

Big Bywy Creek
HWY 9
Eupora, MS 39744

\$949,900
382± Acres
Choctaw County



Big Bywy Creek
Eupora, MS / Choctaw County

SUMMARY

Address

HWY 9

City, State Zip

Eupora, MS 39744

County

Choctaw County

Type

Hunting Land, Timberland, Recreational Land, Farms

Latitude / Longitude

33.45554 / -89.253216

Acreage

382

Price

\$949,900

Property Website

<https://swapaland.com/property/big-bywy-creek/choctaw/mississippi/94949/>



PROPERTY DESCRIPTION

The Big Bywy Creek, is a 382±-acre tract in Choctaw County, Mississippi, offering a rare combination of income potential, recreational opportunities, and diverse habitat with convenient frontage on Highway 9 just 5 miles south of Eupora, Mississippi.

At the entrance of the property lies a 20± acre agricultural field, historically planted in corn, soybeans, and cotton. This productive field generates income that can help offset property taxes or ownership expenses and could easily be converted into an exceptional dove field for the avid wing shooter.

An extensive internal trail system provides easy access throughout the property, winding through a variety of well-managed timber stands. These include a recently thinned 23–24 year old pine stand, a 30–31 year old thinned pine stand, and a mature mix of bottomland hardwoods. The diverse timber and habitat structure support strong wildlife populations and enhance both recreational and long-term investment value. Approximately 70 acres of the 23–24-year-old pines have been enrolled in the Conservation Reserve Program, generating an annual income of \$2,994. This contract is valid through September 30, 2030, meaning 5 more annual payments will be awarded to the new owner of the property. The listing agent can provide more information.

The southern boundary of the property is defined by Big Bywy Creek, a beautiful creek offering opportunities to fish, explore, and hunt. It also serves as a major wildlife travel corridor, contributing to the abundance of whitetail deer, wild turkey, and numerous small game species found throughout the tract.

A natural slough on the property further enhances the habitat, providing winter waterfowl opportunities and supporting a rich ecosystem of fish, birds, amphibians, and mammals.

Water and electricity are located on the adjacent property, though not currently located on the property. An old farmhouse is present and is being sold **as-is, where-is**, with no functional value assigned to it.

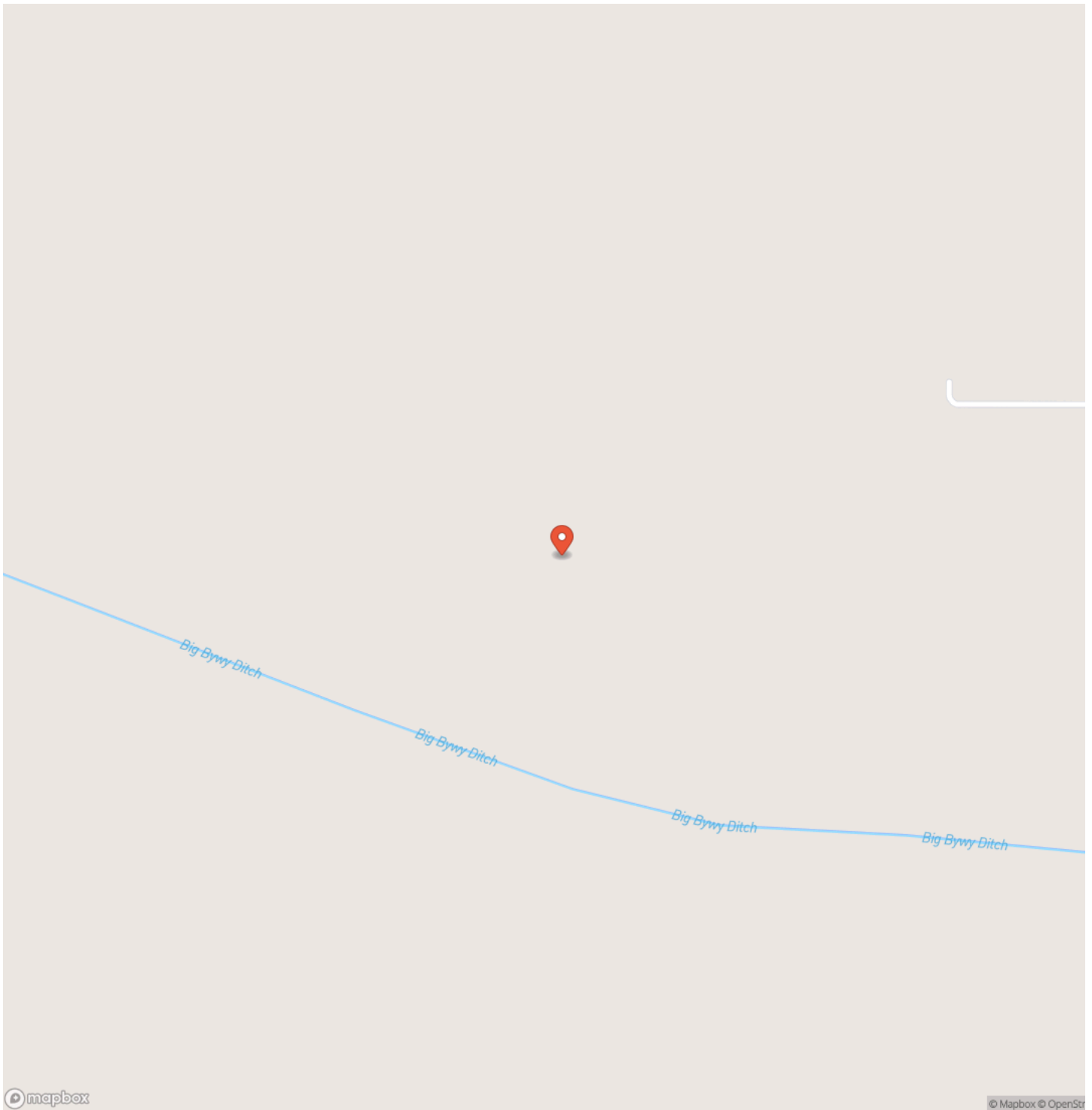
Whether you're seeking a recreational retreat, a hunting property with income-producing potential, or a long-term land investment, this Choctaw County tract checks all the boxes.



