

**Bo Burkes**

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www.TomSmithLandandHomes.com

## Outstanding Hunting and Timber Investment Tract 60 +/- Acres in Choctaw County, MS!



**\$2,700/Acre**

- 60 +/- Acres in Choctaw County, MS
- Utilities Available
- Approx. 11 Year Old Plantation Pine
- Outstanding Timber Investment
- Loaded with Deer and Turkey
- 1/4 mile frontage on McCool Rd.

Looking for a great hunting and timber tract? You've just found it! This 60+/- acre tract in Choctaw County is loaded with deer and turkey! With 10 year old plantation pine, this makes for a great timber investment tract. Property is on both sides of McCool Road. There are many home/cabin sites to choose from, with utilities available. Call Bo today for more information! **Directions:** From the intersection of Hwy. 14 and Hwy. 25 in Louisville, MS, drive west on Hwy. 14 for 10.5 mi, turn right onto Fentress-Panhandle Rd. and drive for 1.6 mi, turn left onto McCool Rd. and drive for 500 ft., keep right to stay on McCool Rd. and drive for another 1.5 mi. The property will be on both sides of the road.

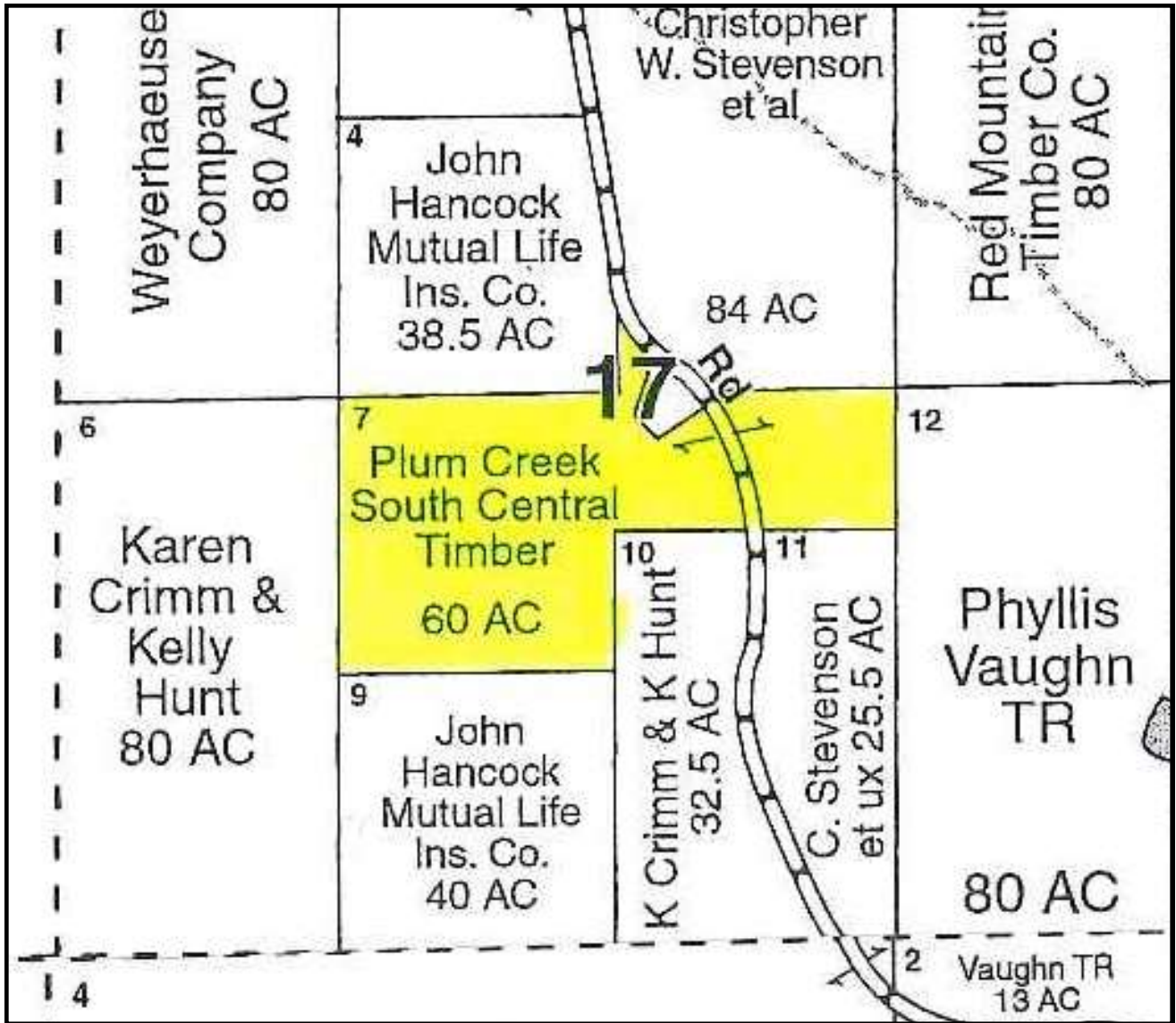


**Bo Burkes, Managing Broker**  
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**Ownership Map**



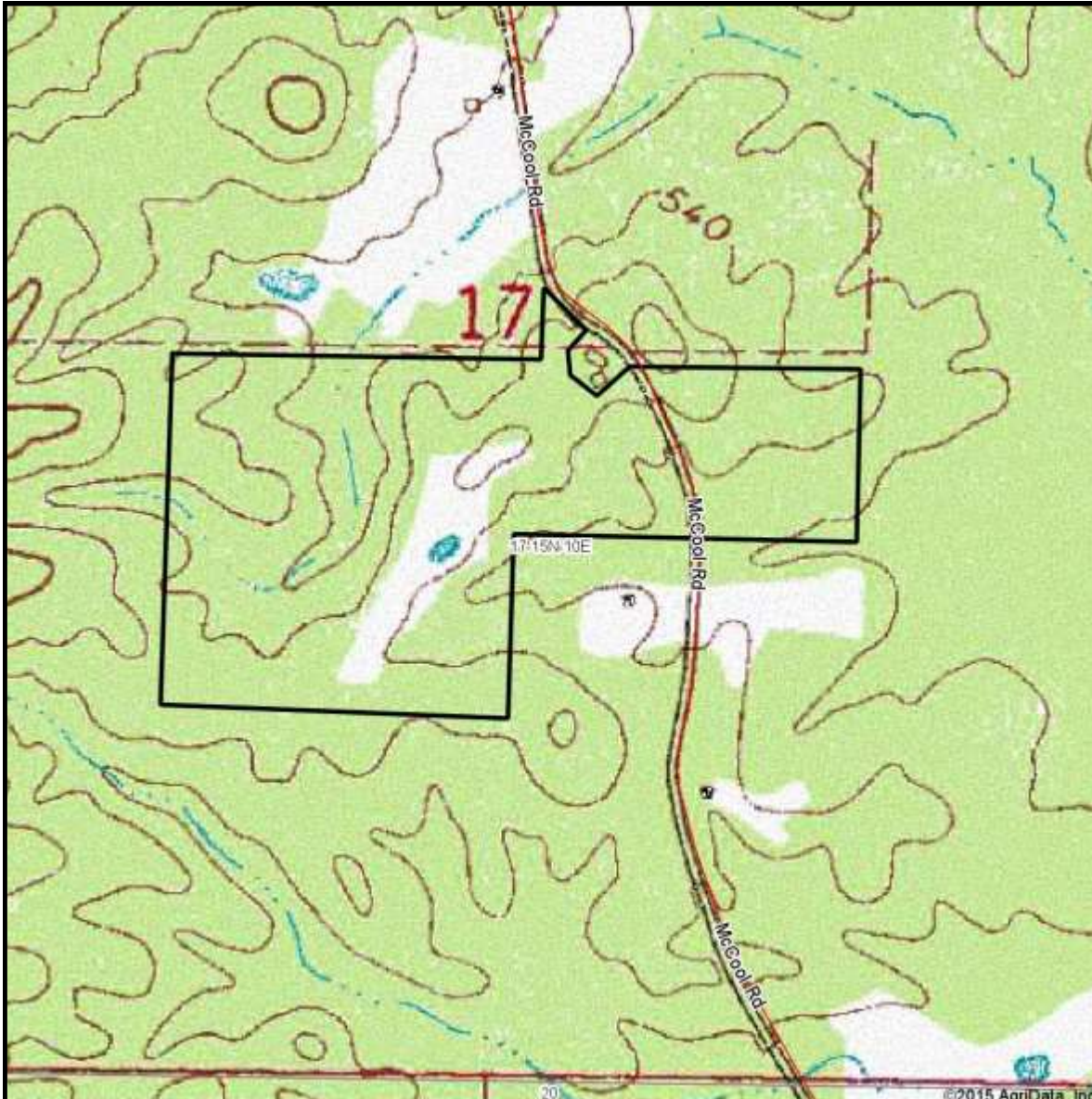
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**Aerial Map**



