



Diverse Income & Recreational Property

382.07 +/- Acres (\$2,400/acre) | Choctaw County, MS | \$916,968



ADDRESS

0 Hwy 9
Ackerman, MS 39735

LOCATION

Hwy 9, Ackerman MS

PROPERTY SUMMARY

Rare opportunity to own 382± acres in Choctaw County, MS, offering natural beauty, agricultural potential, and multiple income streams. This diverse property features ~110 acres of 23-year-old CRP pine plantation (income until 2030), ~75 acres of 30-year-old pines, ~100 acres of mature hardwoods, 21 acres of farmland, and an older home needing renovation. Timber has been selectively thinned, adding long-term investment value. Current income from farm rent and CRP payments, with future timber harvest potential. Abundant wildlife provides excellent hunting for deer, turkey, and small game. Conveniently located less than a mile from the Natchez Trace, 5 miles from Eupora, and 35 miles to Starkville. This property offers the perfect blend of seclusion, accessibility, and financial opportunity. Call for more details.

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National Land Realty
223 Trace Ridge Drive
Kosciusko, MS 39090
Nationalland.com

Beth McLellan
Office: 601-851-3564
Cell: 601-416-8298
Bmclellan@nationalland.com

Jonathan Stevens
Office: 601-804-3134
Cell: 601-278-1548
Jstevens@nationalland.com

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