

80± Acre Recreational Timberland Tract

Surrounded by the Tombigbee National Forest

Choctaw County, MS



\$152,000



Expect More. Get More.

Property Information

Location:

- 33 Minutes from Mississippi State University

Property Use:

- Timberland Investment
- Recreational Tract

Coordinates:

- 33.2629, -89.1348

Property Highlights

- 80± Acres of 19-year-old planted pine in Choctaw County, MS
- Short distance from Choctaw Lake
- Just 33 minutes from Starkville, MS



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**A Real Estate Expert
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The Property

80± Acres

Own your private getaway surrounded by the expansive beauty of the 67,000± acre Tombigbee National Forest. This 80± acre property in Choctaw County, MS, is just a short 33-minute drive from Starkville and MSU. Nearby, the 100± acre Choctaw Lake is perfect for fishing and camping adventures. With opportunities for hunting and recreation right at your fingertips, every day brings new possibilities. Access is easy with a secure gated entrance along a well-maintained gravel road by the USFS.



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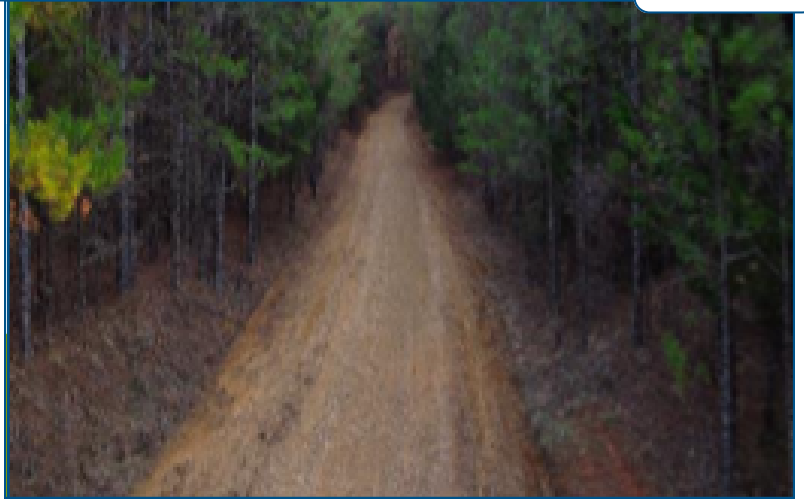


