

MIDWEST LAND GROUP PRESENTS

135 ACRES IN

CHICKASAW COUNTY MISSISSIPPI

COUNTY ROAD 279, MANTEE, MS 39751



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

135 +/- ACRES OF PRIME TIMBERLAND - IMMEDIATE OR FUTURE INCOME POTENTIAL

Discover 135 +/- acres of prime timberland in Chickasaw County, Mississippi—an exceptional property offering the perfect blend of recreation, investment potential, and long-term enjoyment. This well-managed tract features a rare combination of established timber stands and thriving wildlife habitat, making it ideal for both outdoor enthusiasts and investors alike.

The property boasts an extensive internal road and trail system, providing easy access throughout. Whether you're seeking a private hunting retreat, a weekend getaway, or a long-term timber investment, this tract delivers. With significant existing timber value, buyers can benefit from immediate returns or allow the pine plantation—already thinned and in excellent condition—to continue maturing for greater future profits.

Approximately 102 +/- acres consist of a professionally managed, thinned and burned pine plantation with strong timber value, including pine logs, chip-n-saw,

and poles. The remaining acreage includes 17 +/- acres of natural pine and hardwood mix, 9 +/- acres of recently planted pine, and 7 acres of mature hardwood along a scenic streamside management zone. This diversity creates an ideal wildlife habitat and enhances the property's appeal as a premier hunting destination.

Access is secured via a deeded, surveyed 30-foot easement from County Road 279 (Highway 46). Conveniently located just 13 miles from Houston, 17 miles from Mathiston, 33 miles from Starkville, and 46 miles from Tupelo, this property offers both seclusion and accessibility.

Opportunities to own a tract with both immediate and long-term income potential are increasingly rare. Whether you're building a legacy property, investing in timberland, or securing a high-quality recreational retreat, this is a tract worth your attention.



PROPERTY FEATURES

COUNTY: **CHICKASAW** | STATE: **MISSISSIPPI** | ACRES: **135**

- Excellent access via deeded easement
- Extensive internal road and trail system
- Rolling to the level topography
- Managed, thinned pine plantation
- Established shooting houses
- Outstanding hunting opportunities
- Private, quiet setting
- Diverse wildlife habitat
- Prescribed burn management
- Fire lanes in place
- Hardwood Streamside Management Zone (SMZ)



