

# Choctaw County Mississippi's **Whispering Woodlands**

Set just outside the small, close-knit community of Ackerman, MS, these six lots in Choctaw County offer a unique opportunity to build your dream home. With essential utilities available and a peaceful rural setting, this location is perfect for those who value simplicity and quiet living. Surrounded by the charm of a tiny town and the beauty of nature, these properties provide the perfect canvas for creating your own haven.



(970) 829-8580



[howdy@debroslan.com](mailto:howdy@debroslan.com)



[www.debroslan.com](http://www.debroslan.com)

**ACREAGE SIZES:**

4.42 - 7.94 +/-

**STATE:**

MISSISSIPPI

**COUNTY:**

CHOCTAW

**NEAREST CITY:**

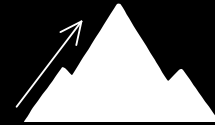
ACKERMAN



County:  
Choctaw, MS



Trash:  
Yes



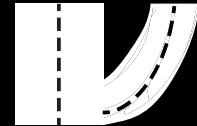
Elevation:  
580' - 640'



Zoning:  
N/A



Coordinates:  
33.382075°  
-89.181536°



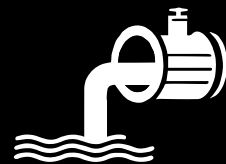
Access:  
Paved



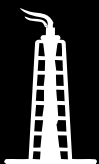
Power:  
Yes



Water:  
Yes



Sewage:  
Yes



Gas:  
Alternative - Propane



Phone & Internet:  
Yes



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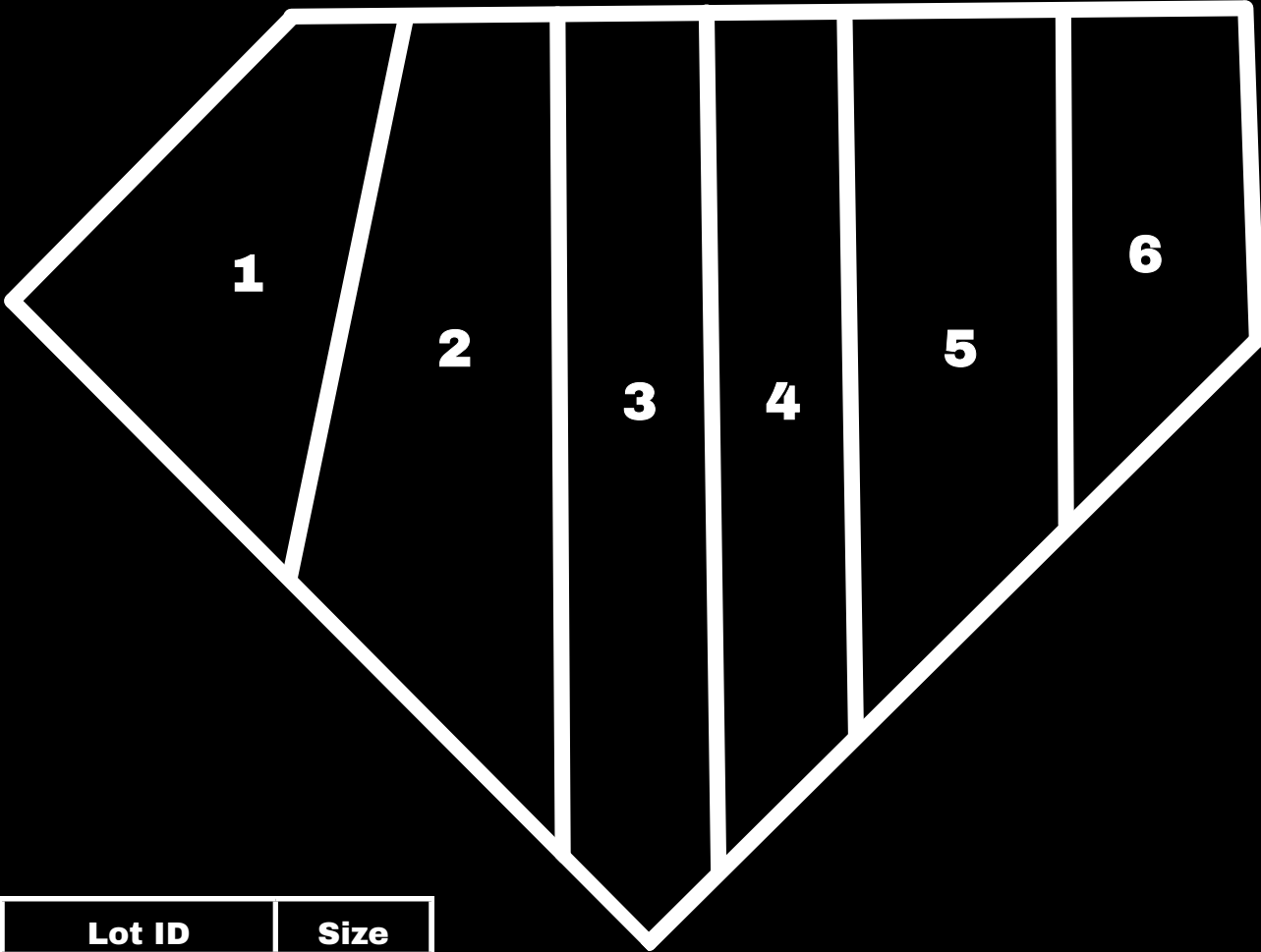


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**MISSISSIPPI HIGHWAY 790**



Lot ID	Size
Choctaw_01_MS	5.90
Choctaw_02_MS	7.94
Choctaw_03_MS	6.87
Choctaw_04_MS	5.82
Choctaw_05_MS	7.00
Choctaw_06_MS	4.42





## Utility Information:

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### Power Information:

4 County EPA  
(800) 431-1544

### Trash Information:

Choctaw County Solid Waste  
(662)-285-3850

[choctawcountywasteservices@gmail.com](mailto:choctawcountywasteservices@gmail.com)

### Sewage & Water Information:

Reform Water Association  
(662) 387-5565

### Phone & Internet Information:

Franklin Telephone Co. Inc.  
(877) 422-1212

## County Information:

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### Assessor's Office:

(662) 285-6320

### Clerk and Recorder's Office:

(662) 285-6329

### Treasurer's Office:

(662) 285-6320

### Disclosure Statement:

*Debro's Land, its managers, employees and all other affiliates do lengthy research on all properties prior to listing them, in all cases we have not seen the property. All prospective buyers are encouraged to conduct their own due diligence to verify the information provided is accurate and contact the county to confirm that whatever plans you as the buyer have for the property in question are in fact legal, feasible and permitted to your satisfaction. We make no warranties or representations about the land, its condition, or what can be done with the property. Due diligence is encouraged but is the buyer's responsibility and all sales are final. If you visit any of our properties, you are visiting at your own risk and release our company and all its managers, employees and other affiliates from any and all claims or liabilities. To see a full list of our disclosure statement and other notices please visit our [Terms & Conditions](#).*