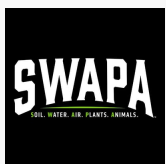


100 Choctaw
400 Pittman Road
Ackerman, MS 39735

\$500,000
100± Acres
Choctaw County



100 Choctaw
Ackerman, MS / Choctaw County

SUMMARY

Address

400 Pittman Road

City, State Zip

Ackerman, MS 39735

County

Choctaw County

Type

Residential Property, Recreational Land

Latitude / Longitude

33.41684 / -89.188492

Dwelling Square Feet

2838

Bedrooms / Bathrooms

3 / 3

Acreage

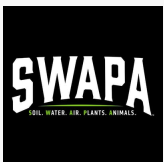
100

Price

\$500,000

Property Website

<https://swapaland.com/property/100-choctaw-choctaw-mississippi/96994/>

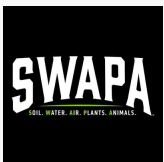


100 Choctaw

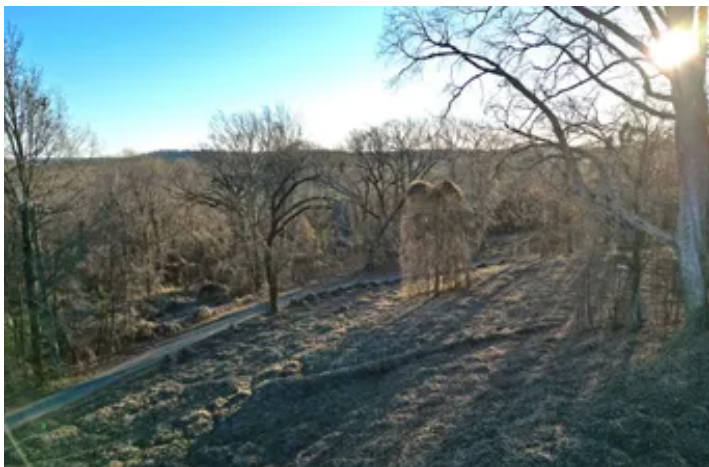
Ackerman, MS / Choctaw County

PROPERTY DESCRIPTION

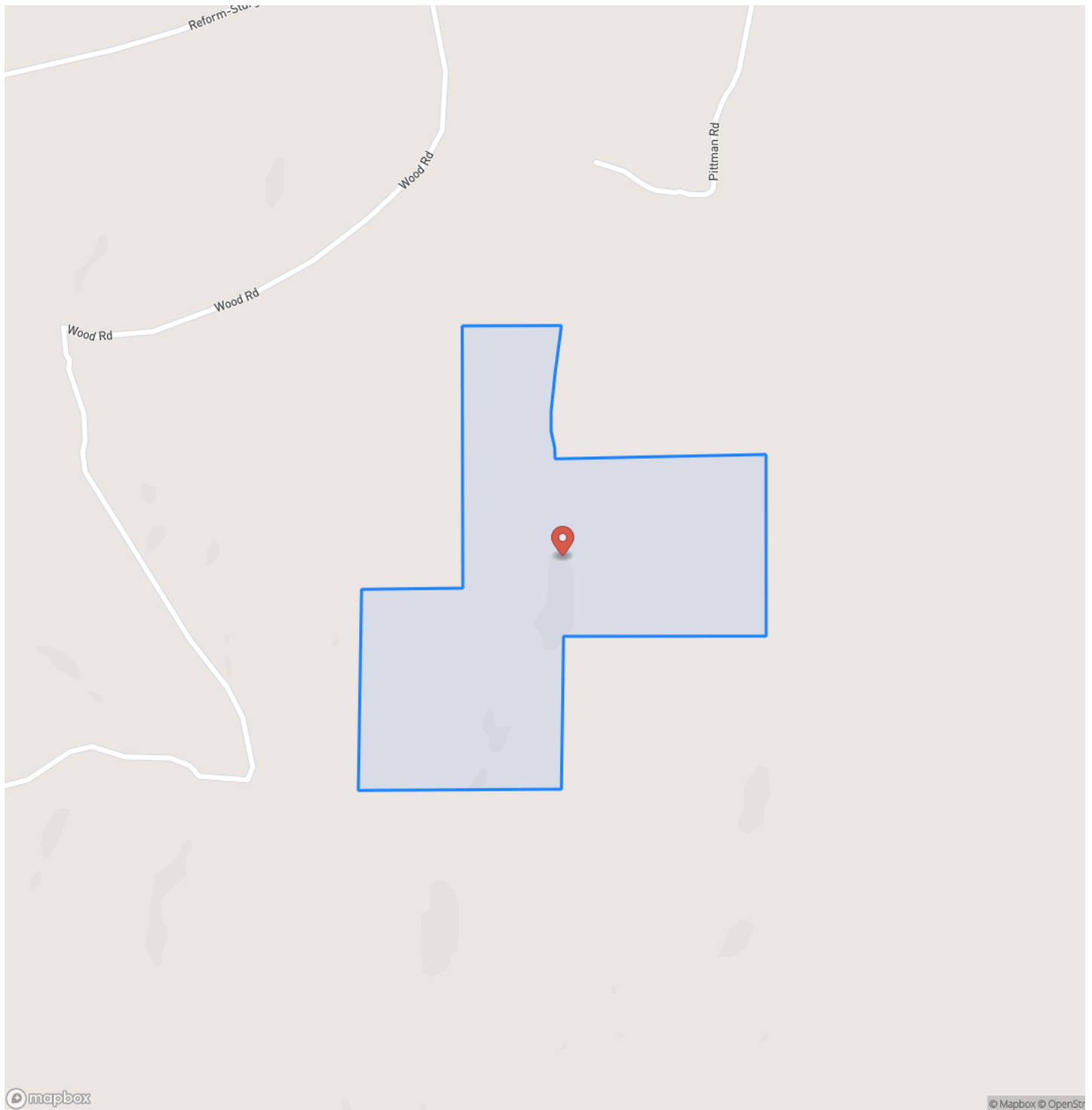
100 Choctaw is a diverse and well-laid-out 100+/- acre property in Choctaw County, Mississippi, offering beautiful hilltops, timber, water, and excellent wildlife habitat. A 2,838+/- square foot home sits atop a prominent hill near the center of the tract, providing privacy and scenic views across the surrounding rolling terrain. The property features mature hardwoods throughout, with several hardwood bottoms that enhance the hunting potential. A network of interior trails allows easy access across the property and ties together the rolling hills, bottoms, and ridge lines. A pond near the northern portion of the tract adds a valuable water source for wildlife and recreation. This tract has a strong population of whitetail deer and turkey, with natural travel corridors created by the topography and timber layout. Whether you're looking for a hilltop home place, a hunting camp, or a long-term investment property, 100 Choctaw checks all the boxes.



