42.5± Acres

Choctaw County (Tract 2 of 2)

Stewart, MS 39767



$87,500



Tom Smith Land and Homes

Expect More. Get More.

TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- Highway 82
  Stewart, MS 39767

Coordinates:

- 33.3985, -89.4507

Property Use:

- Timber Tract
- Recreational
- Hunting Land
- Investment

Property Highlights

- 42.5± Acres
- 20-Year-Old Pine Stand
- Abundant Deer



Tom Smith Land and Homes



BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

ROB BALLINGER
LAND & CONSERVATION CONSULTANT
O: 662.441.2500 | C: 662.941.7175
Rob@TomSmithLand.com

Expect More. Get More. *The Real Estate Experts You Can Trust!*

2011-2026 BEST BROKERAGES

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

The Property

42.5± Acres

Discover a prime investment opportunity with this 42.5± acre mature timber tract in Choctaw County, MS, conveniently located near Highway 82. Featuring a well-managed 20-year-old pine stand that was thinned just two years ago, this property is positioned for future returns while also offering excellent hunting potential with abundant deer activity. For those seeking even more acreage, the adjoining 42.5± acre tract is also available, creating the chance to own an expanded timber and recreational property.









BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

Tom Smith LAND AND HOMES

ROB BALLINGER
LAND & CONSERVATION SPECIALIST
O: 662.441.2500 | C: 662.941.7175
Rob@TomSmithLand.com

Expect More. Get More. *The Real Estate Experts You Can Trust!*

LandReport 2011-2026 BEST BROKERAGES

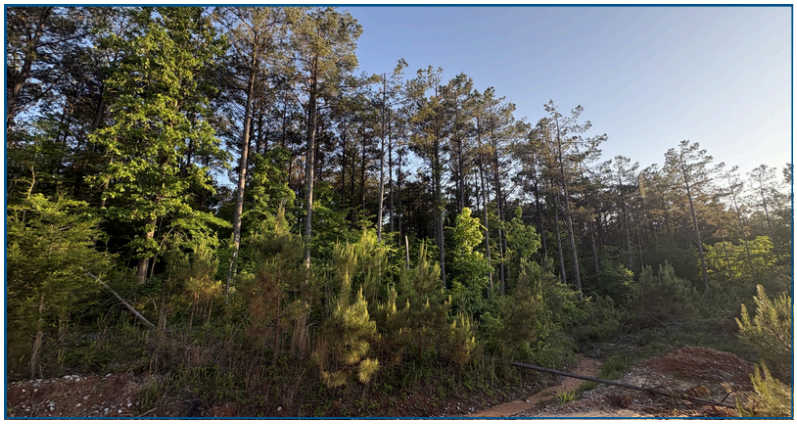
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

The Property








BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

Tom Smith LAND AND HOMES

ROB BALLINGER
LAND & CONSERVATION SPECIALIST
O: 662.441.2500 | C: 662.941.7175
Rob@TomSmithLand.com

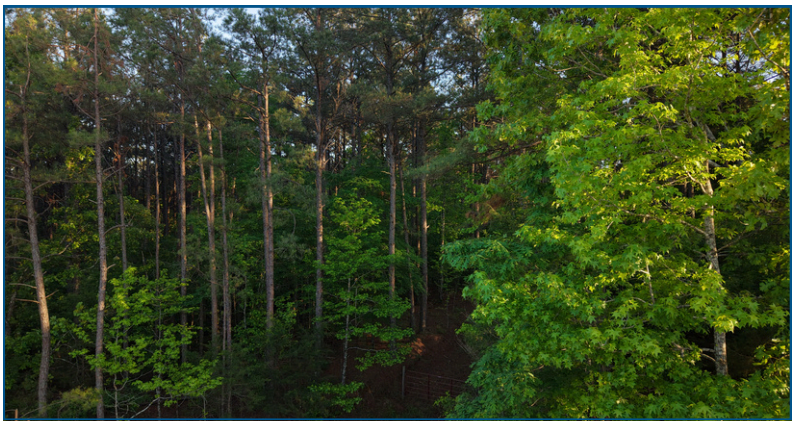
Expect More. Get More. *The Real Estate Experts You Can Trust!*

