

26.3± Acre Investment

Directly off of HWY 15



Preferred
BROKER

Choctaw County, Ackerman, MS

\$65,800



Expect More. Get More.

Property Information

Location:

- Ackerman, MS
- Right off of HWY 15

Coordinates:

- 33.4076, -89.1637

Property Use:

- Homesite
- Investment
- Recreational

Property Highlights

- 26.3± Acres
- 18.5± Acres of 21-year-old pines
- 5.1± Acres of Hardwood
- Over 1,500 feet of road frontage on HWY 15
- 9 minutes from Main Street in Ackerman, MS
- 35 Minutes from Starkville, MS



**CHANCE
PERSAC**
REALTOR®

Office: 662.268.6333

Cell: 601.955.4587

Chance@TomSmithLand.com



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**A Real Estate Expert
You Can Trust!**



The Property

26.3 +/- Acres

Are you looking for a good investment or a small, untouched tract of land? Well, here it is! This 26.3± acre tract in Choctaw County, MS consists of 18.5± acres planted in 2005 and 5.1± acres in hardwood. This property could be used to build a dream home with acreage or be turned into a small hunting tract. There is also over 1,500 feet of road frontage on Highway 15, and utilities are available nearby. It is conveniently located within the Choctaw County School District, only 9 minutes from Main Street in Ackerman and 35 minutes from Starkville. Call Chance Persac for your private showing today!



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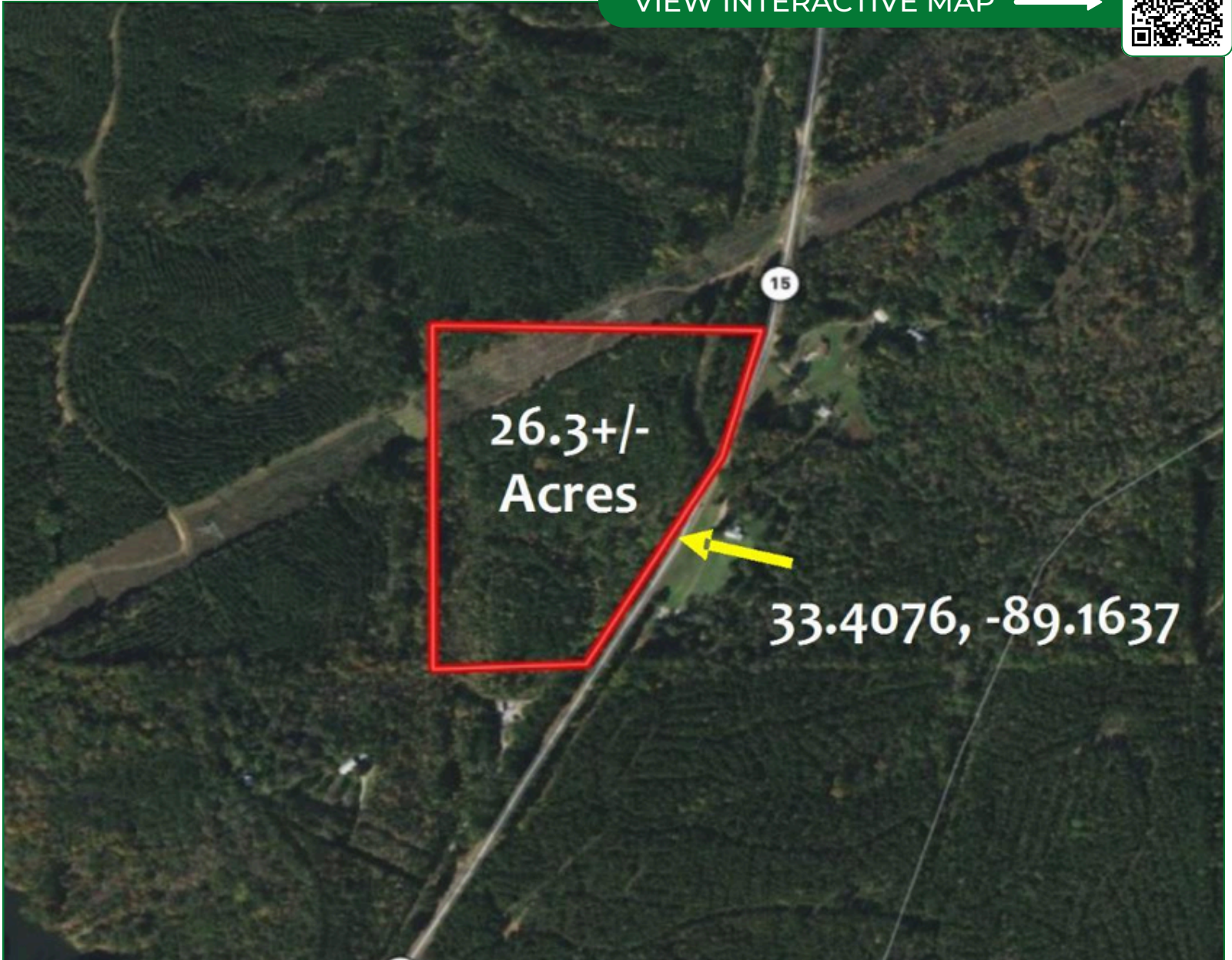
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Aerial Map

