

382± Acres

Hunting/Recreation/Timber/Agriculture

Choctaw County, MS



\$935,000



**BRADY
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MANAGING BROKER

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Brady@TomSmithLand.com



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Property Information

Location:

- 24 miles from Louisville
- 30 miles from Starkville
- 34 miles from Winona

Property Use:

- Hunting, recreation, timber, agriculture

Coordinates:

- 33.4592, -89.2423

Property Highlights

- 382± acres
- Established internal road system
- Paved road access
- 69.95± acres of CRP with annual payments of \$2,994 through 2030
- 21.27± acres of ag ground being leased for \$2,500 per year
- 70± acres of 28-year-old pines
- 3 established food plots with numerous places for ladder stands or new food plots
- The remaining acreage of the property consists of hardwoods

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The Property

382± Acres

This 382± acre recreational and investment property offers an outstanding combination of income-producing acreage, excellent hunting opportunities, and easy access with paved road frontage and an established internal road system. The property generates income through 69.95± acres enrolled in CRP with annual payments of approximately \$2,994 through 2030 and 21.27± acres of agricultural ground currently leased for \$2,500 per year. The property also has 70± acres of 28-year-old pine plantation, three established food plots, numerous stand locations, and additional opportunities for future food plot development. The remaining acreage consists primarily of hardwood timber, along with creeks and ditches, creating excellent habitat for deer, turkey, and other wildlife. Surrounded by productive row crop farmland, this tract benefits from abundant natural food sources and strong wildlife populations, making it an exceptional hunting, recreational, timber, and income-producing property. Call Brady to schedule your private showing today!



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The Property



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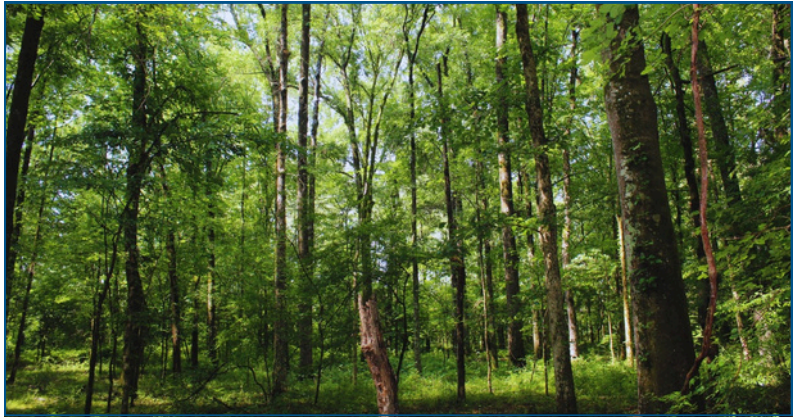
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The Property



