

80± Acres

Great Recreational/Investment Tract

Choctaw County, Ackerman, Mississippi



\$108,000



Expect More. Get More.

TomSmithLandandHomes.com

Office: 662.268.6333

Property Information

Location:

- Ackerman, MS
- Right off of HWY 12

Property Use:

- Recreational
- Investment

Coordinates:

- 33.346, -89.108

Property Highlights

- 80± Acres
- Fresh Clearcut
- Located in Choctaw County



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**JOHNNY
LUKE**
REALTOR®

Office: 662.268.6333

Cell: 662.803.2622

JohnnyLuke@TomSmithLand.com

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



The Property

80± Acres

Beautiful 80± acre tract located in Choctaw County, Mississippi, offering excellent potential for investment, recreation, hunting, or future timber production. The property was clear-cut in 2025, providing a blank canvas for replanting, wildlife habitat improvements, food plots, or other land-management opportunities. With its size and rural setting, this tract has the potential to become a hunter's paradise while also serving as a long-term land and timber investment. Whether you are looking for a recreational retreat, hunting property, or acreage to manage and improve, this property offers a variety of possibilities.



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Aerial Map



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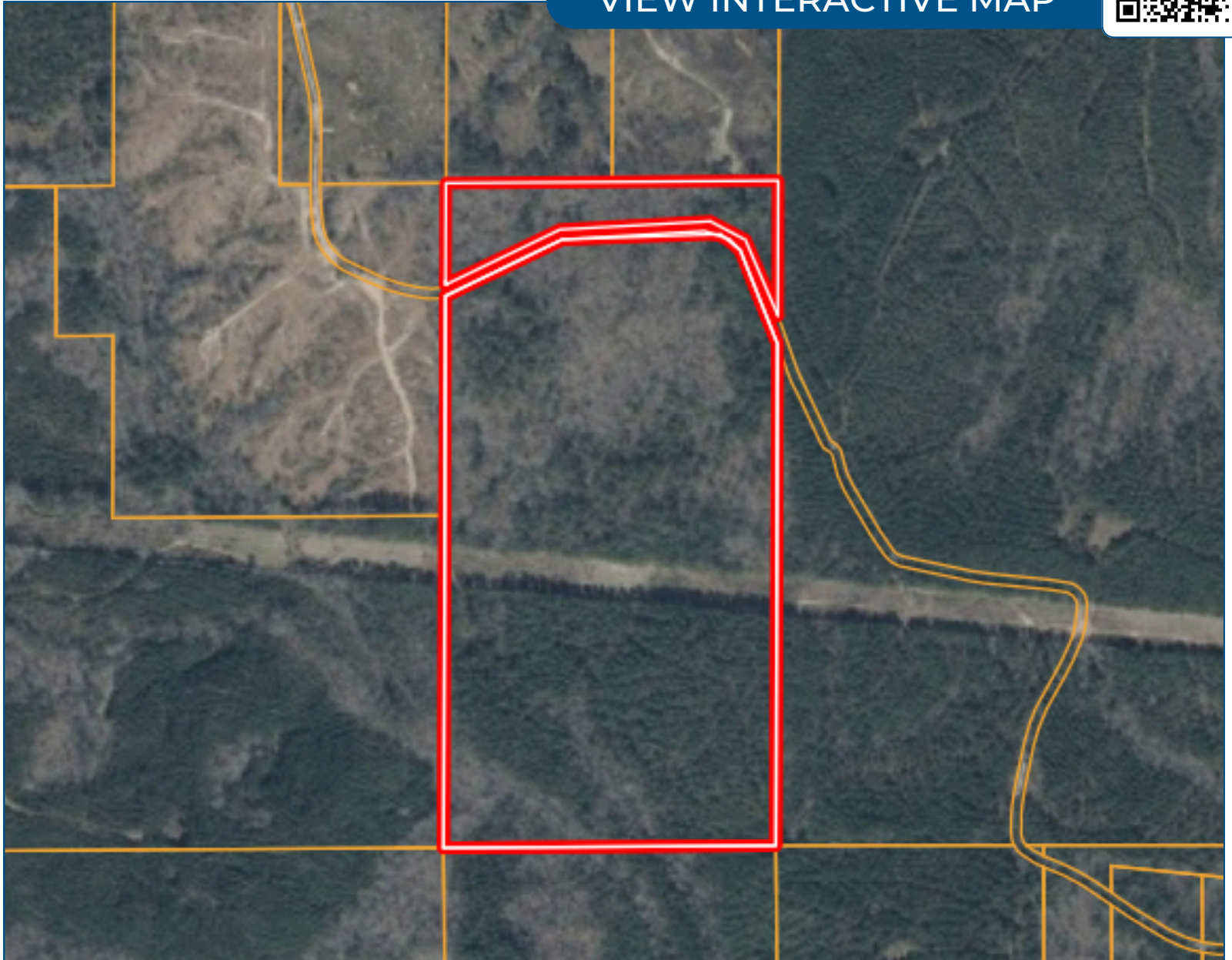


