



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	052-0031-0003001
Ownership?	Yes
Lot Count:	1
Account # or GEO #:	052-0031-0003001
Property Address:	State Hwy 790, Ackerman, MS 39735
If No Address or 0 address: Closest Property with Numbered Address	1024 State Hwy 790, Ackerman, MS 39735
County:	Choctaw
State:	MS
Lot Number:	Lot 3
Legal Description:	Pt W1/2 Ne1/4 S Of Hwy
Parcel Size:	5.82 NOTE: This land is one of six parcels, totaling nearly 38 acres. The additional parcels are also available, offering interested buyers an excellent opportunity for expansion and growth.
Subdivision:	Not in a subdivision
Approximate Dimensions:	216.26 ft Northeast 1,300.23 ft Northwest 1,101.05 ft East 296.18 ft Southwest
GPS Center Coordinates (Approximate):	33.3821, -89.1814
GPS Corner Coordinates (Approximate):	33.3829, -89.1829 33.3833, -89.1824 33.3812, -89.1798 33.3804, -89.1798
Google map link:	https://maps.app.goo.gl/8o4TTdM5MfTNFNwD6
Elevation:	633.0 feet

Market Value:	\$62,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of State Hwy 790 - https://drive.google.com/file/d/13UTE7WPQGZFg3x-XUBrnYr76evOOiqZm/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	Starkville, MS - 36 min (29.3 miles)
Closest small town:	Chester, MS - 7 min (4.7 miles)
Nearby attractions:	Jeff Busby Park - 13 min (9.4 miles) Legion State Park - 28 min (22.2 miles) Montgomery Statue - 38 min (35.4 miles) George Evans Park - 37 min (29.9 miles) Sam D. Hamilton Noxubee National Wildlife Refuge Admin Building And Visitor Contact Station - 45 min (34.4 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	662) 285-6329
Treasurer Website	Link
Treasurer Contact	662-285-6320
Recorder/Clerk Website	Link
Recorder/Clerk Contact	662) 285-6329
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(662) 285-6329
County Environmental Health Department Website	Link
County Environmental Health Department Contact	662-285-6213
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	

Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
TAX DATA	
QUESTION/S	
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$77.18
Are there any tax liens for this property? If yes, how much is the amount owed? (From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	No
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	-
Are there any HOA dues? If yes, how much is the total amount owed?	-
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	The county has No zoning
Terrain type? (Is it flat /slope/etc)	Flat with gentle slopes
Property use code?	Rural
Is the land cleared? (Yes/No)	Yes
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes

What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family dwelling Agriculture Mobile homes
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
Notes on RV's (jot down notes about whatever the county has to say)	RV is allowed to live in
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	No restrictions from the county
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	No restrictions from the county
What are the setbacks of the lot?	No restrictions from the county
What is the minimum lot size to build on the property?	No restrictions from the county
Is there any time limit to build?	The building permit is good for a year
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a floodzone area
Any other restrictions?	None
Is the property in a Floodzone? (if yes add a link to FEMA Website)	Zone X - minimum floodzone hazzard
Link to FEMA website	See image below
Is property wetland?	Not on wetlands only a creek on the property
Link to Wetland website	See image below
County Operator Details who Confirmed the	

Information:	
UTILITIES DATA	
QUESTION/S	DATA
<p>Is the property located inside or outside the city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It is considered under County, which means water can be built through a deep well (You need to confirm it)</p>	County
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	<p>Water is available - "Reform has been the water provider in the area for 12 years but after October 1st, it'll be Golden Triangle Planning & Development District who'll be handling all service requests. Due to the transition of service, they've halted giving out estimates on service fees for new customers due to the change of providers.</p> <p>As per the process, an NOI from the State Health Department will be needed to establish a new service."</p>
<p>If YES... (Put the company name and the phone number of the provider)</p>	Reform Water Association - (662) 387-5565
<p>If it's in the area (Put the street name where the main water line is located.)</p>	N/A
<p>If NO: (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)</p>	No
<p>Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)</p>	Private company
<p>Please ask for the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	B Septic Tank & Plumbing - +16623241234
<p>If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?</p>	Would need to install a septic system
<p>If the septic system has to be installed, (Ask if do we need to percolate the soil?)</p>	N/A
<p>Does the property currently have electricity</p>	Available in the area

connected? (Yes, No, or Do Not Know)	
What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)	4 County EPA - (800) 431-1544
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	None
For waste.... Will the county or city pick up the trash?	County
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	Choctaw County Solid Waste - 662-285-3850
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	
All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	