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The Property



VIEW PROPERTY VIDEO



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Aerial Photos



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Aerial Map



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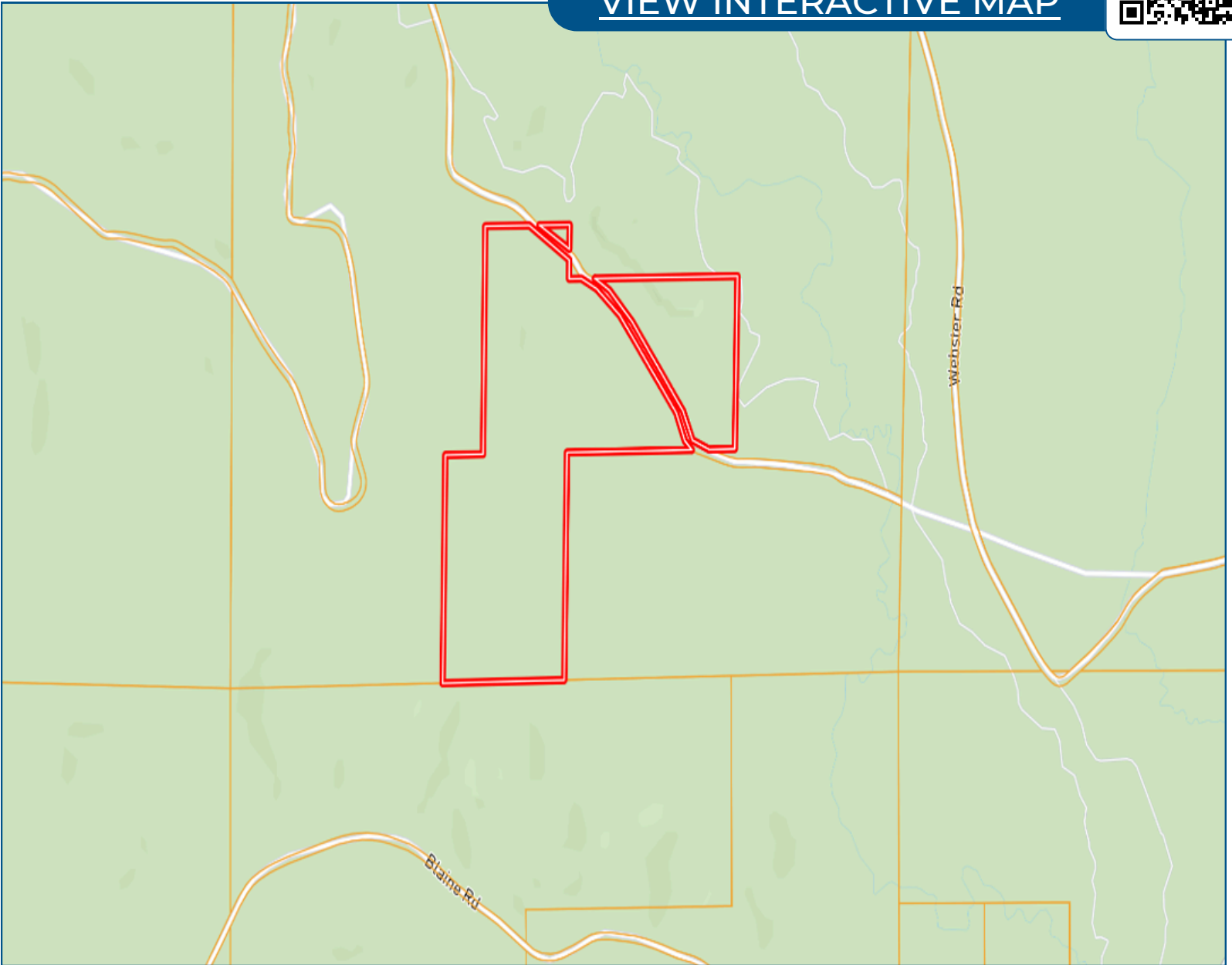


