



Choctaw
PACKAGE

OPPORTUNITY:

Approximately 2,480± acres of privately held timberland in Central Mississippi, the Choctaw Package consist of twelve tracts primarily located in Choctaw County, MS around the town of Ackerman. A stable timber market coupled with most of the pine plantations being of merchantable size provide immediate harvest opportunities if desired. All tracts have reliable access most of which is via public roads. Timber volumes are available upon completion of a non-disclosure agreement.

CHOCTAW PACKAGE 2,480± ACRES \$4,650,000

Larson & McGowin

PROPERTIES

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Choctaw Package Land Classification

Land Type	Acres	%
Pre-merchantable Pine	215	9%
Merchantable Pine Plantation	1,901	77%
Hardwood	184	7%
Clear-Cut	41	2%
Non Forest	98	4%
Conservation Easement	43	2%
Total	2480	100%



**Chandler
Graham**
Qualifying Broker

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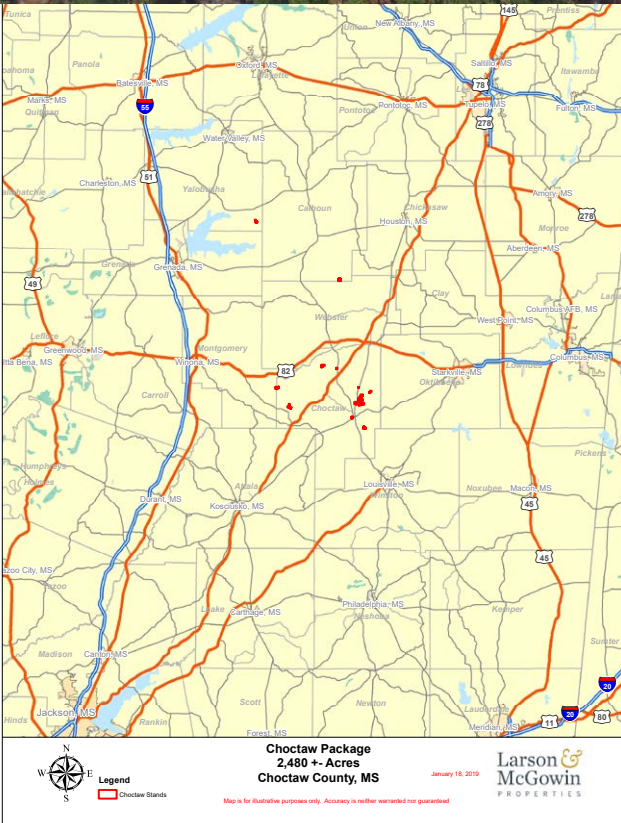
www.larsonmcgowinproperties.com

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