LandReport 2011-2026 AMERICA'S BEST BROKERAGES

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Photos





BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

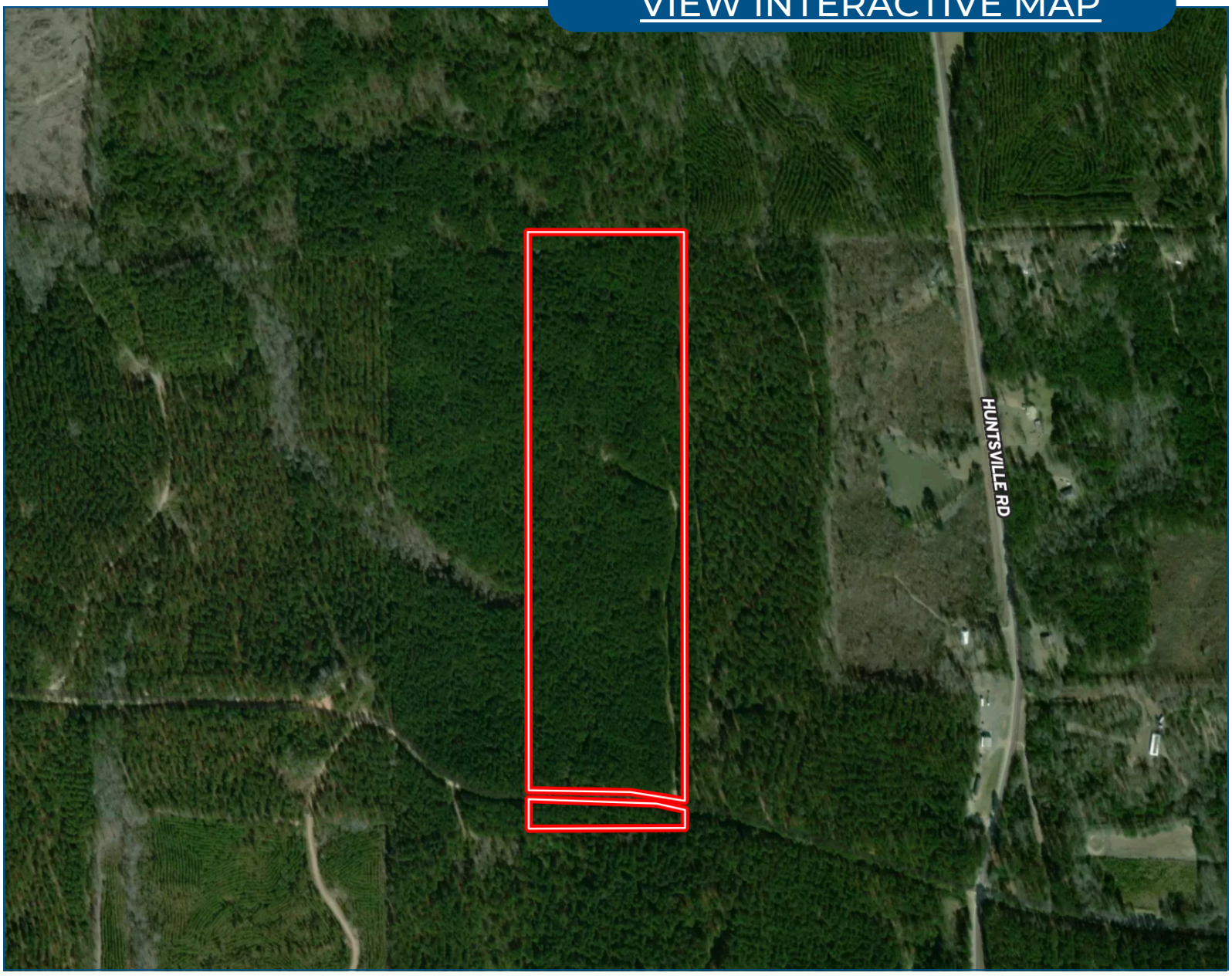
Tom Smith LAND AND HOMES

ROB BALLINGER
LAND & CONSERVATION SPECIALIST
O: 662.441.2500 | C: 662.941.7175
Rob@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Aerial Map