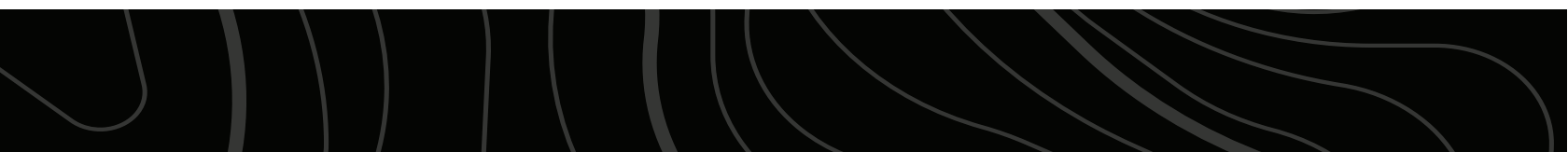
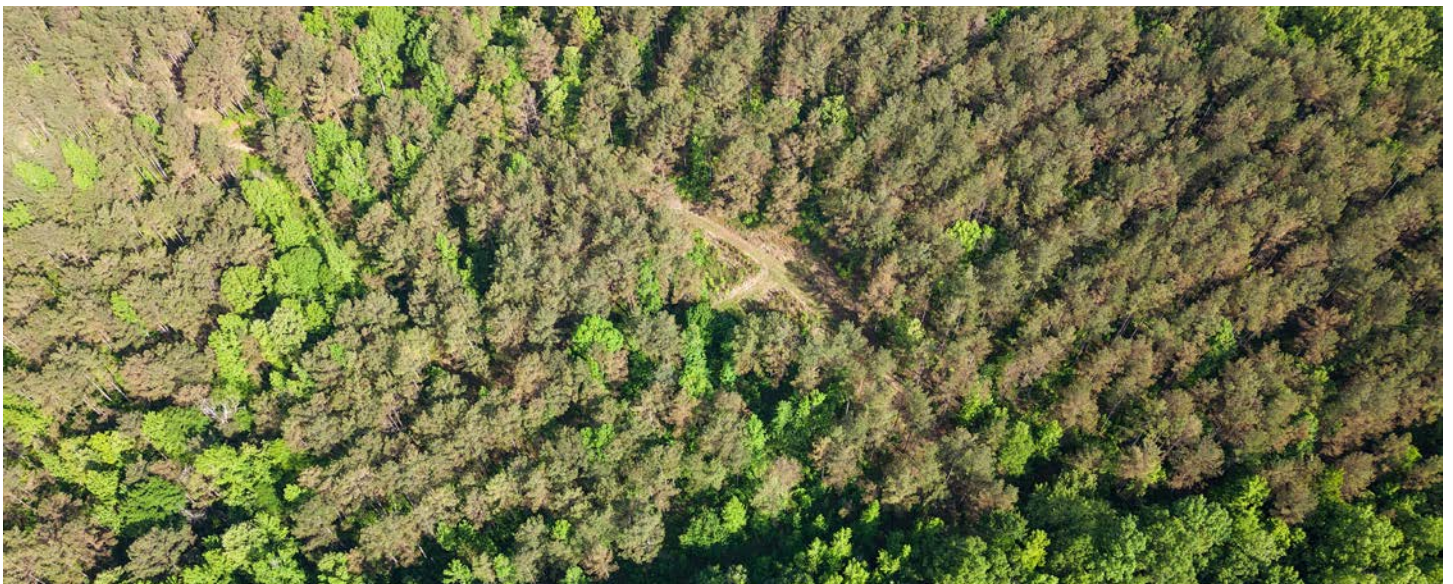
ROLLING TO LEVEL TOPOGRAPHY