VIEW INTERACTIVE MAP →



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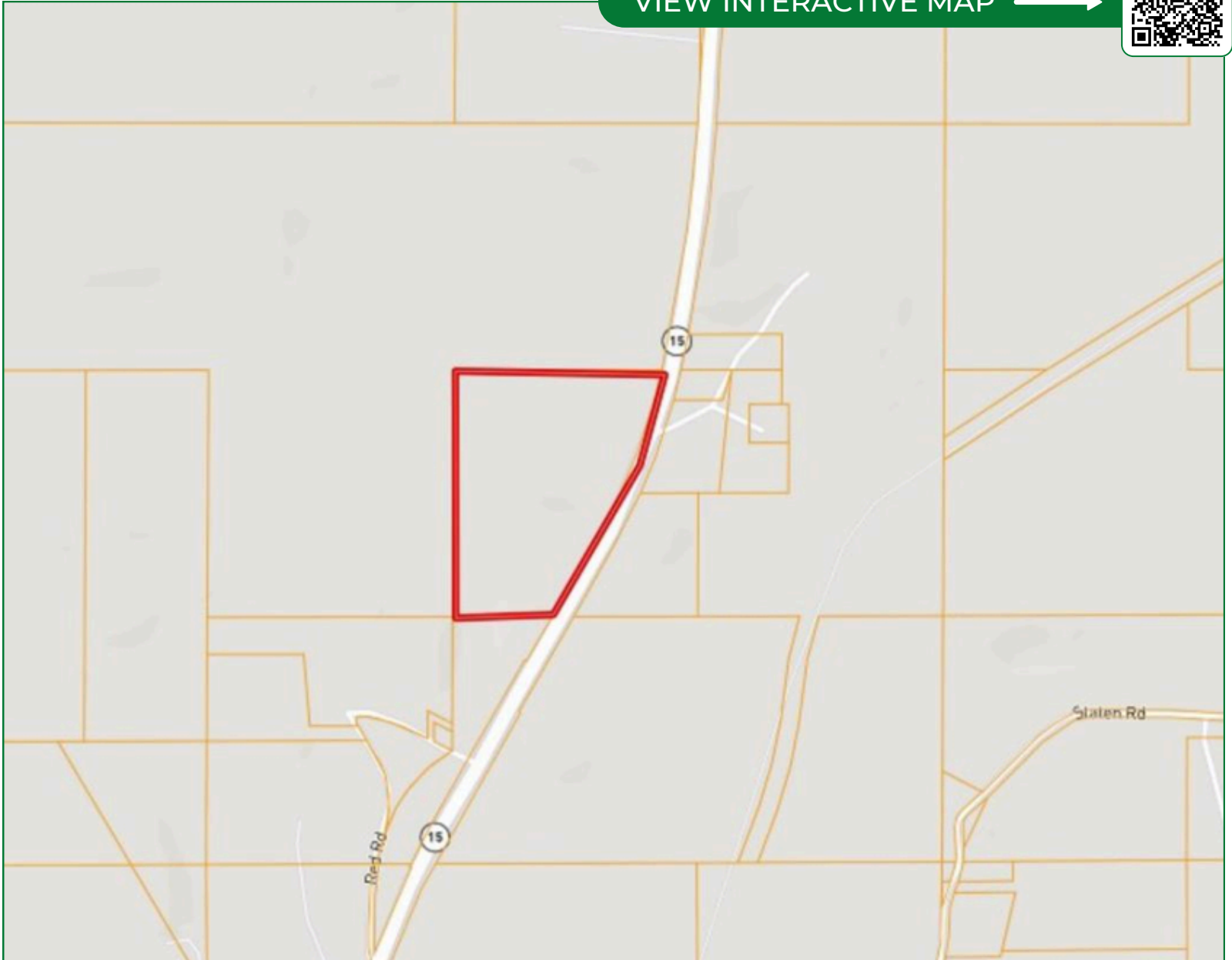
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Ownership Map

