

McCurtain Creek 200
Watson Bankston Road
Stewart, MS 39767

\$410,000
200± Acres
Choctaw County



McCurtain Creek 200
Stewart, MS / Choctaw County

SUMMARY

Address

Watson Bankston Road

City, State Zip

Stewart, MS 39767

County

Choctaw County

Type

Hunting Land

Latitude / Longitude

33.390403 / -89.3616

Taxes (Annually)

450

Acreage

200

Price

\$410,000

Property Website

<https://swapalands.com/property/mccurtain-creek-200-choctaw-mississippi/59962/>



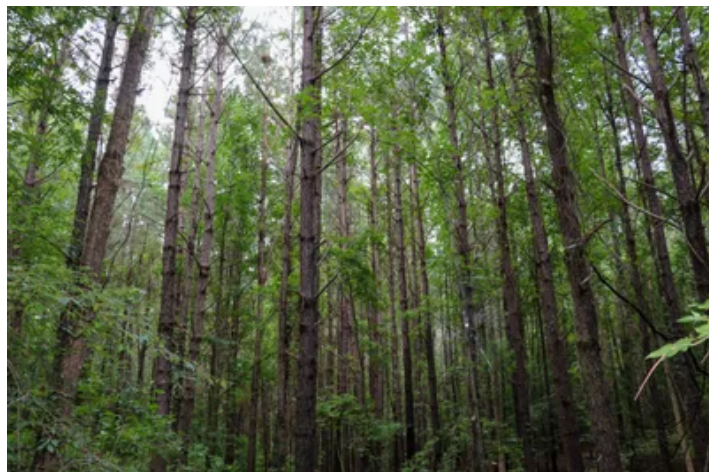
McCurtain Creek 200
Stewart, MS / Choctaw County

PROPERTY DESCRIPTION

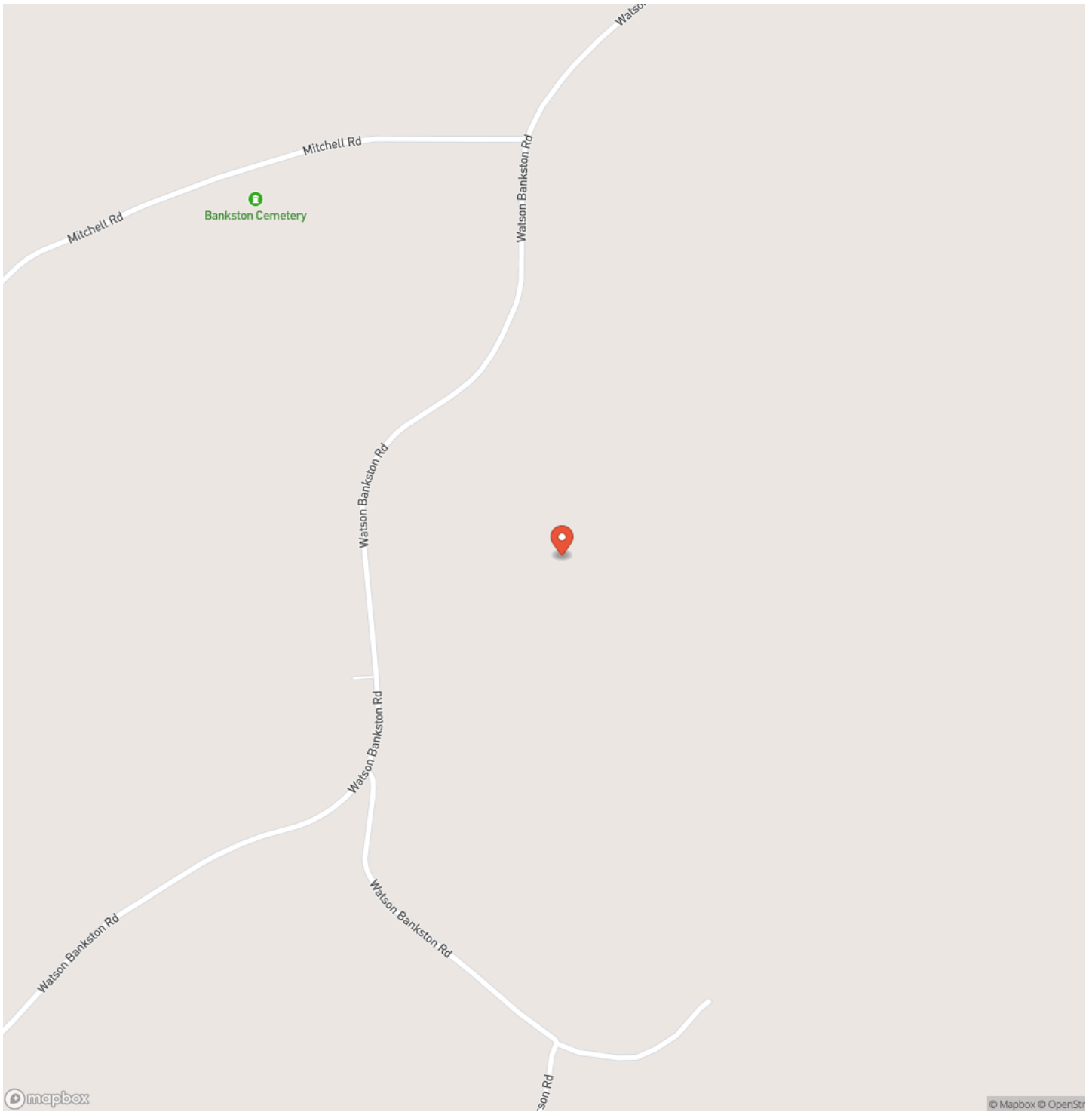
This 200+/- acre timber and hunting property is conveniently located 8 miles south of HWY 82 in Choctaw County, Mississippi. It is accessed by the paved Watson Bankston Road, which has over a half-mile of frontage within the property's borders. The highlight of this tract of land is undoubtedly the hardwood and cypress bottom located along Boyd and McCurtain Creek. A meandering trail through a planted pine plantation leads back to the creek bottom with towering swamp chestnut and white oaks with huge cypress trees mixed throughout a 2-3 acre Tupelo Gum slough. In 2006, 110+/- acres of timber was harvested off the property. In 2007, it was replanted, along with 5+/- acres of small row crop fields. The balance of 90+/- acres of timber is believed to be 60+ years of age and consists of pine and hardwood timber. Many animals call this tract home, including whitetail deer, wild turkeys, and numerous small game animals. If you're interested in building a home or cabin, the 28+/- acres on the west side of Watson Bankston Road would be an ideal location to build, as it would not disturb the majority of the property on the east side of the road. This tract will make a perfect hunting tract with great income-producing potential with the current and future merchantable timber. If you are interested in looking at this property, please call Tyler Alldread to schedule an appointment today!



