



CHOCTAW CREEK | 147.16± ACRES
JACKSON PARISH, LA
\$323,752



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (318) 974-8185

THE CHOCTAW CREEK 147.16

PROPERTY PROFILE

LOCATION:

- Highway 155
Quitman, Louisiana 71268
- Jackson Parish
- 5± Miles W of Quitman
- 16± Miles S of Ruston

COORDINATES:

- 32.35453, -92.75248

PROPERTY USE:

- Recreational
- Hunting
- Timberland

PROPERTY INFORMATION:

- 147.16± Surveyed Acres
- Frontage on Hwy 155
- Dammed-Up Beaver Pond
- Mature Hardwood Timber
- Recently Thinned
Gum & Cypress
- Choctaw Creek Traverses
North to South
- Deer & Small Game
- Subject to Flooding

TAX INFORMATION:

- Parcel Number: 0010091521BP



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HEATH EUBANKS

LAND SPECIALIST

C: 318-608-7848

O: 318-974-8185

heath@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW CREEK 147.16

INTRODUCING THE CHOCTAW CREEK 147.16, SITUATED JUST WEST OF QUITMAN, LOUISIANA. At first glance, you will notice the Jackson Parish tract is loaded with mature bottomland hardwoods, even after a recent timber thinning. And, in this part of the country, this is a rare find! Choctaw Creek winds through the property from the north to the southernmost boundary lines, offering a diverse habitat. Near the center of the tract you'll find a dammed-up beaver pond providing even more opportunity for wildlife. There is a good chance you will get in a good wood duck shoot at some point. During the initial evaluation of this place, multiple deer were spotted in and among the beaver pond, utilizing islands of dry ground across the pond for cover. The Choctaw Creek 147.16 is going to offer some of the best hunting opportunities in the area. Choctaw Creek was previously part of the very well-known Jackson-Bienville Wildlife Management Area. On the north and south ends of the property, you'll find a recent timber thinning of gum and cypress timber. The timber management will offer an outstanding habitat for years to come. The land on the south side of the highway is clear-cut.

If you're looking for a tract that is going to offer some great whitetail hunting, you might ought to give this one a look. With tons of cover and diversity, this is where the big deer like to spend their time.

Call Heath Eubanks today to schedule a private showing of the Choctaw Creek 147.16.



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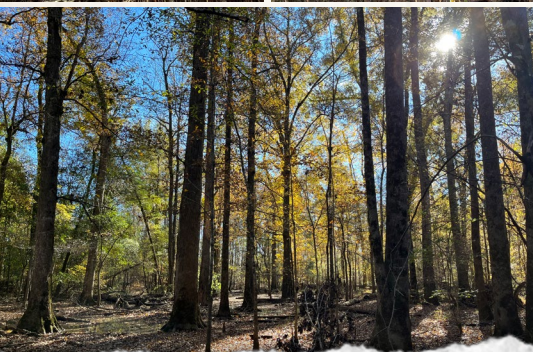
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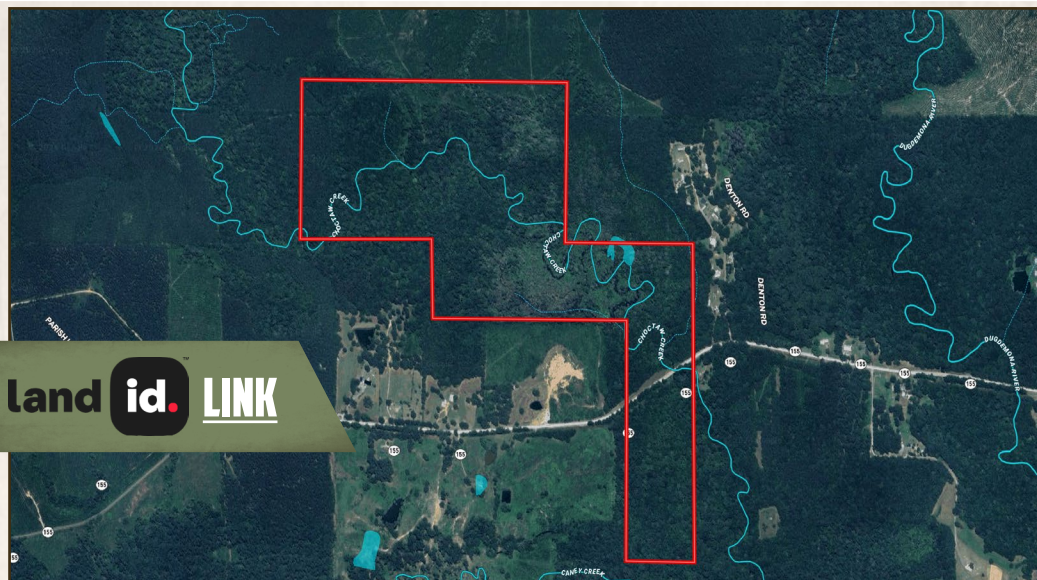
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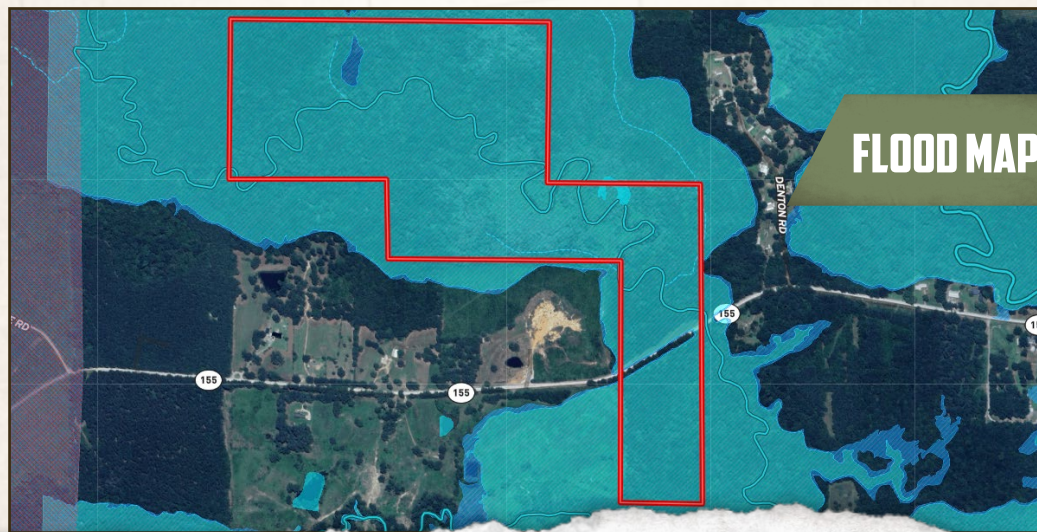
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land id. LINK