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Ownership Map



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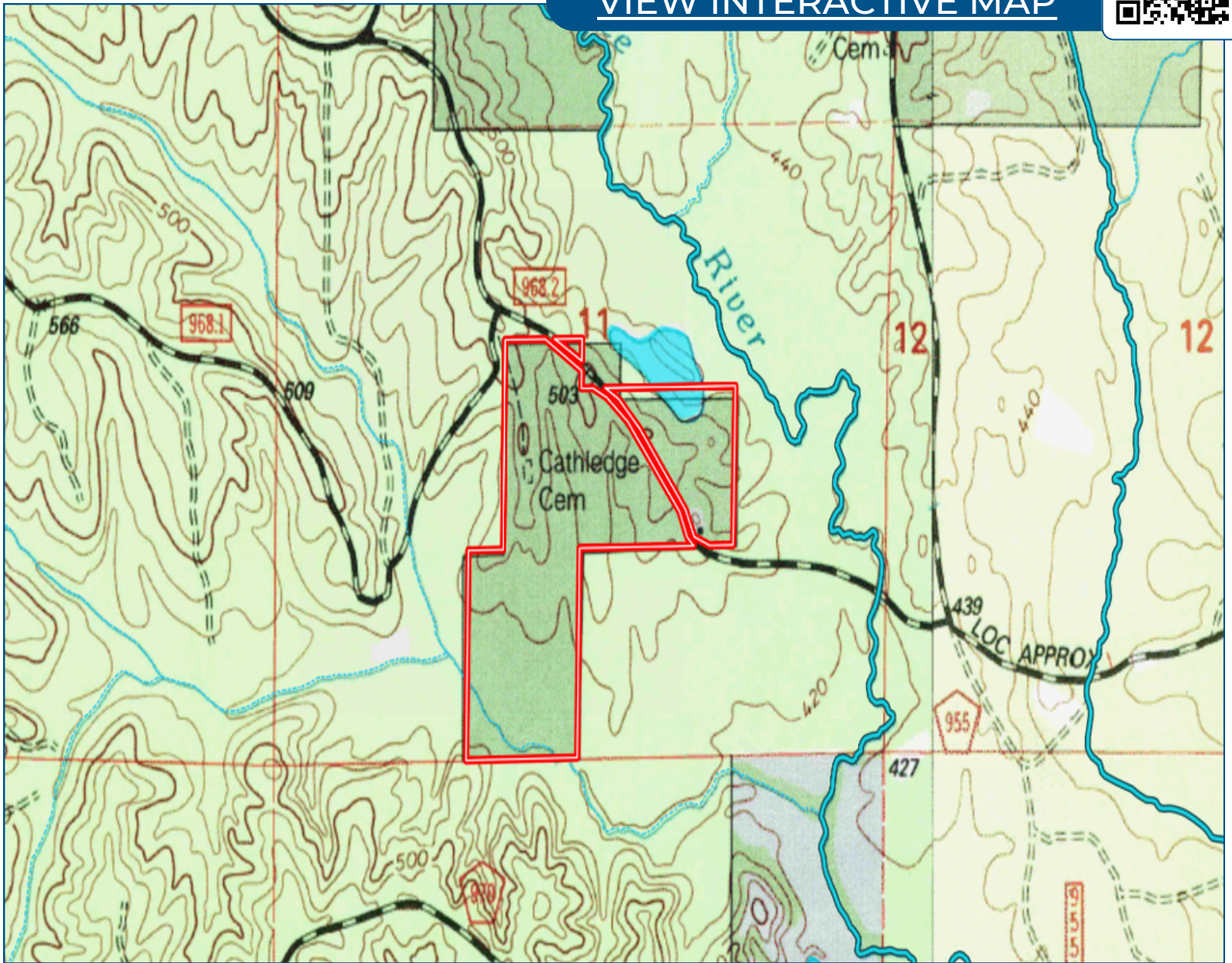