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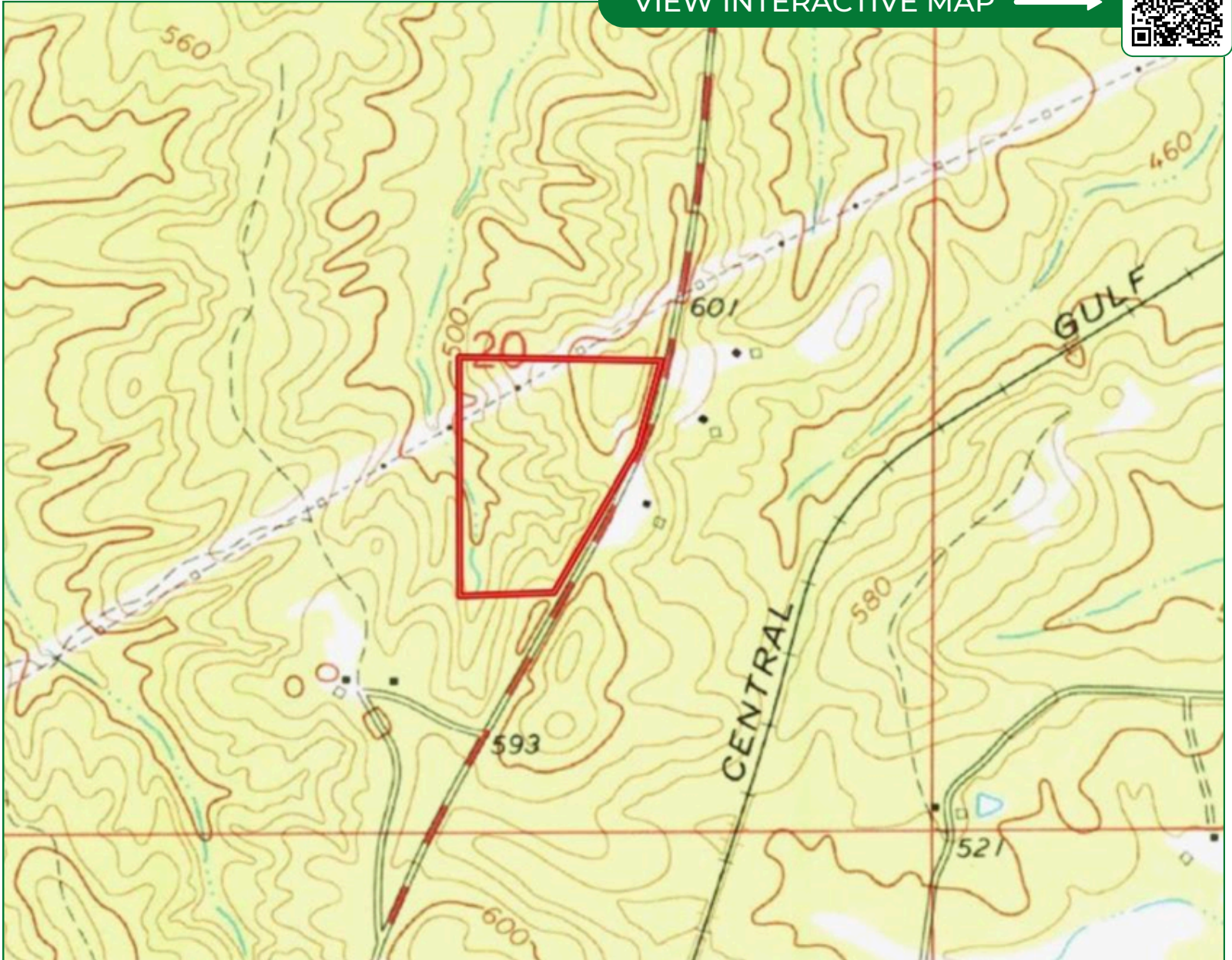
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Topo Map