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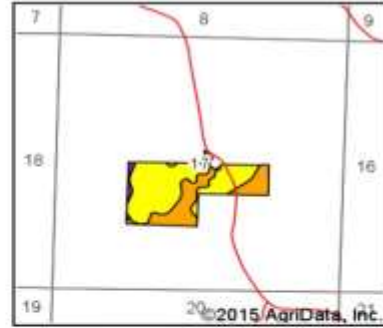
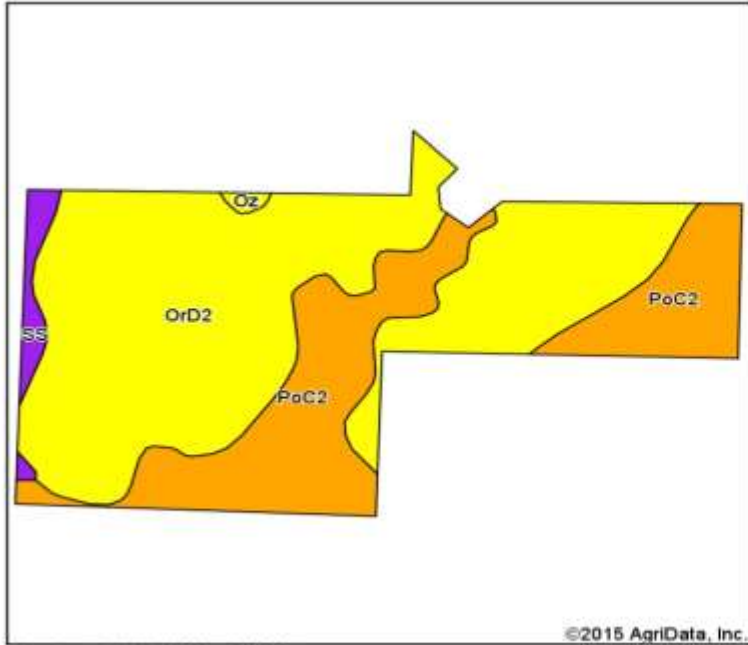


**Topo Map**



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## Soil Map



State: **Mississippi**  
 County: **Choctaw**  
 Location: **17-15N-10E**  
 Township: **District 4**  
 Acres: **60**  
 Date: **4/7/2015**



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Soils data provided by USDA and NRCS.