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Ownership Map



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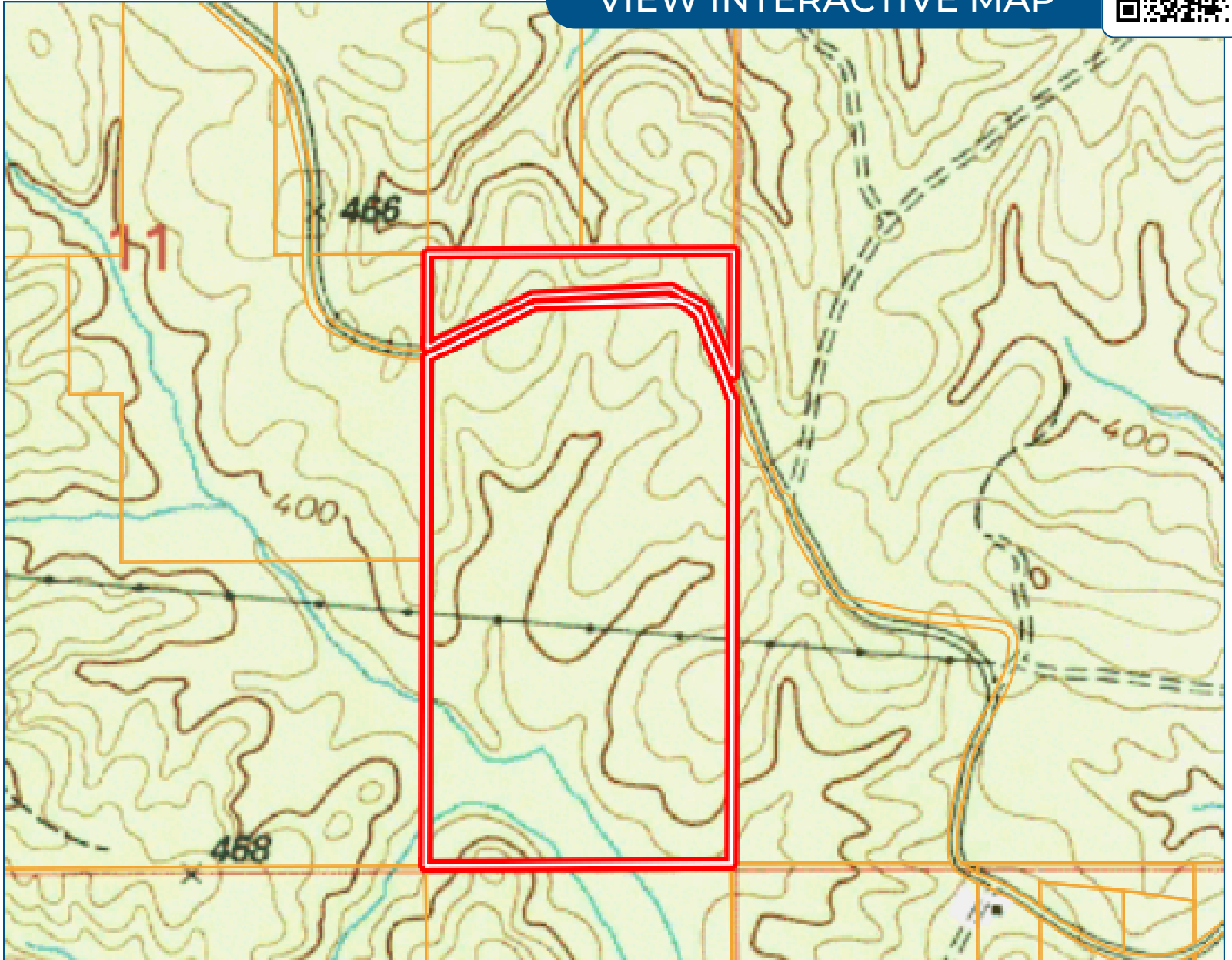
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Topo Map