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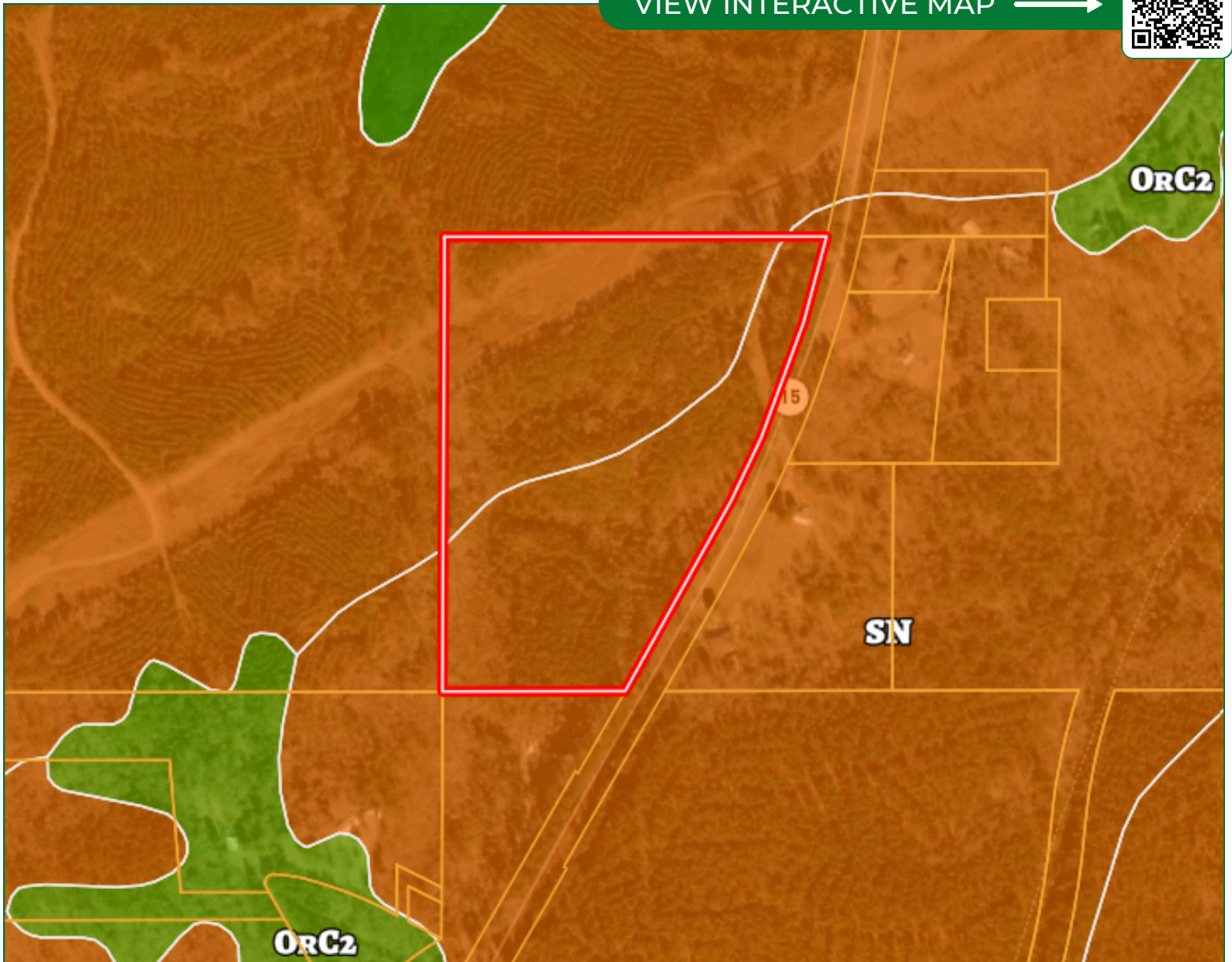
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Soil Map