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Topo Map



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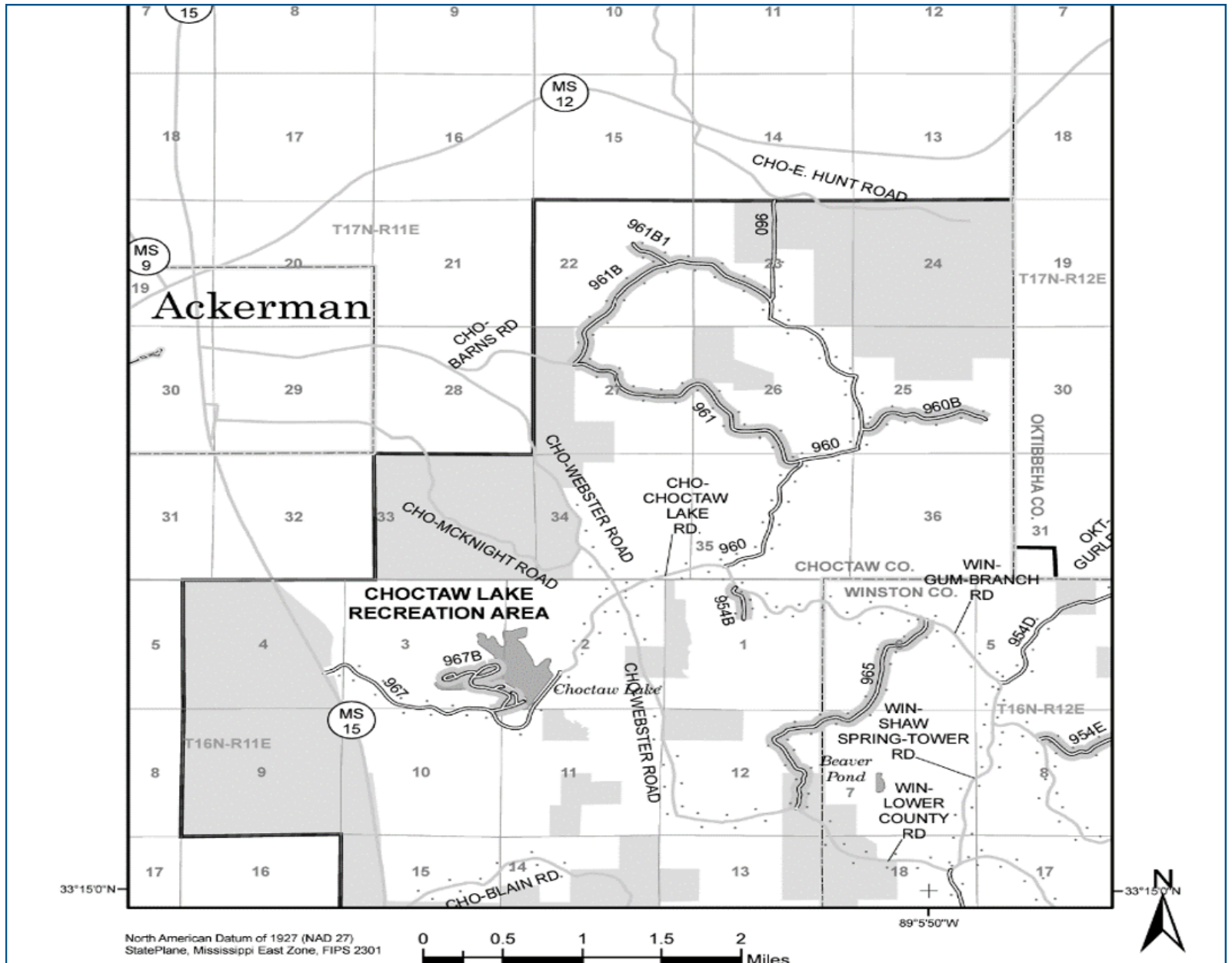
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Forestry Vehicle Use Map



