acres
- Hardwood-Pine Mixture
- Choctaw WMA Across Hwy 15
- Utilities at the road



[Google Maps](#)



SMALLTOWN
 HUNTING PROPERTIES
 & REAL ESTATESM

DEREK EAVES
 LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.