

# 86± ACRES WITH A CAMP CHOCTAW COUNTY, MS

**\$275,000**



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (662) 338-2027



# THE CHOCTAW 86

# PROPERTY PROFILE

## LOCATION:

- Cutts Road  
Ackerman, MS 39735
- Choctaw County
- 29± Miles SW of Starkville

## COORDINATES:

- 33.3049, -89.23101

## PROPERTY USE:

- Recreational
- Hunting
- Weekend Retreat

## PROPERTY INFORMATION:

- 86± Acres
- 2 Bedroom/1 Bath Camp
- Internal Trail System
- Established Food Plot Areas
- Blueberry Orchard
- Privacy Landscaping Along Road
- Concrete Bridge Creek Crossing
- Deer and Turkey
- Shooting Houses and Feeders in Place
- Frontage on Cutts Road

## TAX INFORMATION:

- Parcel # 081-0027-0020000 \$317.09
- Parcel # 081-0027-0021000 \$76.58
- Parcel # 081-0027-0019000 \$34.95



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

**MICHAEL COOPER** | LAND SPECIALIST  
C: 662-285-8686 | mcooper@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



# WELCOME TO THE CHOCTAW 86

**THIS 86± ACRE HUNTING TRACT IN CHOCTAW COUNTY, MS, IS A MUST-SEE!** The current owner has put much time and thought into setting up this property. Some key features include a camp, established food plots with stands in place, and an internal road system that will make hunting and navigating with a utv or 4-wheeler very convenient. There is a new concrete bridge for crossing the creek. Most of the timber is 27± year-old pines. A large portion east of the creek was thinned in 2023 allowing the natural vegetation to grow, improving wildlife bedding and browse. The remainder of the acreage consists of hardwood timber along the creek and food plots. Across the front of the property on Cutts Road is privacy landscaping switchgrass and Elaeagnus shrub. This is where you will find the two bedroom, one bath cabin. Recent upgrades include a renovated bathroom, flooring in the kitchen and a new roof (2021). A blueberry orchard is within walking distance of the cabin. The seller has a good history of successful deer and turkey seasons.

**If you have been searching for a weekend retreat, not too far from Starkville, contact Michael Cooper or Michael Oswalt today!**



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**MICHAEL COOPER** | LAND SPECIALIST  
C: 662-285-8686 | mcooper@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



86 ± ACRES WITH A CAMP

CHOCTAW COUNTY, MISSISSIPPI



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**MICHAEL COOPER** | LAND SPECIALIST  
C: 662-285-8686 | mcooper@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



**86 ± ACRES WITH A CAMP**

**CHOCTAW COUNTY, MISSISSIPPI**



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | [michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

**MICHAEL COOPER** | LAND SPECIALIST  
C: 662-285-8686 | [mcooper@smalltownproperties.com](mailto:mcooper@smalltownproperties.com)

*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com)



86 ± ACRES WITH A CAMP

CHOCTAW COUNTY, MISSISSIPPI



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**MICHAEL COOPER** | LAND SPECIALIST  
C: 662-285-8686 | mcooper@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



86 ± ACRES WITH A CAMP

CHOCTAW COUNTY, MISSISSIPPI



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**MICHAEL COOPER** | LAND SPECIALIST  
C: 662-285-8686 | mcooper@smalltownproperties.com

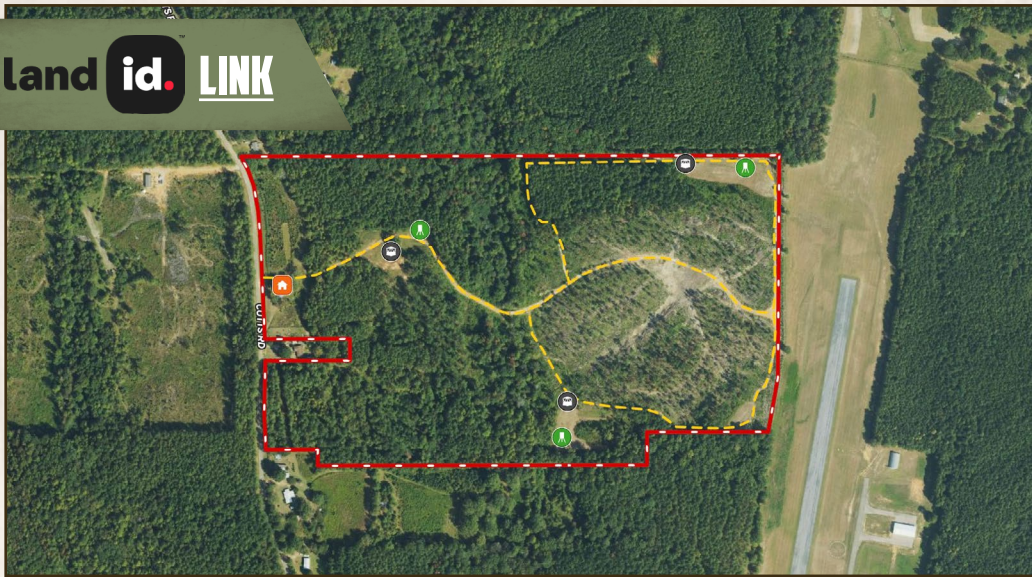
*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