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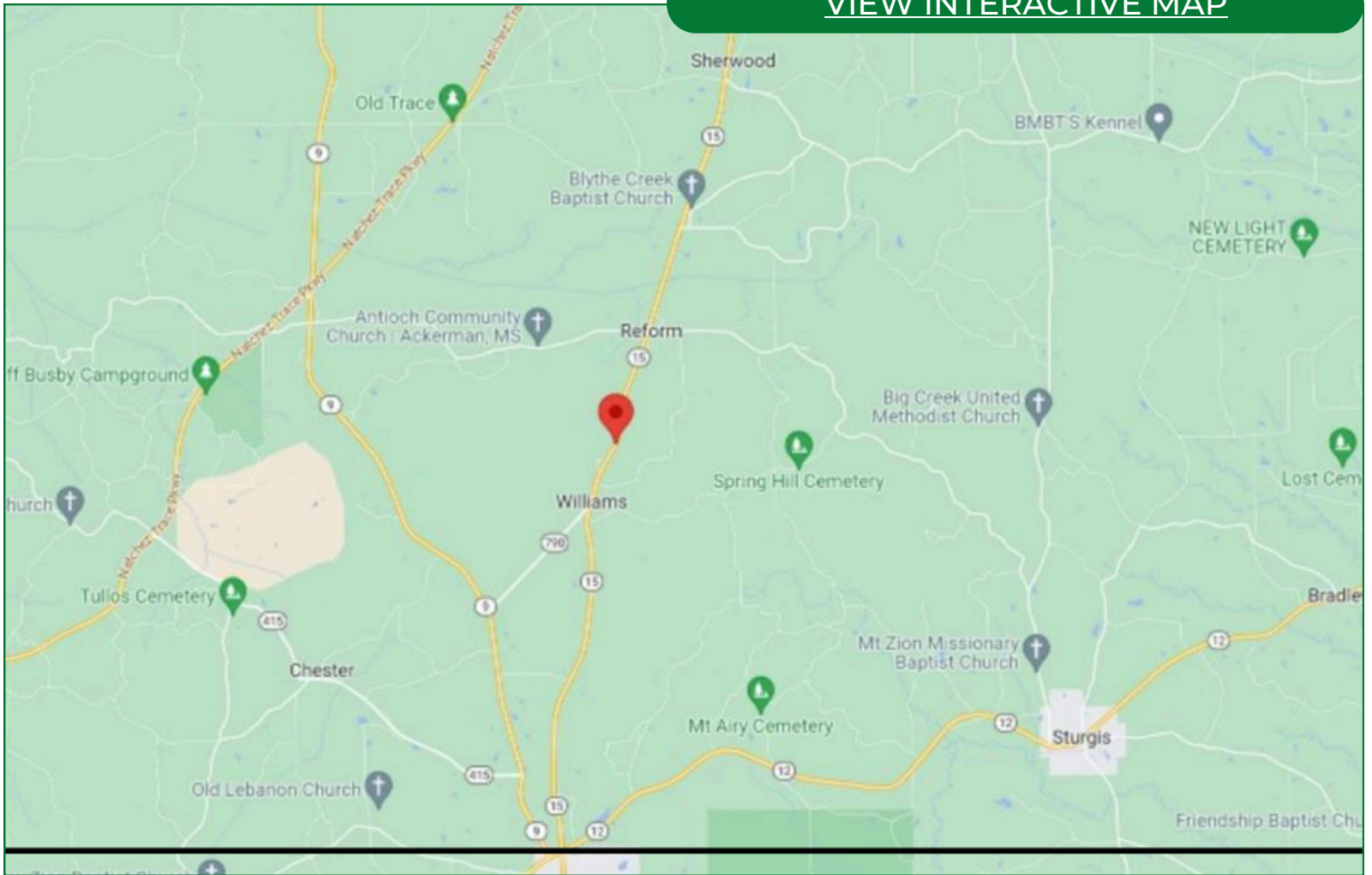
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Directional Map

[VIEW INTERACTIVE MAP](#)



Directions from Hwy 12 and Hwy 15 in Ackerman, MS: Travel MS-15 North for 6.9 miles. The property will be on your left.

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Listing Agent



Chance Persac
REALTOR®

Chance Persac grew up in Canton, Mississippi, and graduated from Canton Academy. His family now resides in Madison, while he lives in Starkville attending Mississippi State University, where he is pursuing a degree in Business Administration and has also served as Rush Chairman for his fraternity chapter.

He loves spending time outdoors, especially hunting and playing golf. His faith is the most important part of his life—he strives to live for Jesus and finds confidence through Him. Chance brings character, a strong work ethic, and a genuine passion for people into everything he does.

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TODAY!**

