



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

40± ACRES
CHICKASAW COUNTY, MS
\$130,000



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

THE CHICKASAW 40

PROPERTY PROFILE

LOCATION:

- Highway 15
Woodland, MS 39776
- Chickasaw County
- 35.6± Miles NW of Starkville
- 47.5± Miles SW of Tupelo
- 68.5± Miles SE of Oxford

COORDINATES:

- 33.7448, -89.0513

TAX INFORMATION:

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

PROPERTY USE:

- Recreational
- Potential Home Site
- Potential Development
- Investment

PROPERTY INFORMATION:

- 40± Acres
- Sewayah Creek Frontage
- 1,300'± Frontage on
Highway 15
- Small Pond



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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 40

**40± ACRES IN CHICKASAW COUNTY, MS
PRIME LAND ON HIGHWAY 15 IN WOODLAND**

Welcome to the Chickasaw 40, situated along Highway 15 in Woodland, Mississippi. This property offers a rare combination of accessibility, versatility, and natural beauty. With over 1,300 feet of highway frontage, this 40± acre property presents an outstanding investment opportunity for those interested in subdividing or maintain the parcel as a spacious homestead.

The land features frontage on Sewayah Creek and offers access to a pond, enhancing its recreational value and providing ideal resources for watering livestock or horses. Whether you're seeking a private retreat, looking to start a farm, or interested in development opportunities, this property checks all the boxes. The Chickasaw 40 is located roughly 35 miles northwest of Starkville and just over 47 miles southwest of Tupelo.

**To learn more and schedule a personal tour,
contact Jacob Hanson today!**



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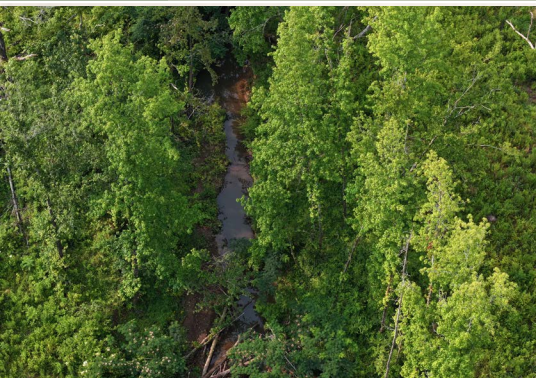
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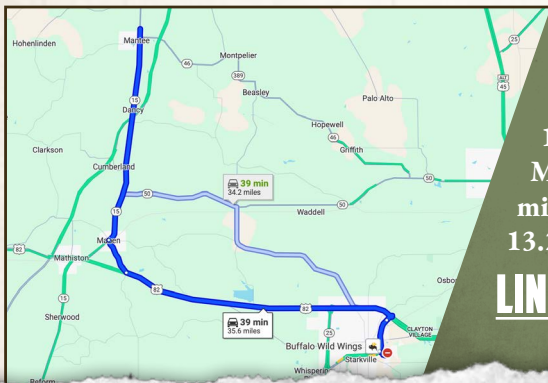
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Directions From the Intersection of Stone Blvd and MS-12 in Starkville, MS: Travel 2 miles east on MS-12. Merge onto US-82 W and proceed 19.3 miles. Take the exit to the right for Maben Starkville Road and continue 2.2 miles. Turn right on MS-15 N and travel 13.2 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)**SMALLTOWN**
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