VIEW INTERACTIVE MAP



BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

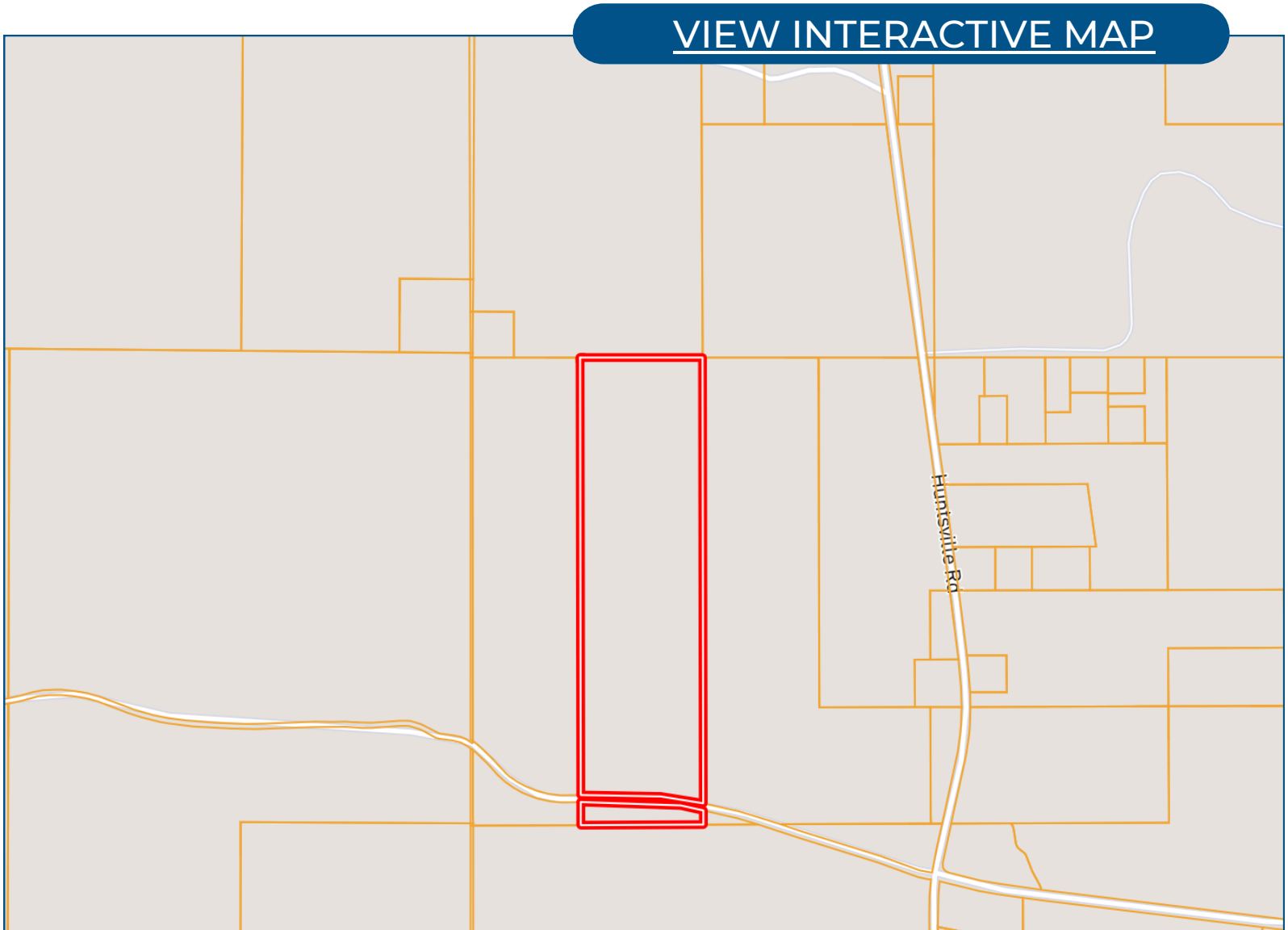
Tom Smith LAND AND HOMES

ROB BALLINGER
LAND & CONSERVATION SPECIALIST
O: 662.441.2500 | C: 662.941.7175
Rob@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Ownership Map

