



**56± ACRES**  
**CHOCTAW COUNTY, MS**  
**\$151,200**



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

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# THE CHOCTAW 56

## PROPERTY PROFILE

### LOCATION:

- Pearson Road  
Stewart, MS 39767
- Choctaw County
- 1± Mile S of the Big Black River
- 2.3± Miles S of HWY 82
- 20± Miles E of Winona
- 38± Miles W of Starkville
- 77± Miles S of Oxford
- 90± Miles NE of Madison

### COORDINATES:

- 33.42212, -89.43428

### PROPERTY USE:

- Recreational
- Hunting
- Potential Home/Cabin Site
- Investment

### PROPERTY INFORMATION:

- 56± Total Acres
- 5± Acres of Cutover
- Hardwood Mix
- Area for Food Plots
- Utilities Accessible
- Multiple Access Points
- Creek and Small Pond
- Frontage on Three Roads
- Excellent Deer  
& Turkey Hunting

### TAX INFORMATION:

2024 – \$163.50

- Parcel # 042-0014-0003000



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**BILLY CARPENTER**

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

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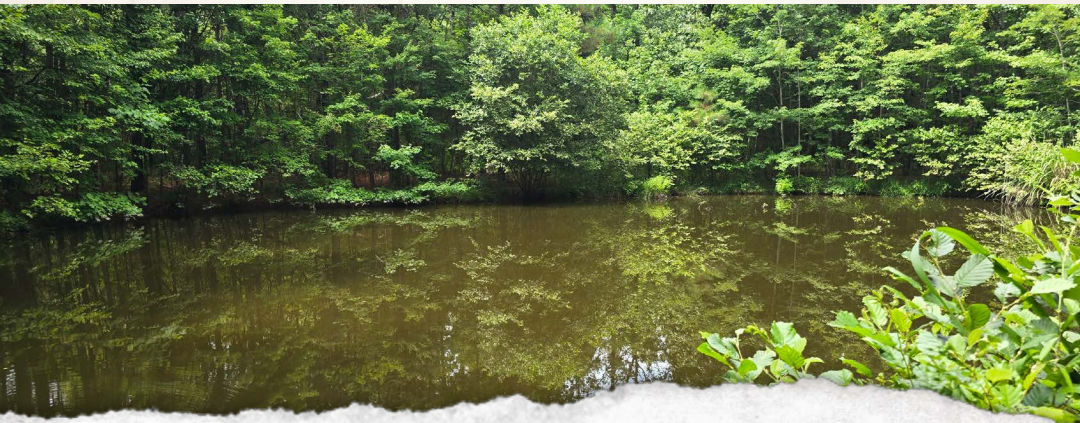
Information is believed to be accurate but not guaranteed.





# WELCOME TO THE CHOCTAW 56

IF YOU'VE BEEN LOOKING FOR THE PERFECT SMALL HUNTING TRACT IN CENTRAL MISSISSIPPI, THIS 56± ACRE PROPERTY DESERVES A SERIOUS LOOK. Located near Stewart in Choctaw County, just one mile from the Big Black River, this game-rich area is well known for producing quality deer and turkeys. Pearson Road splits the property, with 35.5± acres on the north side and 20.5± acres to the south, giving you multiple setups and easy access based on wind and game movement.



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# MORE ABOUT THE CHOCTAW 56

The land features a solid mix of hardwoods, around 5± acres of cutover for bedding, a small creek, a pond, and some areas that are already open for food plots. An old cabin is on site but offers no real value; however, it does have utilities, giving you a head start on building your future camp. With access points from Huntsville, Killgore, and Pearson Roads, you can hunt it smart without burning your best spots. Whether you're slipping in for a quick evening sit or planning a full weekend in the woods, this tract sets up just right. Only 20 miles east of Winona and less than an hour from Starkville, it's convenient yet private.

**These kinds of tracts near the Big Black don't hit the market often;  
call Billy Carpenter today to learn more and take a look.**



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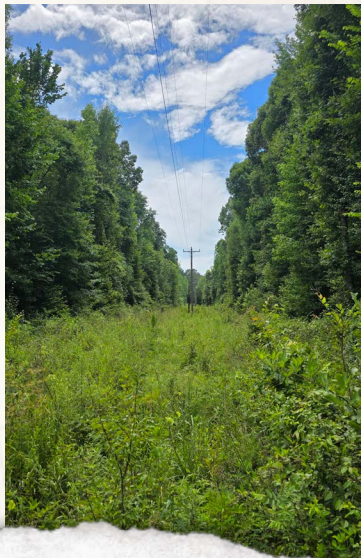