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Aerial Photos



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Aerial Photos



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Aerial Map



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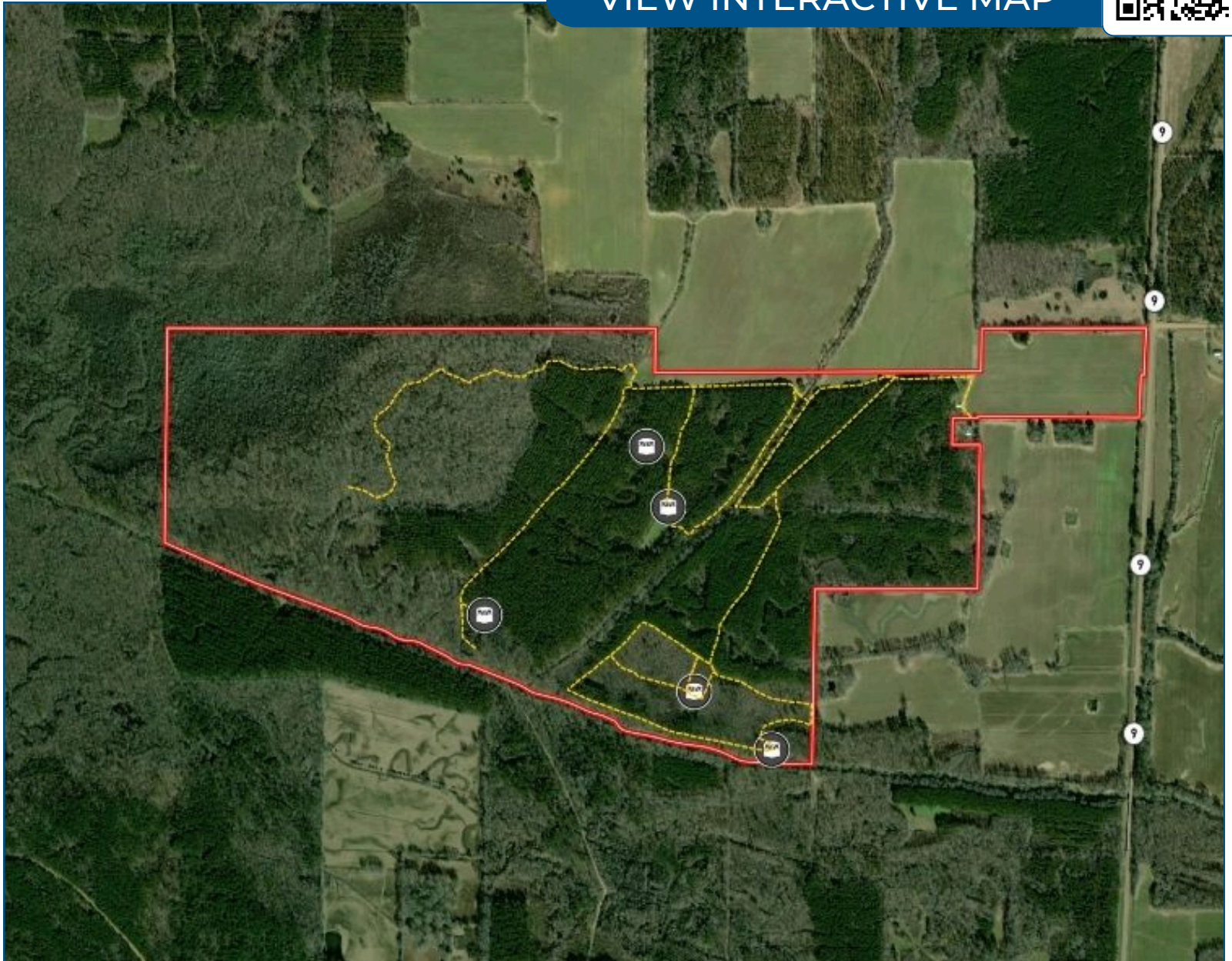
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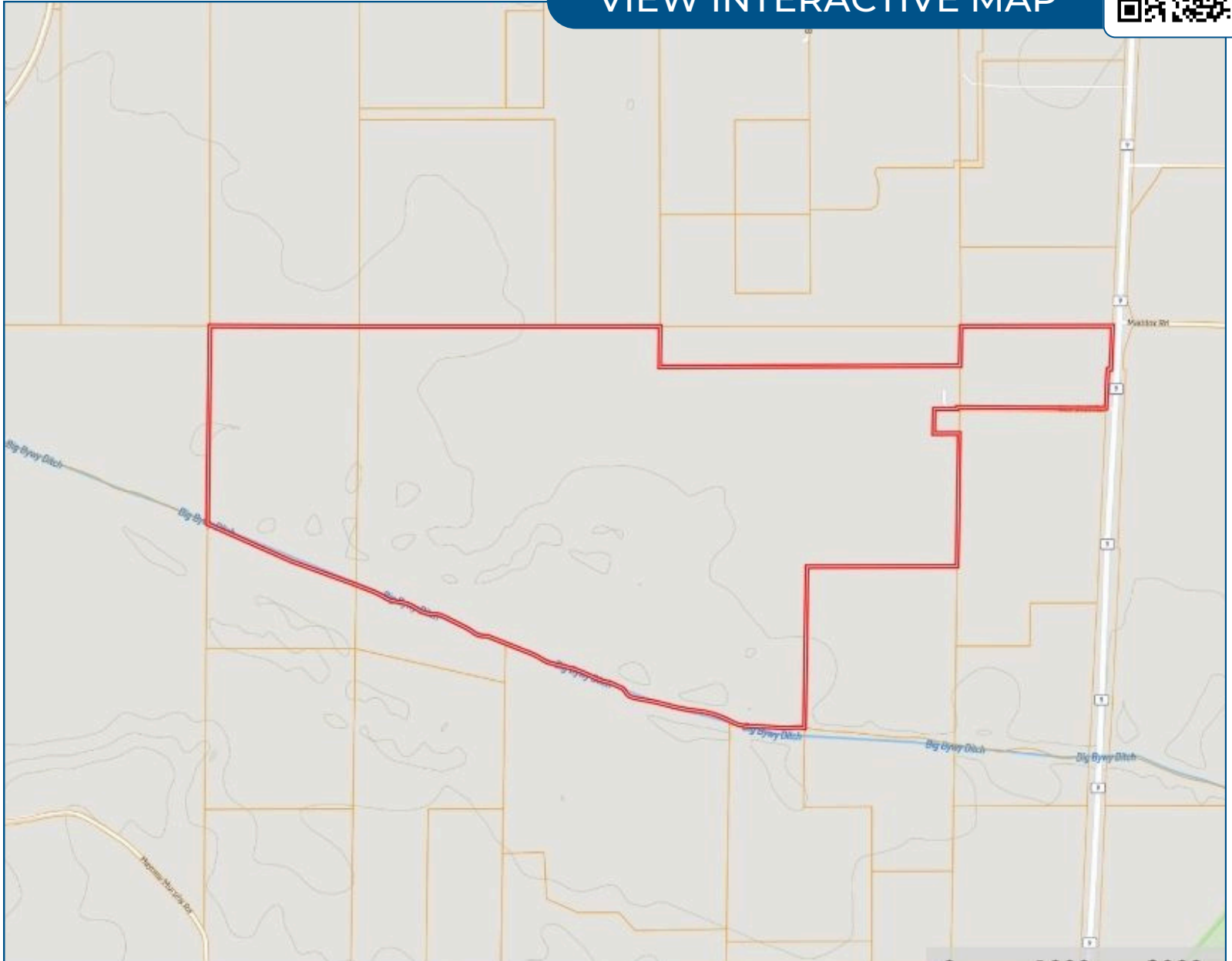
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Ownership Map