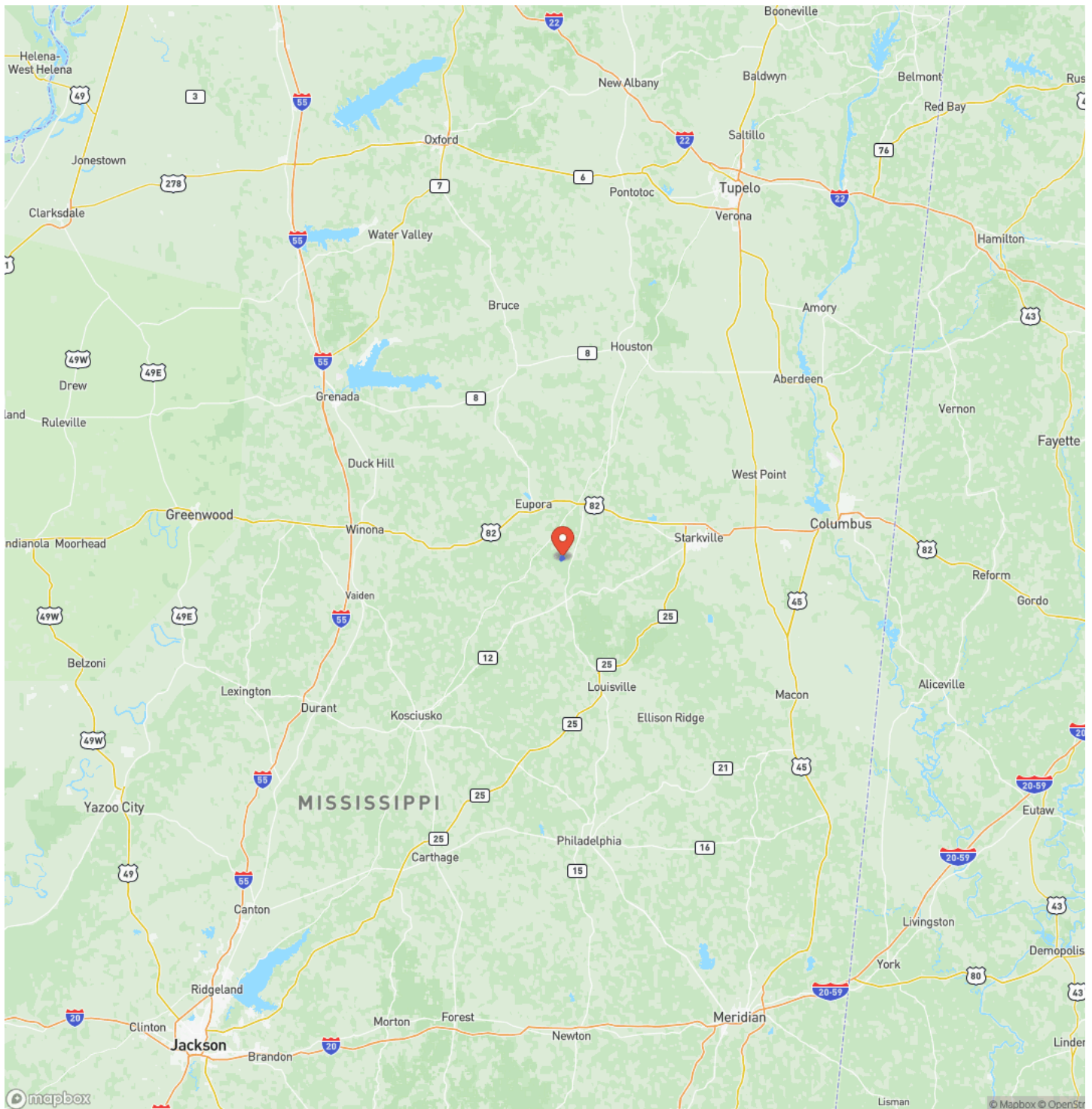
100 Choctaw
Ackerman, MS / Choctaw County