EXCELLENT ACCESS VIA DEEDED EASEMENT



EXTENSIVE INTERNAL ROAD AND TRAILS



HUNTING OPPORTUNITIES

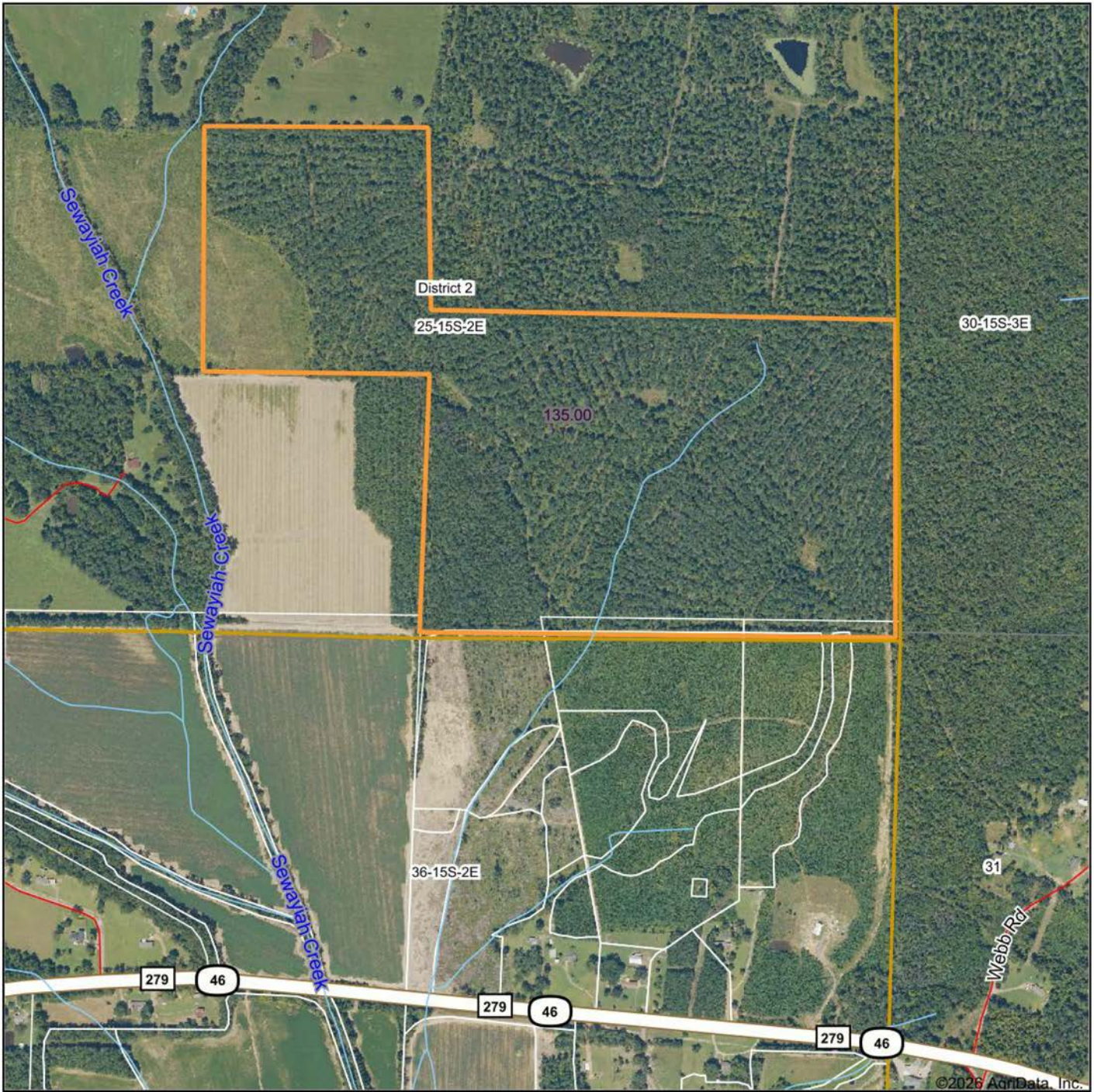
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ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 33° 44' 35.25, -89° 2' 26.68



