



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

1130 HIGHWAY 15
ACKERMAN | CHOCTAW COUNTY, MS
A HOME ON 5± ACRES | \$415,000



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE CHOCTAW 5

PROPERTY PROFILE

LOCATION:

- 1130 Highway 15
Ackerman, MS 39735
- Choctaw County
- 7.7± Miles S of Ackerman
- 9.1± Miles NW of Louisville
- 34.1± Miles SW of Starkville

COORDINATES:

- 32.21035, -89.1425

PROPERTY USE:

- Residential

TAX INFORMATION:

- Parcel 105A0035-0002000
 - \$2,026.89 for 2025
- 5± Acres Surveyed Out of this Parcel

PROPERTY INFORMATION:

- 5± Surveyed Acres
- Gated Entrance

- 2,800± SqFt Brick Home
- Two-Story
- 4 Bedrooms/3 Baths
- Extra Room for Bed/Office
- Primary Bath
 - Jacuzzi Bathtub & Shower
 - His/Hers Vanity
 - Walk-In Closet
- Large Living Room
- Propane Gas Fireplace
- Tile, Carpet and Linoleum Flooring
- 2-Car Garage
- Covered Patio
- 16'x24'± Chicken Coop
- Small Pond
- Small Deck Overlooking Pond
- Hardwoods, Sawtooth Oaks, Crabapple and Apple Tree
- "Mary at the Well" Water Fountain
- 375'± of Frontage on Highway 15
- Choctaw County School District



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DEREK EAVES

LAND SPECIALIST

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2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 5

WELCOME TO A BEAUTIFUL COUNTRY PROPERTY OFFERING THE PERFECT BLEND OF COMFORT, PRIVACY, AND CONVENIENCE RIGHT IN THE HEART OF CHOCTAW COUNTY, MISSISSIPPI. The residential property is located at 1130 Highway 15, just 7.7± miles south of Ackerman, 9.1± miles northwest of Louisville, and 34.1± miles southwest of Starkville. With 5± surveyed acres and 375± feet of frontage along Highway 15, this place provides an ideal setting for peaceful country living while maintaining easy access to nearby towns and amenities. A gated entrance welcomes you onto the property, adding security and curb appeal.

At the center of the property sits a spacious 2,800± square-foot brick two-story home featuring four bedrooms and three bathrooms. Designed with functionality and comfort in mind, the home includes an additional room that could easily serve as a fifth bedroom, a home office, or a hobby space. The primary suite offers a relaxing retreat complete with a jacuzzi bathtub, a separate shower, his-and-hers vanities, and a walk-in closet.



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MORE ABOUT THE CHOCTAW 5

The home boasts a large living room with a propane gas fireplace, creating a warm and inviting atmosphere for family gatherings or entertaining guests. Flooring throughout the home includes a combination of tile, carpet, and linoleum for style and practicality. Additional features include a two-car garage and a covered patio perfect for enjoying the quiet surroundings year-round.

Outdoor improvements make this property especially unique. A 16'x24'± chicken coop provides excellent potential for hobby farming or homesteading, while a small pond and deck overlooking the water offer a peaceful place to relax and enjoy the scenery. Mature hardwoods, sawtooth oaks, crabapple trees, and an apple tree enhance the land, adding beauty and wildlife appeal. A charming "Mary at the Well" water fountain further complements the property's tranquil setting.



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MORE ABOUT THE CHOCTAW 5

Families will appreciate that the property is located within the Choctaw County School District. The 5± acres being offered have been surveyed out of the parent parcel.

Whether you are searching for a spacious family home, a peaceful country retreat, or a small acreage property with outdoor charm and functionality, this Choctaw County property is worth considering..

Contact Derek Eaves today to schedule a private tour of this beautiful home and make 1130 Highway 15 your new address.



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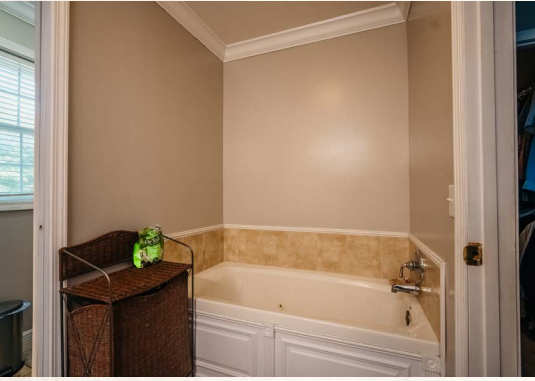
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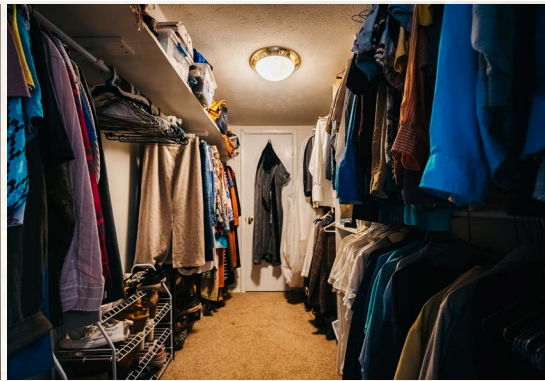
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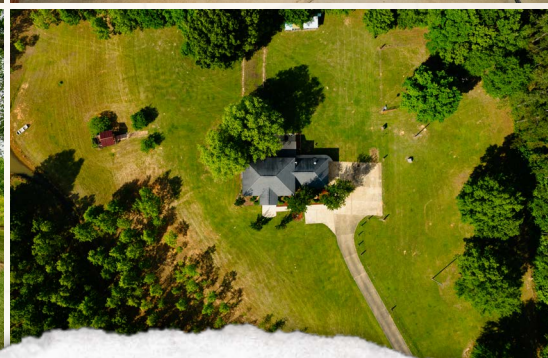
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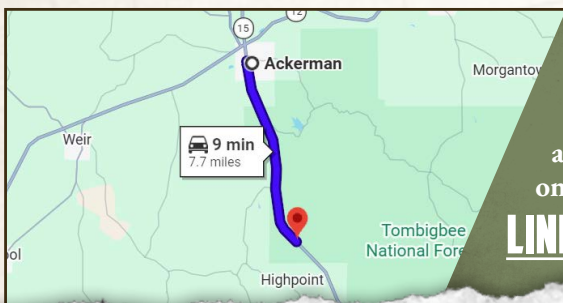
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land id. LINK



Directions from Ackerman, MS:
Travel 0.2 miles west on West Main Street. Turn left on Highway 15 South and continue 7.5 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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