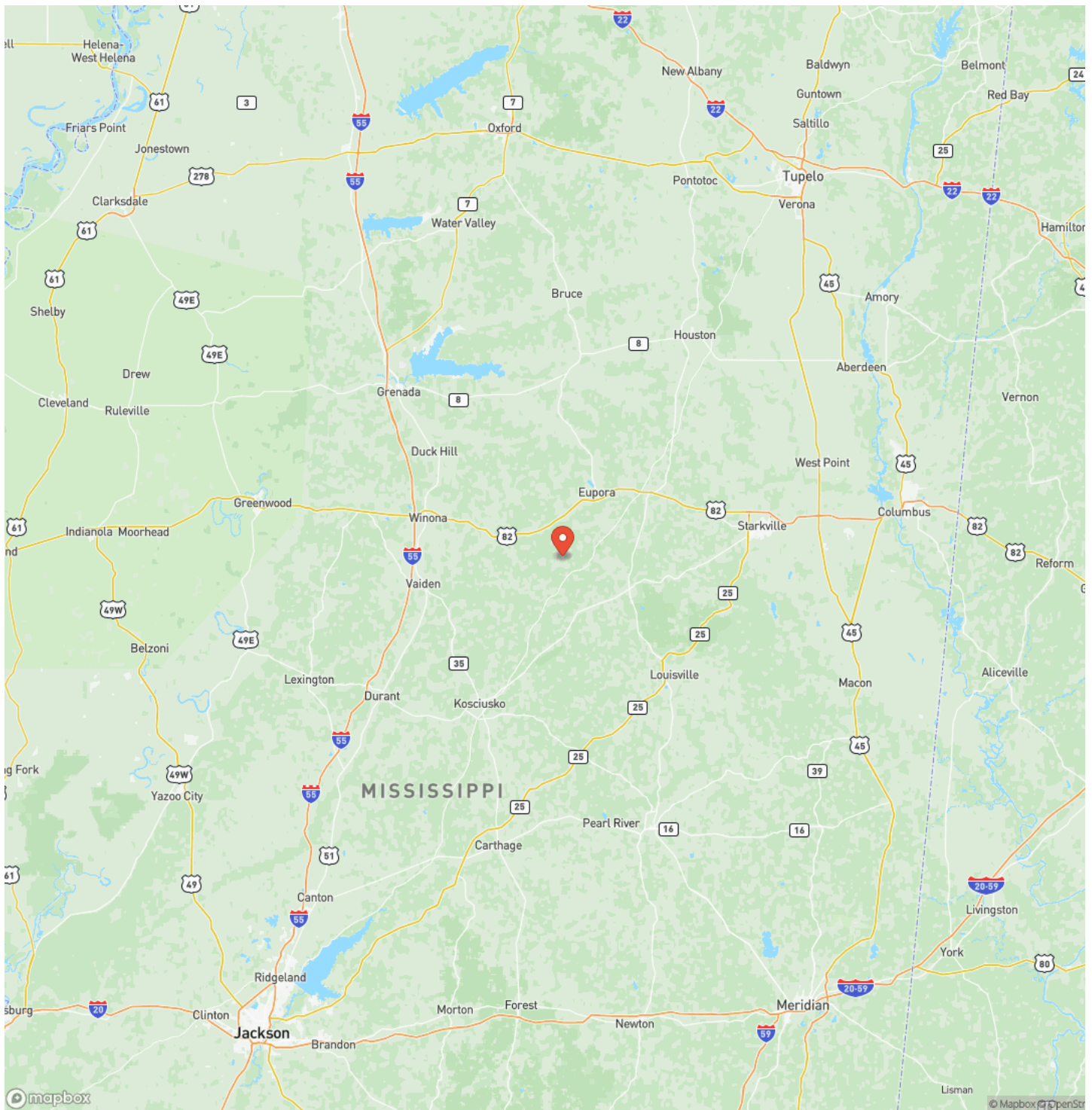
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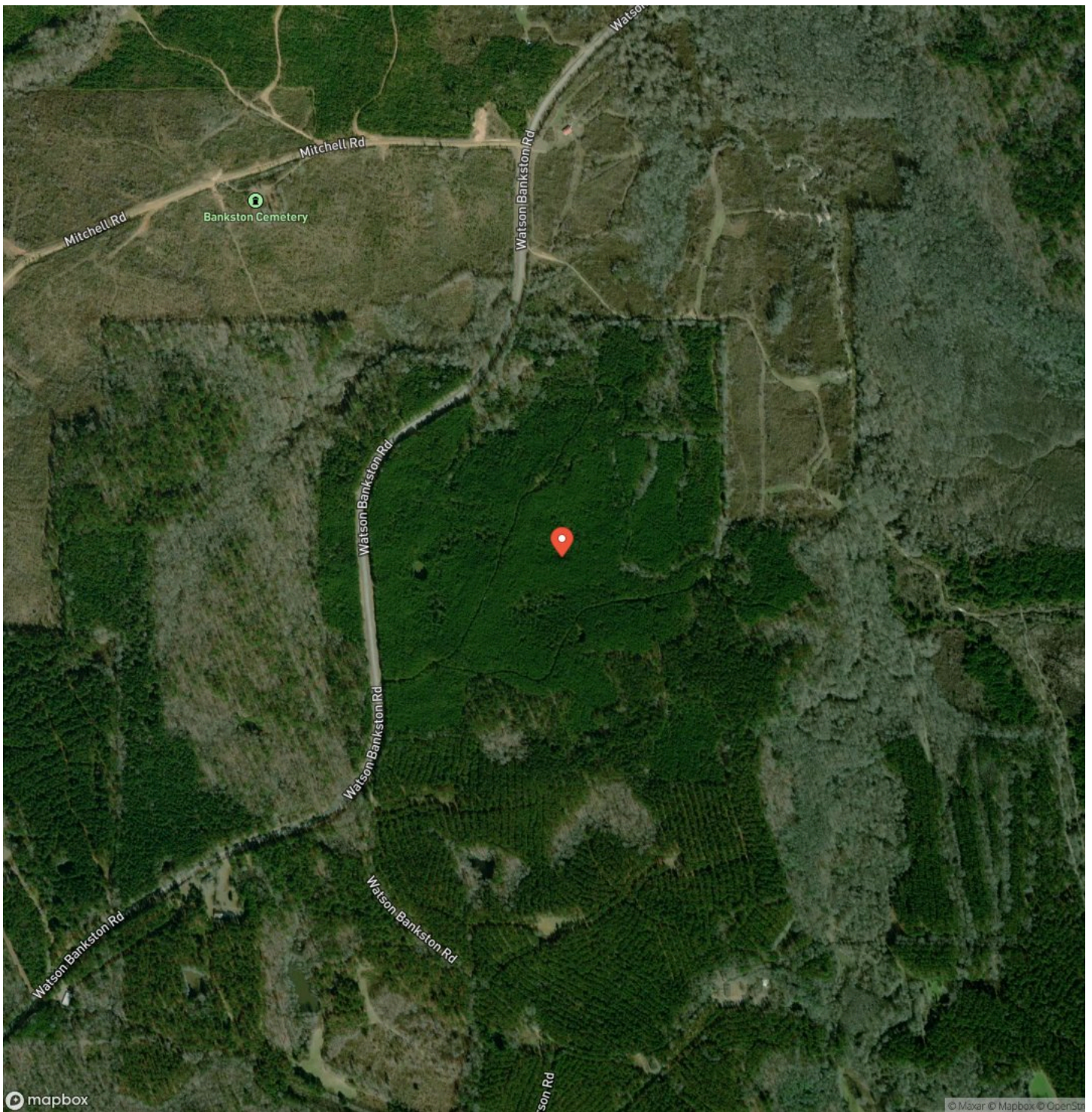
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Alldread

Mobile

(662) 230-7322

Email

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Address

City / State / Zip

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NOTES



DISCLAIMERS

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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.



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