25-15S-2E
Chickasaw County
Mississippi

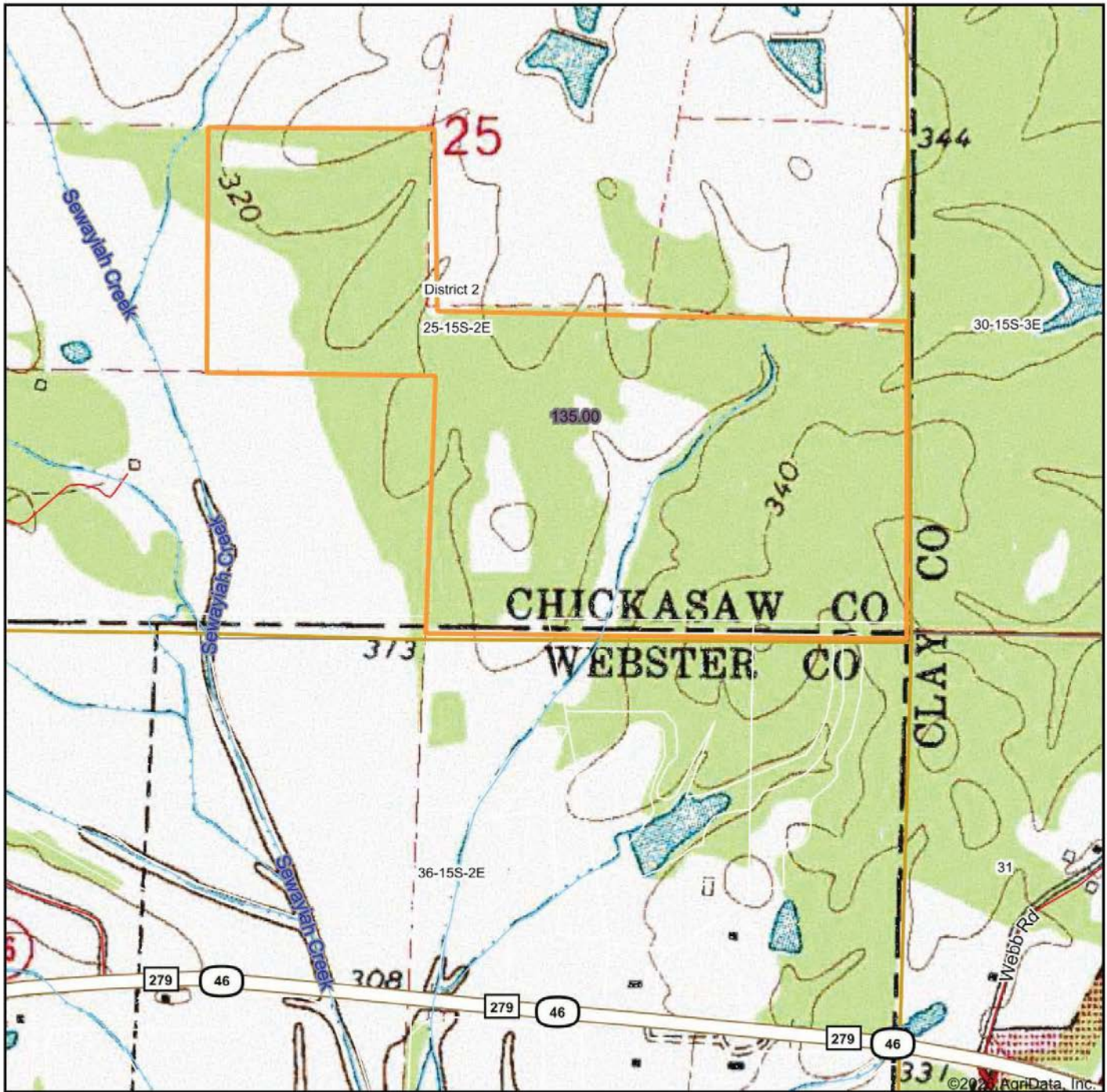


Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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4/22/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

