



Development and Timber Property With Yockanookany River Frontage

136 +/- Acres | Choctaw County, MS | \$265,200



National Land Realty
18648 Hwy 18
Raymond, MS 39154
NationalLand.com



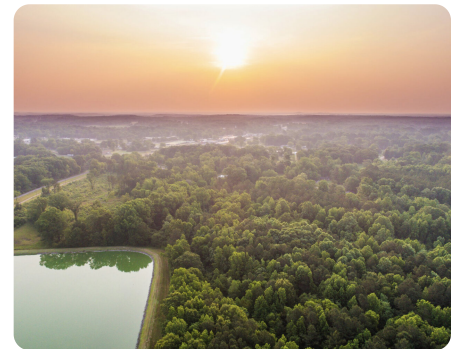
Greg Clearman
Office: 601-878-2484
Cell: 601-408-0019
Fax: 601-878-5424
Gclearman@NationalLand.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

Located in Choctaw County just West of Ackerman, Mississippi these +/- 136 acres are ready for you! The most attractive recreational aspect of the land is the nearly 2280 ft of Yockanookany River frontage. Other advantages of this property are its proximity to town, rail access, and timber value. This tract provides the new owner with options of a convenient hunting tract for deer and turkey, or a change to development/commercial use. If you are ready to invest in a property that you can enjoy for years to come with the potential to develop then give us a call today!



ACREAGE BREAKDOWN

66 in nice hardwoods w some
good pine

ADDRESS

000 Pickle Ave
Ackerman
Ackerman, MS 39735

TAXES

\$300/year (2022)

LOCATION

From Ackerman , Ms at the
intersection of HWY 15 and
pickle st take a left if you're
heading South. Next follow
pickle for approximately 1/4 of
a mile. The property will be on
your left

PROPERTY HIGHLIGHTS

- Timber
- Tons of wildlife
- Great Location
- Hardwood / Pine
- Food Plots
- Multiple Access Points
- Utilities are available on the main roads
- Close to Shopping and Dining
- Low Hunting Pressure in years
- So many other opportunities to divide, turn into Commercial, increase the wildlife habitat and more
- Good trail system



nationalland.com/listing/the-pickle-place



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning

Rec 1

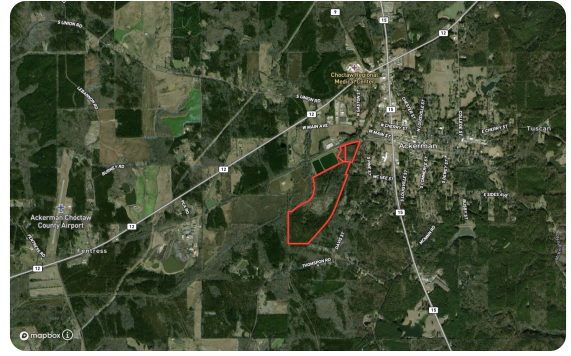
Listing ID#

2448598

Future Land Use

Rec 1





National Land Realty
18648 Hwy 18
Raymond, MS 39154
NationalLand.com



Greg Clearman
Office: 601-878-2484
Cell: 601-408-0019
Fax: 601-878-5424
Gclearman@NationalLand.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



WORKING WITH A REAL ESTATE BROKER

THIS IS NOT A LEGALLY BINDING CONTRACT

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:
>To the Seller: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
>To the Buyer and Seller: A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:
>To the Buyer: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
>To the Seller and Buyer: A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

>A Disclosed Dual Agent may not disclose:

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- Client (The Licensee is my Agent. I am the Seller or Landlord.)
Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
Customer (The Licensee is not my Agent)

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

Signature lines for Client, Licensee, and Customer, including fields for signature and date.