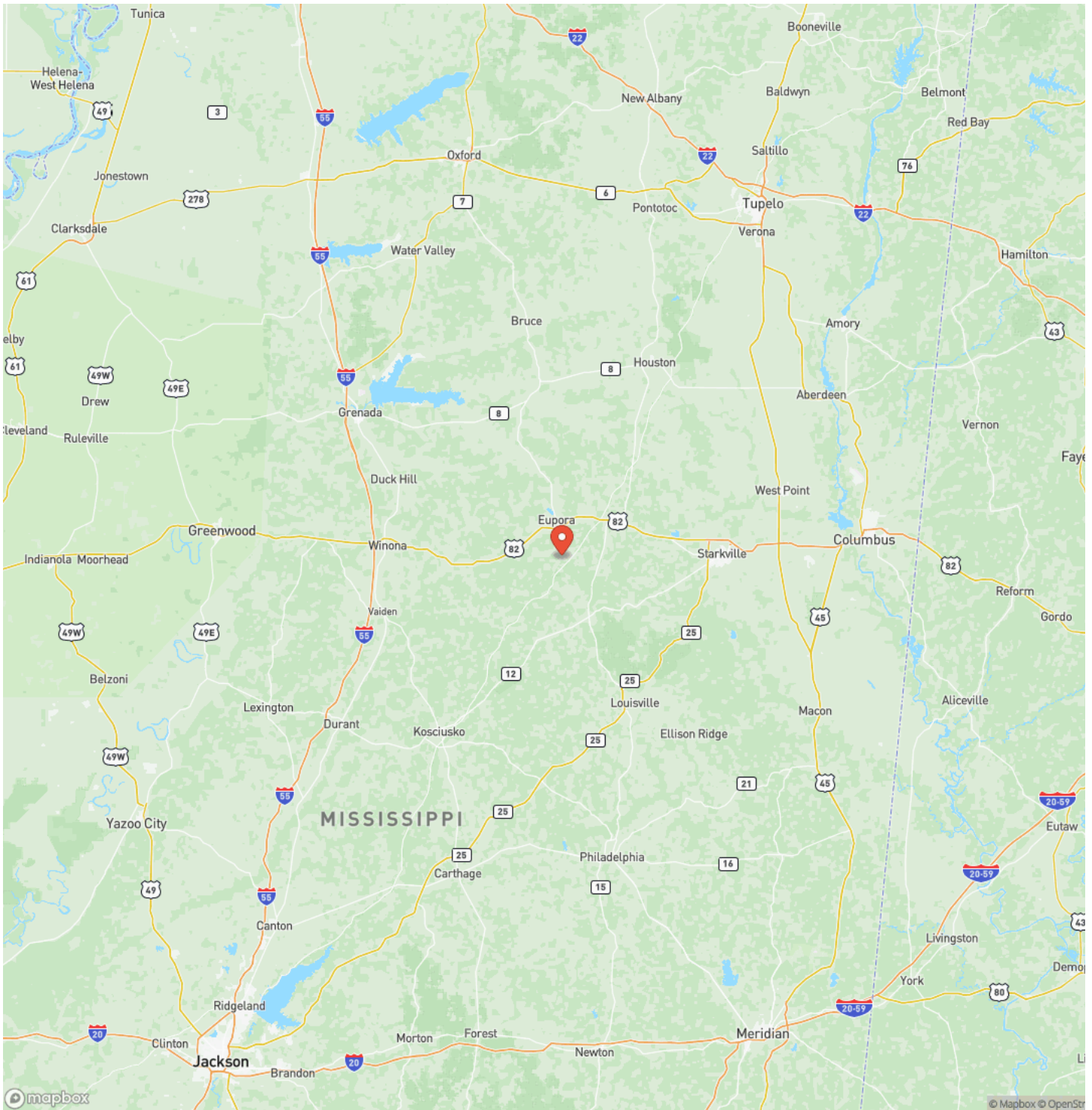
Big Bywy Creek
Eupora, MS / Choctaw County



Locator Map



Locator Map



Satellite Map



Big Bywy Creek
Eupora, MS / Choctaw County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Alldread

Mobile

(662) 230-7322

Email

Tyler.Aldread@swapaland.com

Address

City / State / Zip

Winona, MS 38967

NOTES

This image shows a blank 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.

[illegible]

www.swapaland.com

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