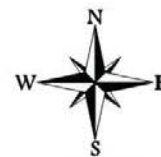
TOPOGRAPHY MAP



Map Center: 33° 44' 26.57, -89° 2' 26.7



25-15S-2E
Chickasaw County
Mississippi

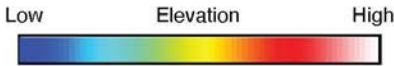
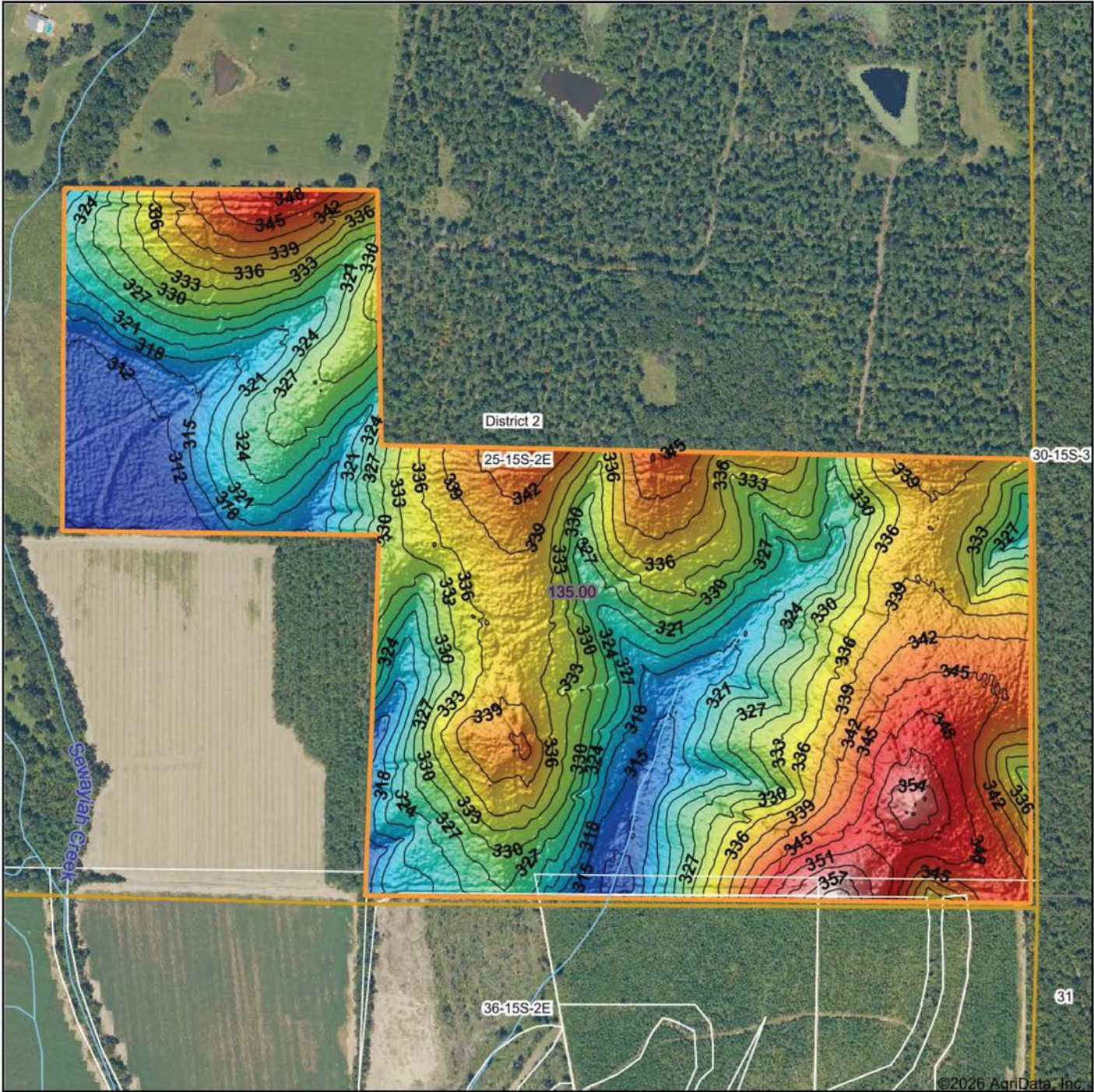


4/22/2026



Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 307.4
 Max: 362.9
 Range: 55.5
 Average: 331.0
 Standard Deviation: 10.76 ft