FLOOD MAP



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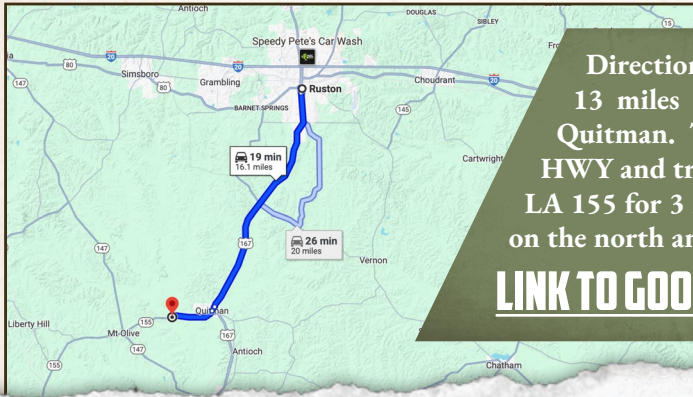
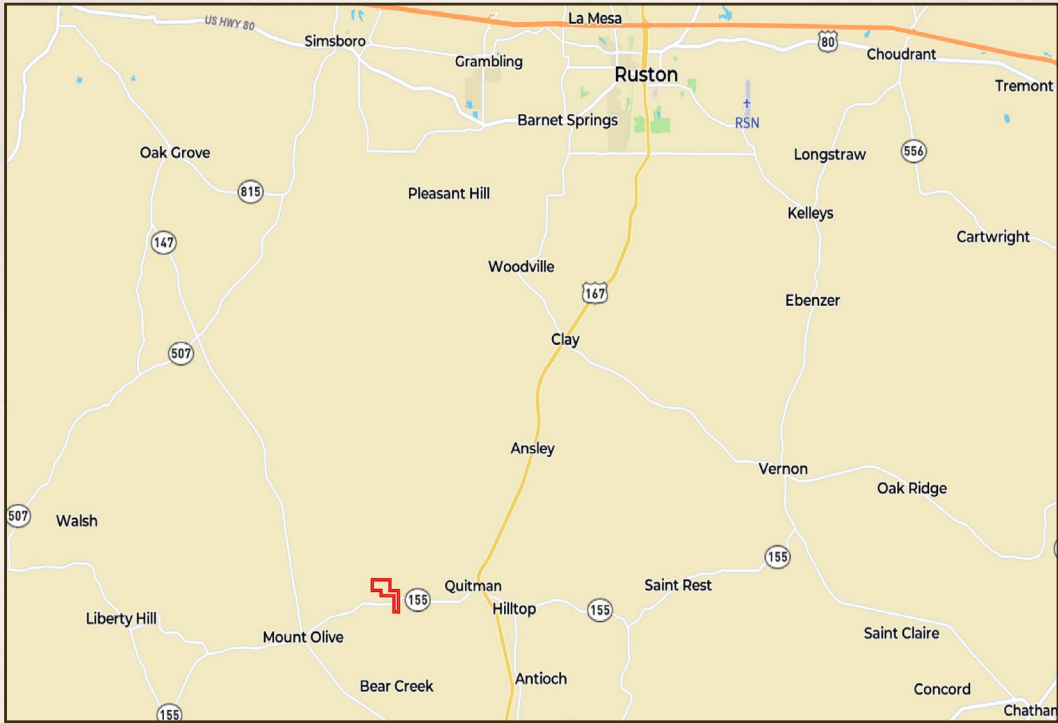
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Directions From Ruston, LA: Travel 13 miles south on US 167 towards Quitman. Turn right onto Quitman HWY and travel 0.3 miles. Continue on LA 155 for 3 miles. The property will be on the north and south side of HWY 155.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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