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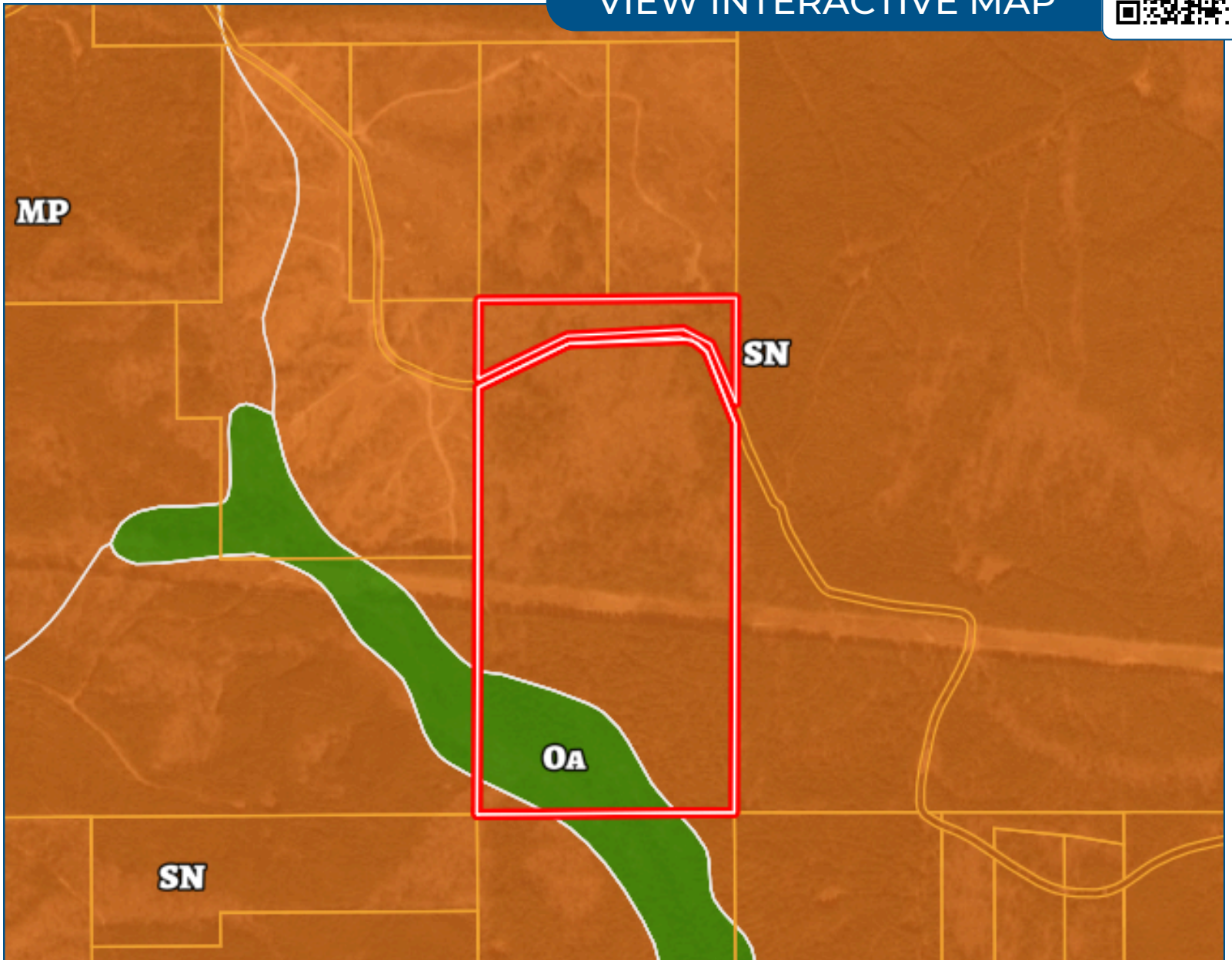