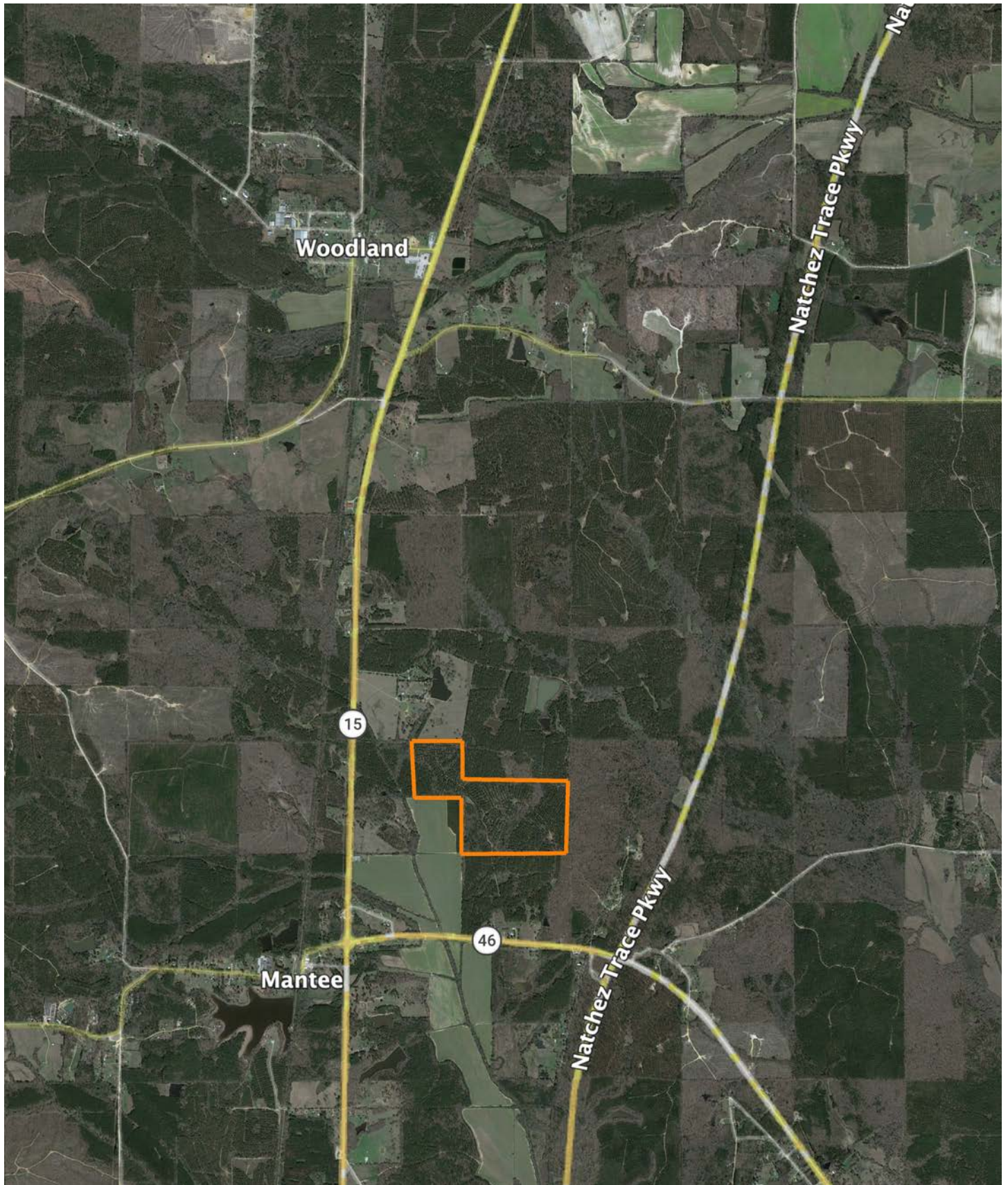
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Boundary Center: 33° 44' 35.25, -89° 2' 26.68



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OVERVIEW MAP



AGENT CONTACT

Chad Wheeler combines more than 25 years of forestry experience with a genuine passion for helping people. A graduate of Mississippi State University with a degree in Forestry and Forest Management, Chad has spent his entire career buying, selling, and developing land while purchasing timber across the region. His extensive background gives clients a unique advantage, he understands both the land and the timber value, providing a well-rounded approach to maximizing property potential.

Raised on a rural recreational property in North Alabama, Chad learned early the importance of proper land stewardship and habitat management. That foundation grew into a lifelong connection to the outdoors, whether hunting, fishing, or managing wildlife habitats.

Chad lives in Sulligent, Alabama, with his wife Molly and their daughters, Laura Leigh and Ella. A dedicated member of First Baptist Church, he serves as a deacon and has spent years coaching and mentoring youth through local sports programs. Clients working with Chad can expect honesty, deep local knowledge, and a commitment to helping them achieve their goals whether selling a family farm or finding the perfect North Alabama property.



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