VIEW INTERACTIVE MAP



BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

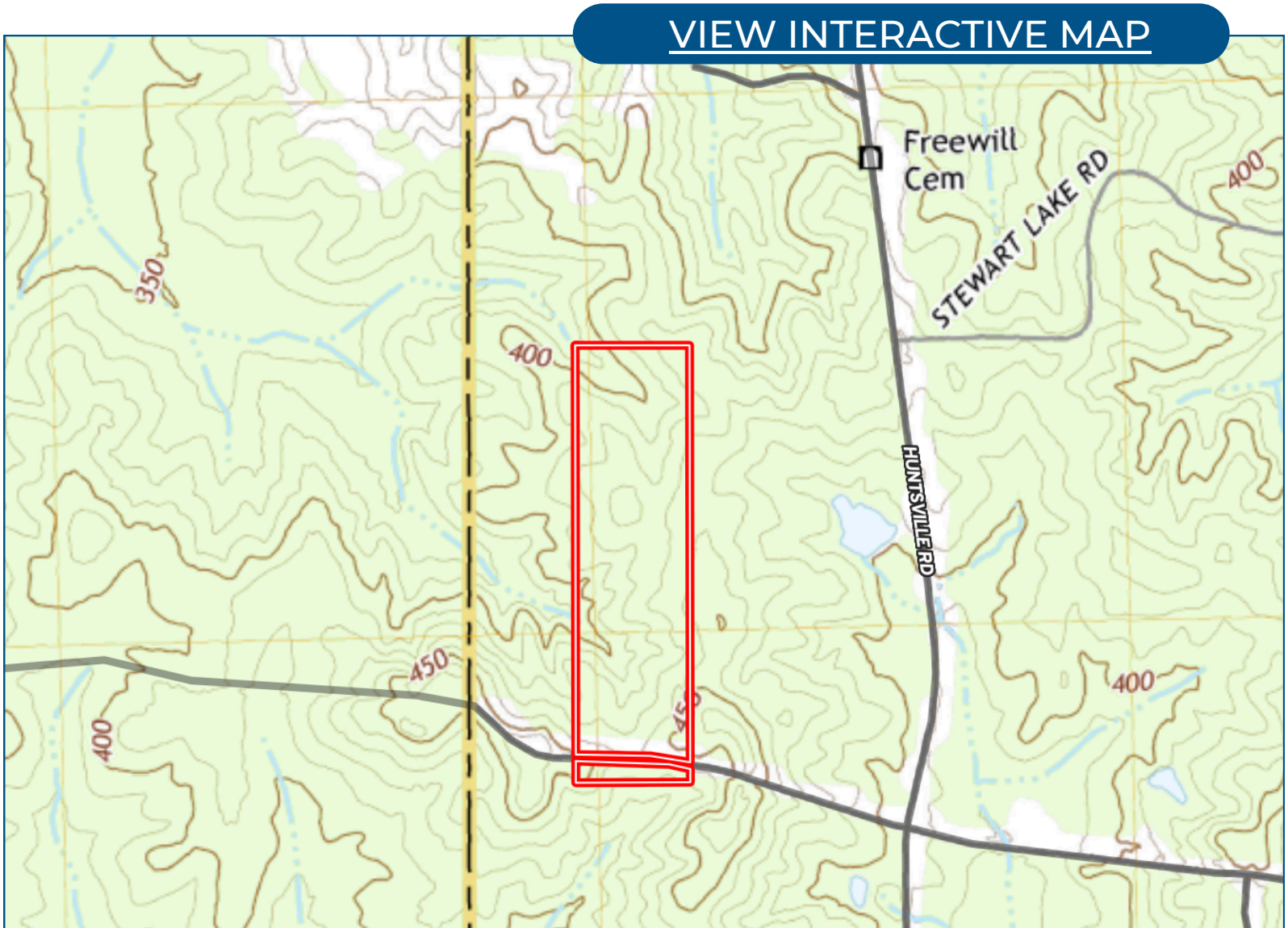
Tom Smith LAND AND HOMES

ROB BALLINGER
LAND & CONSERVATION SPECIALIST
O: 662.441.2500 | C: 662.941.7175
Rob@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Topo Map

VIEW INTERACTIVE MAP



BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

Tom Smith LAND AND HOMES

ROB BALLINGER
LAND & CONSERVATION SPECIALIST
O: 662.441.2500 | C: 662.941.7175
Rob@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Soil Map