86 ± ACRES WITH A CAMP

CHOCTAW COUNTY, MISSISSIPPI

land id. LINK



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**MICHAEL COOPER** | LAND SPECIALIST  
C: 662-285-8686 | mcooper@smalltownproperties.com

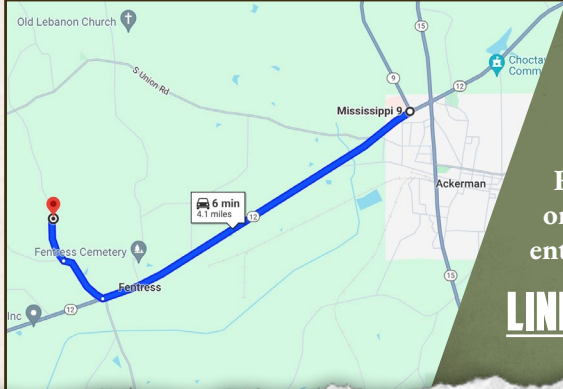
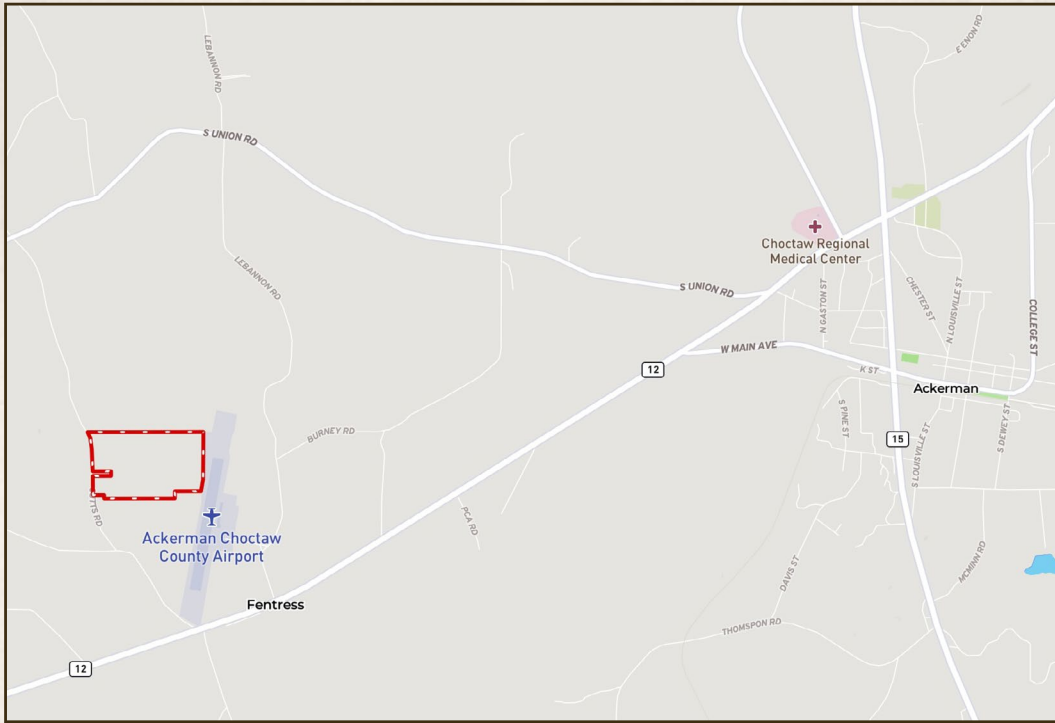
*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



86 ± ACRES WITH A CAMP

CHOCTAW COUNTY, MISSISSIPPI



Directions From the Intersection of Hwy 12 and Hwy 9 in Ackerman, MS: Travel west on Hwy 12 for 3.25 miles then turn right onto Fentress Road and travel 0.5 miles. Turn right onto Cutts Road and in 0.4 miles the entrance will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



**MICHAEL COOPER** | LAND SPECIALIST  
C: 662-285-8686 | mcooper@smalltownproperties.com