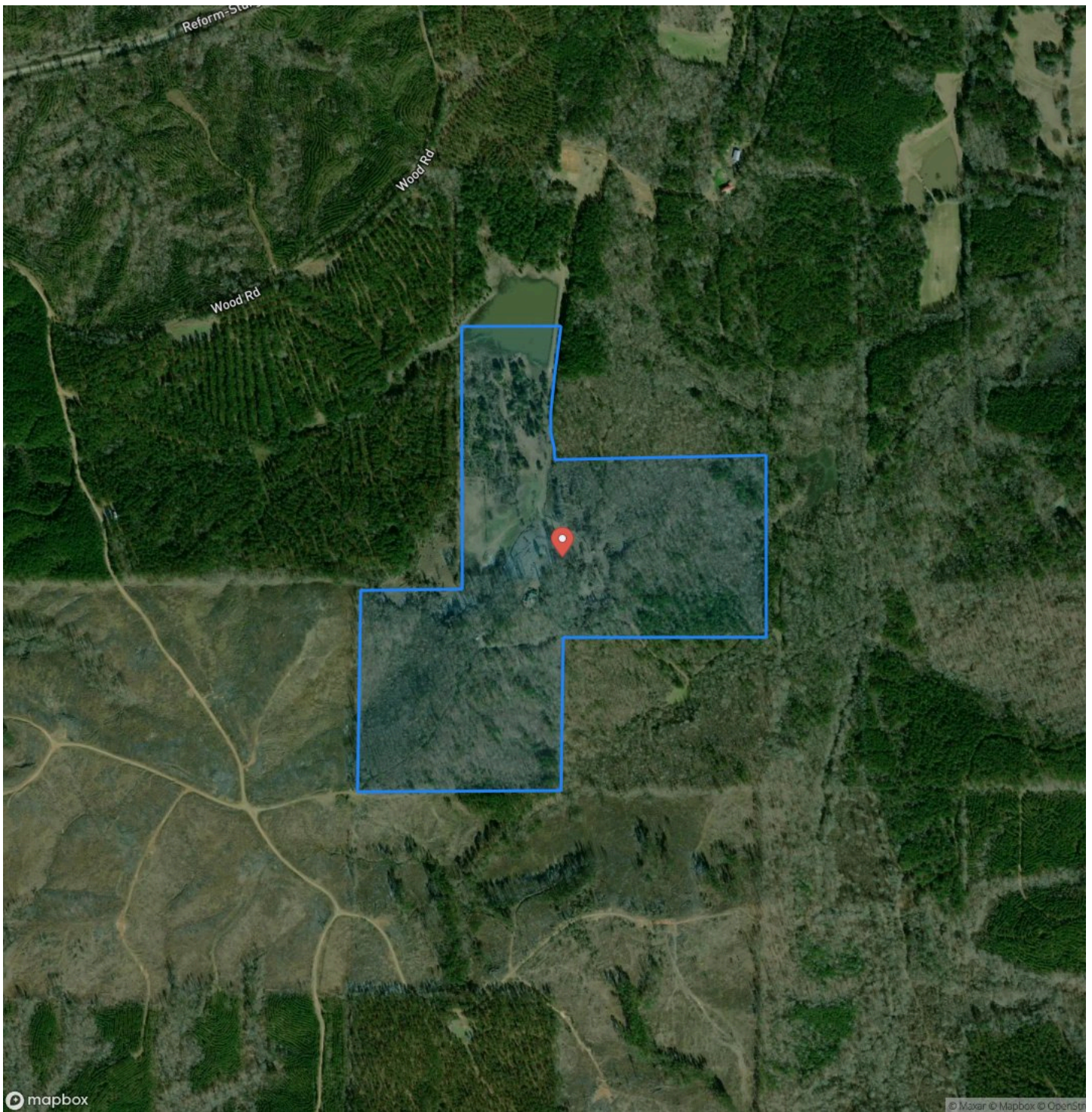
Locator Map



Locator Map



Satellite Map



100 Choctaw
Ackerman, MS / Choctaw County

LISTING REPRESENTATIVE

For more information contact:



Representative

Leland Selby

Mobile

(662) 394-9876

Email

Leland.Selby@SwapaLand.com

Address

City / State / Zip

NOTES

[illegible]

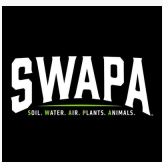
NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



SWAPA Land, LLC
PO Box 2057
Learned, MS 39154
(601) 850-2878
www.swapaland.com