VIEW INTERACTIVE MAP



BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

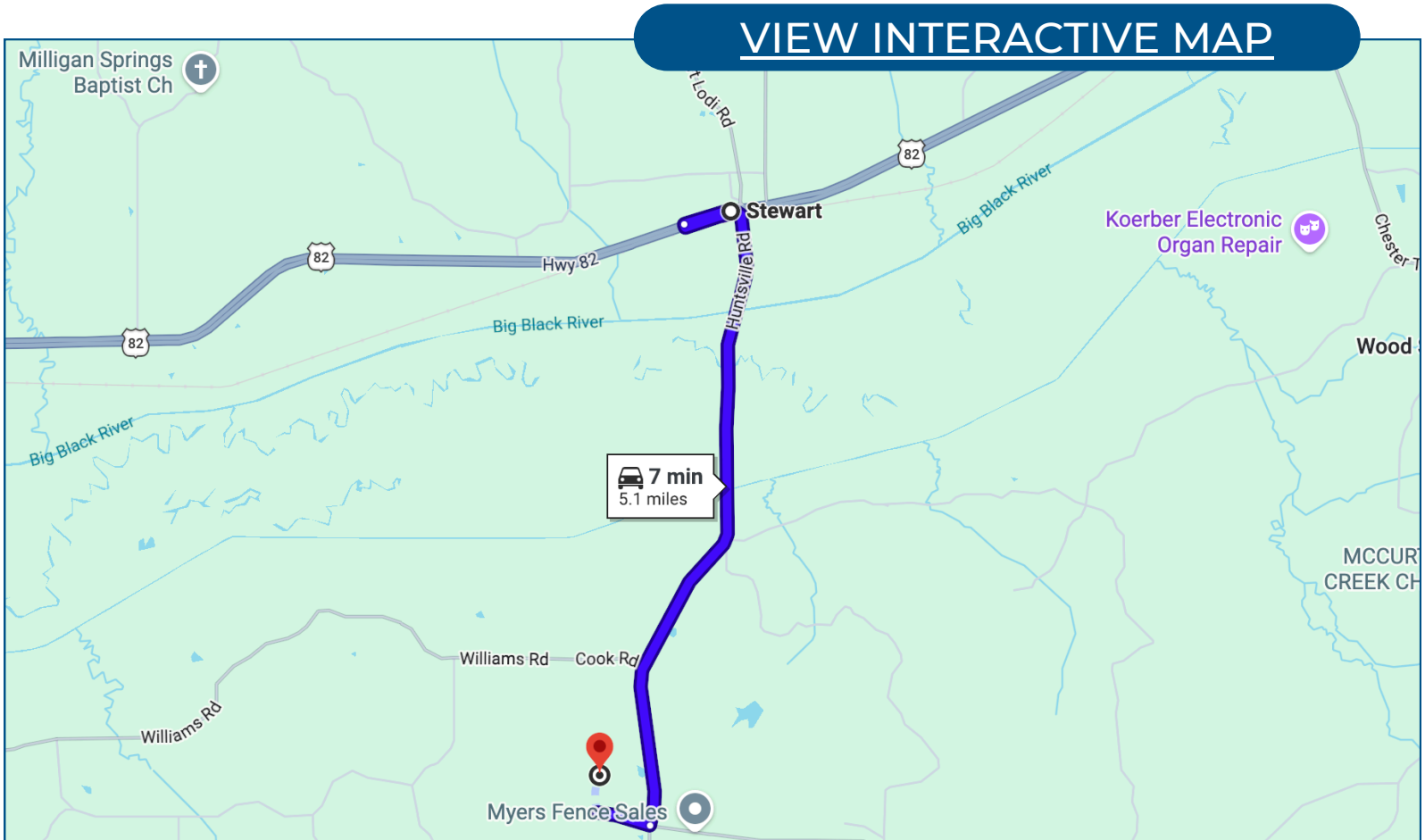
Tom Smith LAND AND HOMES

ROB BALLINGER
LAND & CONSERVATION SPECIALIST
O: 662.441.2500 | C: 662.941.7175
Rob@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Directional Map

VIEW INTERACTIVE MAP



Directions from Stewart, MS:

Head west on US-82 W for 0.3 miles. Sharp left onto US-82 E in 0.4 miles. Turn right onto Huntsville Rd for 4.1 miles. Turn right in 0.3 miles. The destination will be on the right.

BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

Tom Smith LAND AND HOMES

ROB BALLINGER
LAND & CONSERVATION SPECIALIST
O: 662.441.2500 | C: 662.941.7175
Rob@TomSmithLand.com

Information is believed to be accurate but not guaranteed.