### Area Symbol: MS019, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Soybeans	Tall fescue	Wheat
OrD2	Ora loam, 8 to 12 percent slopes, eroded	39.46	65.8%		IVe	IVe									
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	18.62	31.4%		IIIe		8		80	675		9	35	7.5	35
SS	Smithdale-Sweetman association, hilly	1.46	2.4%		VIIe										
Oz	Ozan loam, occasionally flooded	0.26	0.4%		IVw		6.5	5.5			70	7.5	25	5.5	
<b>Weighted Average</b>							2.5		25.1	211.7	0.3	2.9	11.1	2.4	11

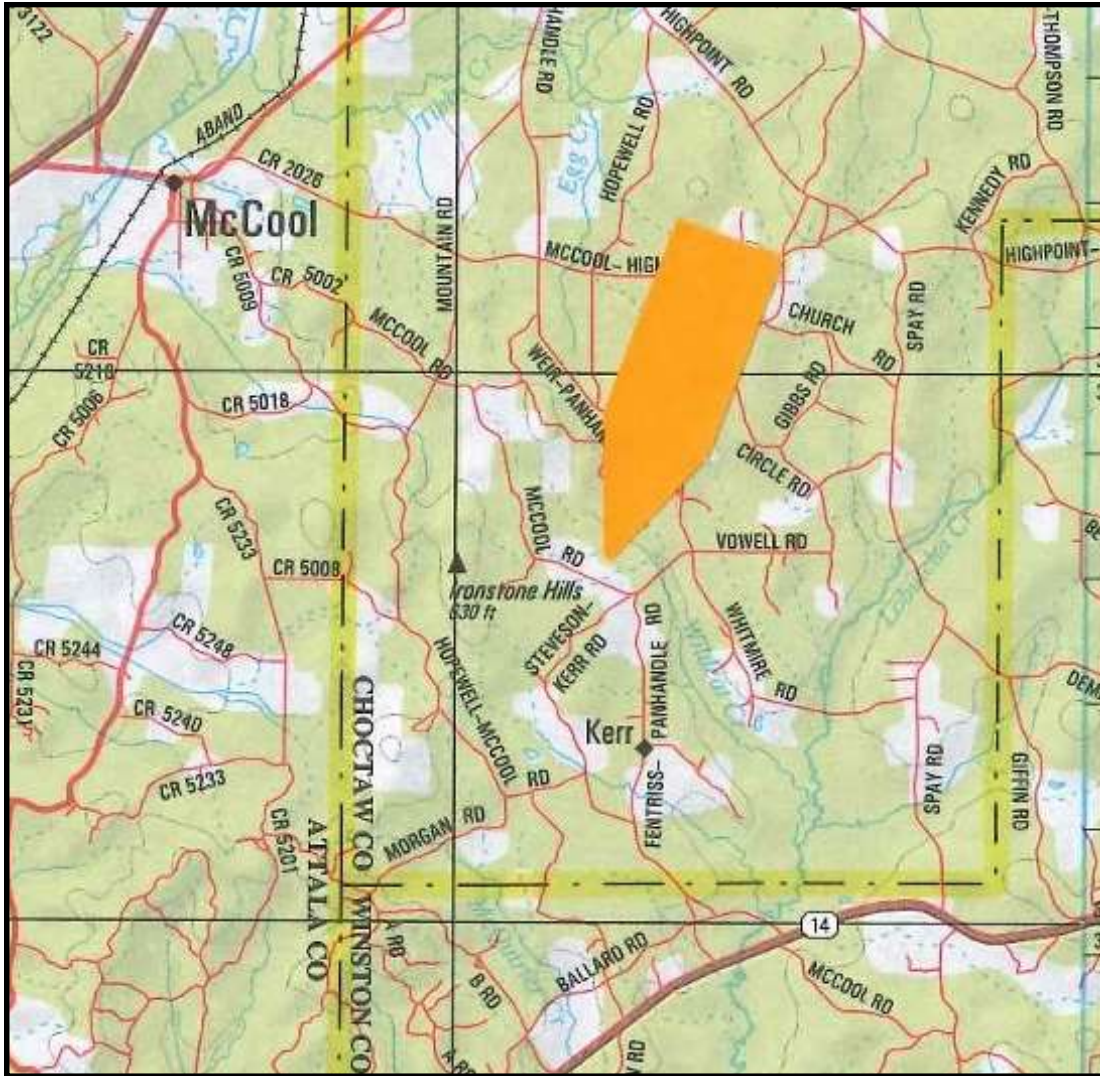
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## Soil Map



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### Directional Map

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