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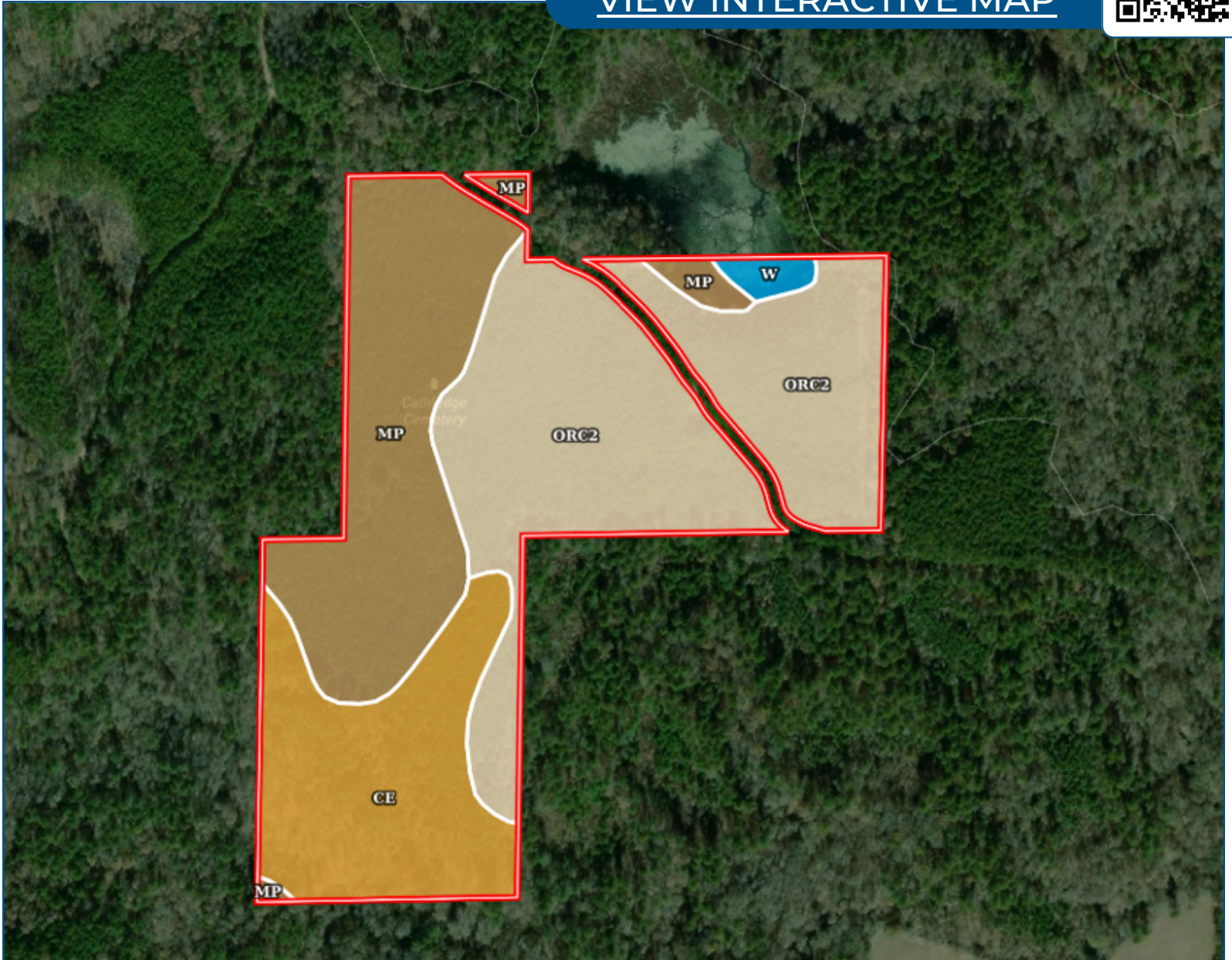


