



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

135± ACRES
CHICKASAW COUNTY, MS
\$337,500



OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE CHICKASAW 135

PROPERTY PROFILE

LOCATION:

- MS-46
Mantee, MS 39751
- Accessed Via Deeded Easement
- Chickasaw County
- 36± Miles NW of MSU
- 48.1± Miles SW of Tupelo
- 70± Miles SE of Ole Miss

COORDINATES:

- 33.7419, -89.0386

TAX INFORMATION:

- 2024 Taxes: \$623.67
- Tax Code Area 2010

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment

PROPERTY INFORMATION:

- 135± Acres
- 25± Year-Old Pine Timber
- Established Internal Trails
- Convenient Access to MS-15



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JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

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jacob@smalltownproperties.com

501 Hwy 12 W, Ste 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHICKASAW 135

ARE YOU LOOKING FOR THE PERFECT BLEND OF INVESTMENT AND OUTDOOR ADVENTURE? End your search on the Chickasaw 135! Located near Maben, MS just off MS-15, this 135± acre Chickasaw County property offers promising timberland, ideal for long-term investment or weekend recreation. Access to the tract is via a deeded easement from MS-46, offering privacy and convenience with easy accessibility to MS-15. The strong pine timber growth provides lasting value. Additionally, the Chickasaw 135 is an ideal place for outdoor fun, such as hunting and riding the established trails.

This Mississippi gem is a rare find—whether you're expanding your portfolio or seeking a personal getaway. For an opportunity to own a piece of nature with solid financial potential, contact Jacob Hanson today!



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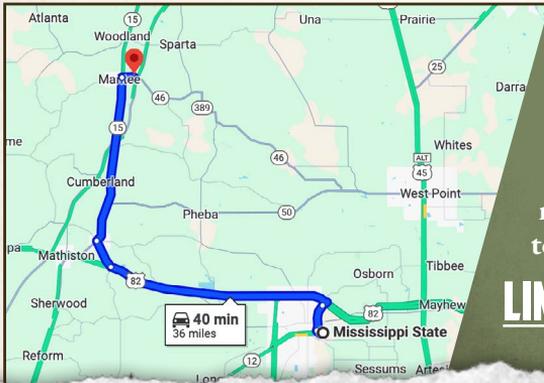
CHICKASAW COUNTY, MISSISSIPPI



land id. LINK

Directions From the Intersection of Stone Blvd and MS-12 in Starkville, MS: Travel 2 miles east on MS-12. Merge onto US-82 W and proceed 19.3 miles. Take the exit to the right for Maben Starkville Road and continue 2.2 miles. Turn right on MS-15 N and travel 12.7 miles. Turn right on MS-46 E and proceed 0.9 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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