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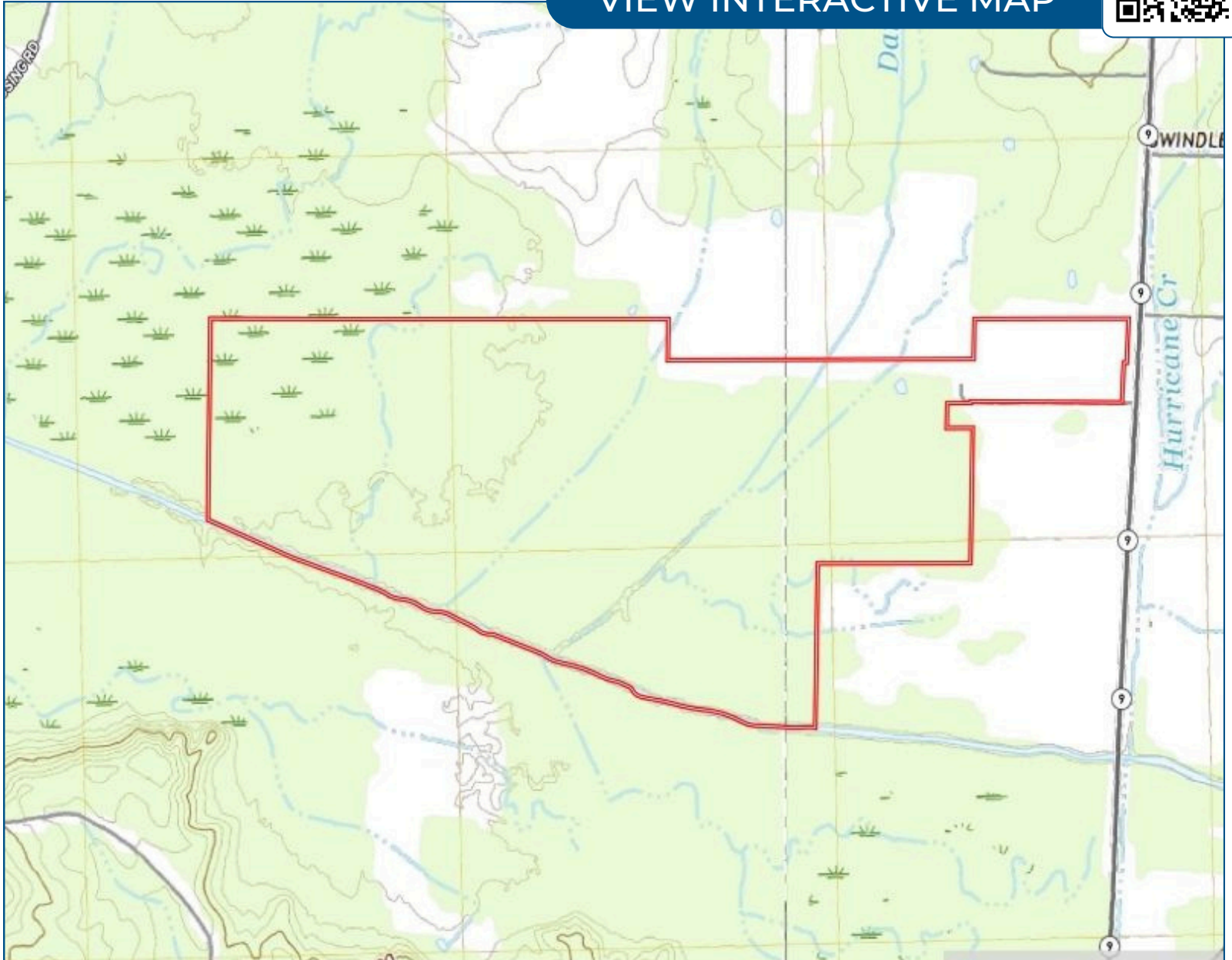


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Topo Map



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An interactive map of Eupora, Mississippi, and the surrounding region. The map shows a network of roads, including Interstate 55 (I-55) running north-south and several US Highways (25, 35, 45, 50, 51, 82, 14, 15, 17, 278). Major towns and cities labeled include Houston, Calhoun City, Aberdeen, Hamilton, Caledonia, Columbus AFB, West Point, Columbus, New Hope, Starkville, Crawford, Brooksville, Macon, Shugualak, Noxapater, Louisville, Ethel, McCool, French Camp, Ackerman, Sturgis, Vaiden, Winona, Carrollton, Coila, Durant, Lexington, Sallis, Kosciusko, West, Vaiden, Winona, Carrollton, Coila, Vaiden, Winona, Carrollton, Coila, Vaiden, Winona, Carrollton, Coila. The Tombigbee National Forest is highlighted in green in the southern part of the map. A red location pin is placed on the map near Eupora, with a small black circle below it. In the top right corner, there is a blue button with the text "VIEW INTERACTIVE MAP" and a QR code next to it.

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Information is believed to be accurate but not guaranteed.