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Soil Map



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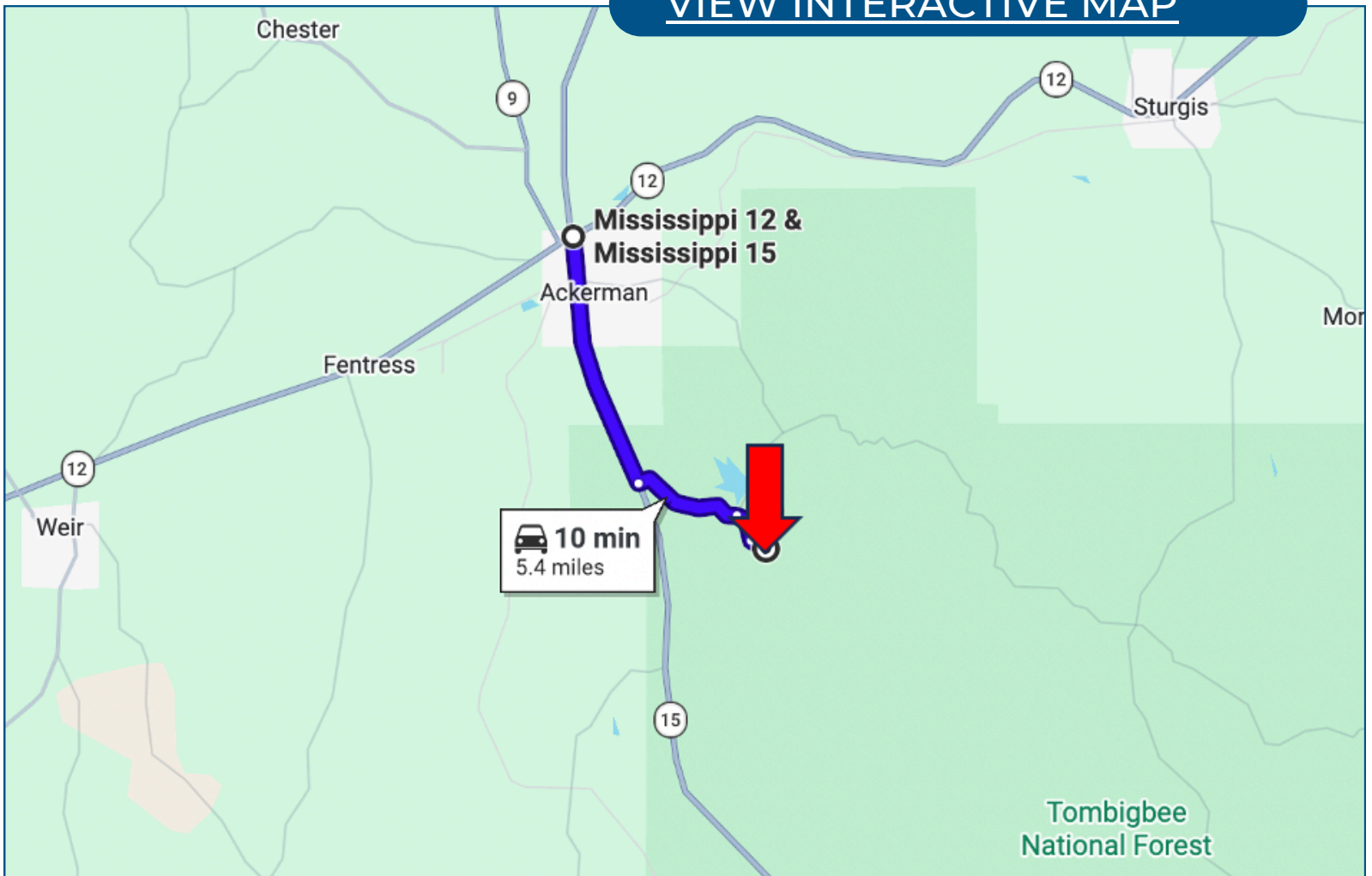
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Directional Map

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Directions from Hwy 15 and Hwy 12 in Ackerman, MS: Travel Hwy 15 South for 3.3 miles. Turn left onto Choctaw Lake Road and travel 1.5 miles. Make a slight right to the gate for US Forestry Road #968-2. After .2 miles, the property will be on your right.

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Listing Agent



Doyes Holland

REALTOR® and Registered Forester

Doyes was born and raised in Hamilton, Alabama. He obtained a B.S. in Forestry from Mississippi State University in 1975. Ten years later, he completed a Master of Forestry with emphasis in forest taxation also from Mississippi State. Doyes' forestry career began in 1977 and continued for 40+ years, with much of his career with Weyerhaeuser Company as a Timber Buyer, Road Manager and lastly as Harvest Planner until his retirement in 2018.

Doyes and his wife Kay are long time residents of Starkville and avid MSU Bulldog fans. They have attended New Covenant Church for more than 40 years with their three children. They currently own and operate Bops Frozen Custard in Starkville. For many years, Doyes had a small beef cattle operation in the Bell School House community where his children learned a strong work ethic and a love for the outdoors. When not at work, you may find Doyes at his tree farm in Choctaw County working on food plots or at the family's lake house on Smith Lake in Arley, Alabama. Doyes hopes to use his real estate and timberland background and experiences to help other families make their own memories outdoors. Give Doyes a call for all your Residential and Timberland real estate needs.

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