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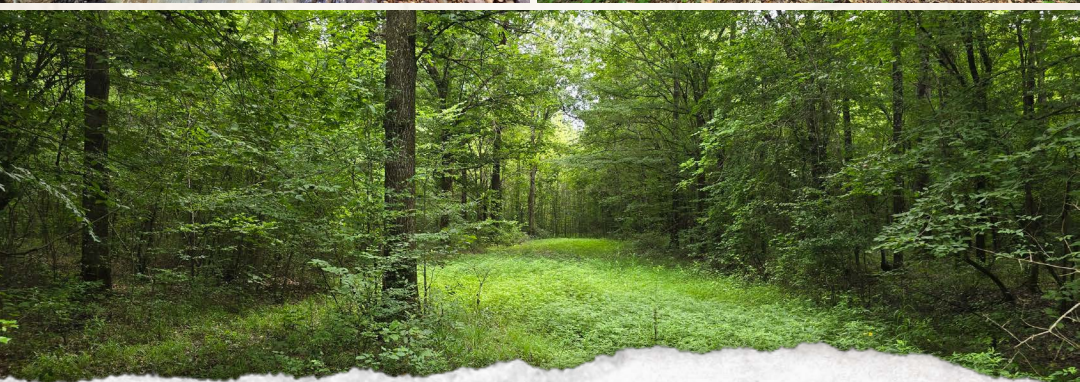
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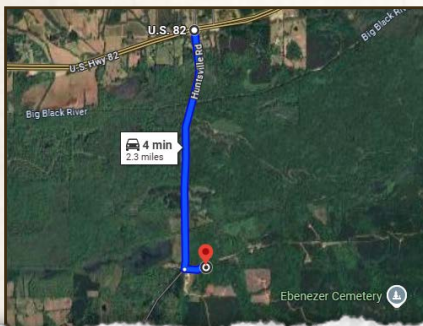
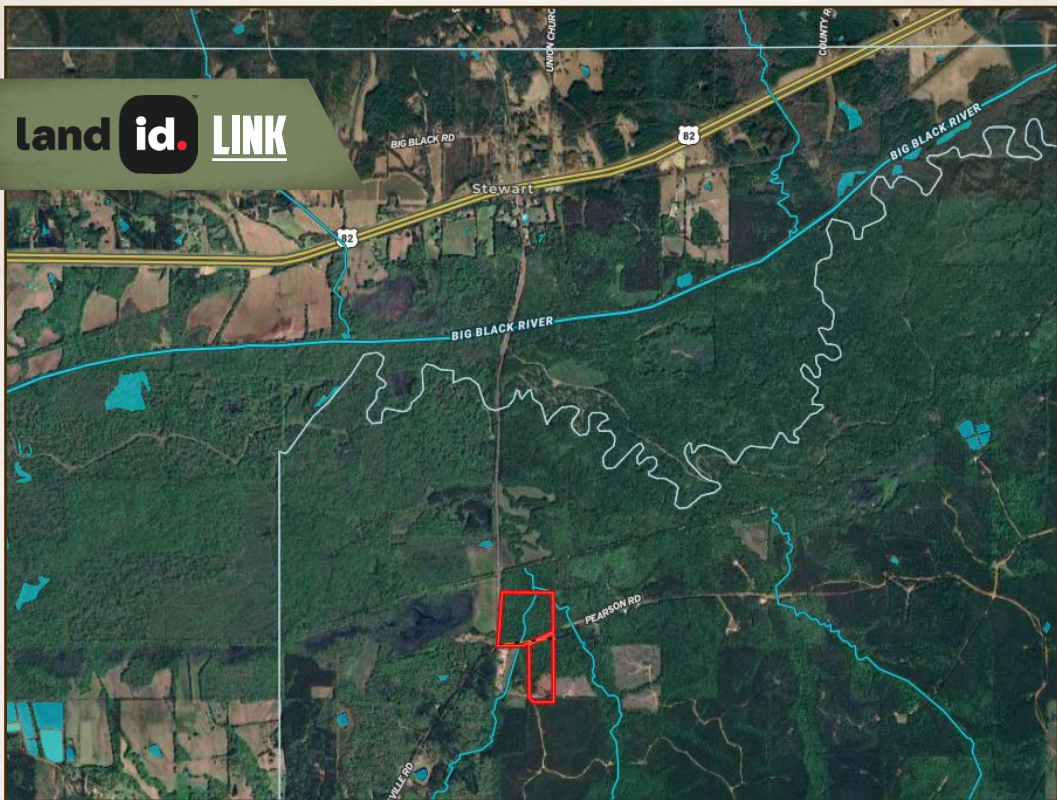




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land **id.** LINK



Directions From Highway 82 in Stewart, MS: Travel 2.1 miles south on Huntsville Road. Turn left onto Pearson Road and proceed 0.1 miles to the property on both sides of the road.

**LINK TO GOOGLE MAP DIRECTIONS**



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