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Soil Map



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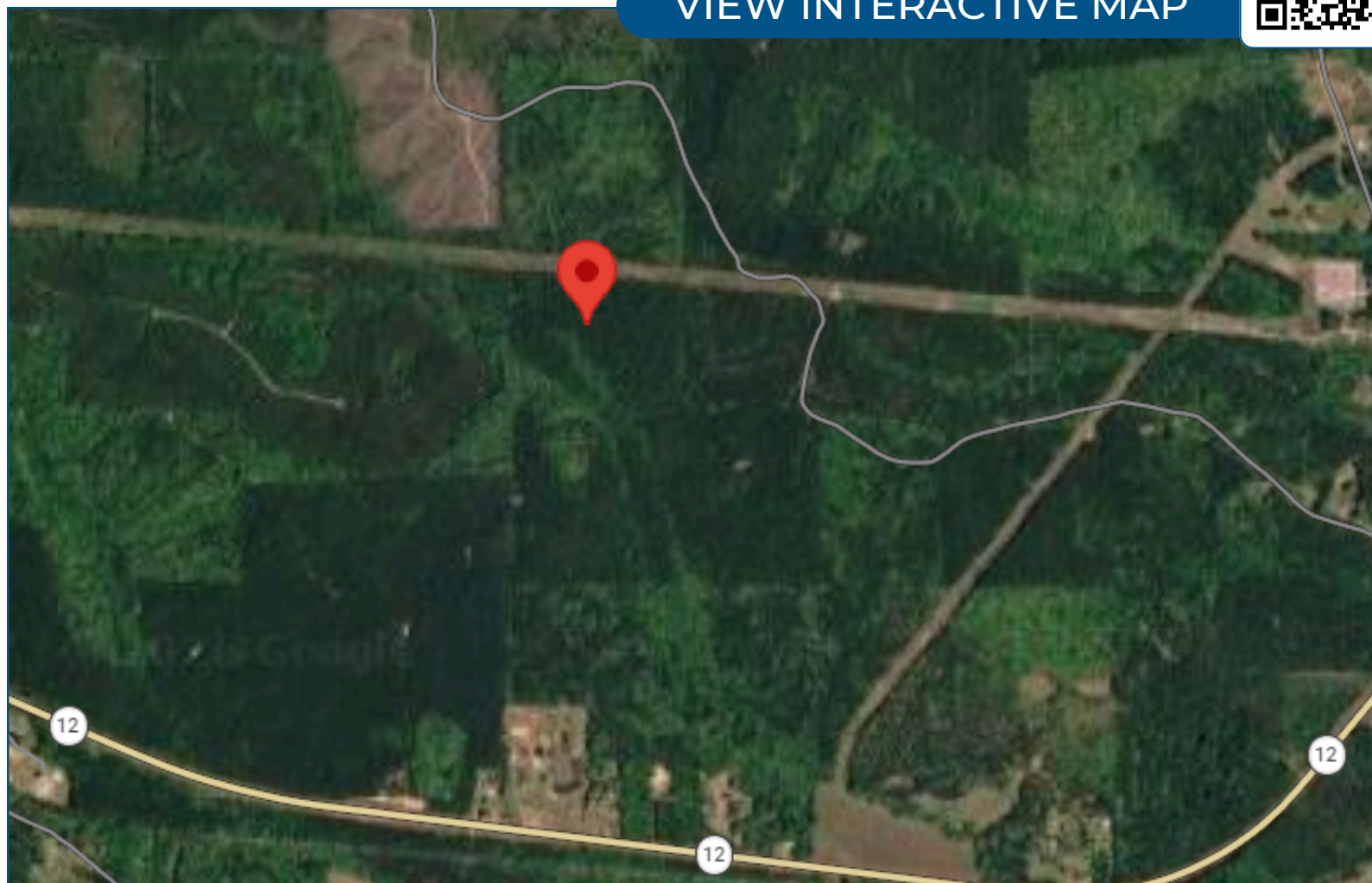


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Directional Map



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Directions from MS-12 E and S County Line Rd: Head toward Scott Rd for 0.8 mi. Turn left onto S County Line Rd/Phillips Rd and travel 0.1 mi, and take a slight left onto S County Line Rd. The property will be on the right.

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