



# 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 5
Legal Description:	Pt W1/2 Ne1/4 S Of Hwy
Parcel Size:	7  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:	335.96 ft Northwest 771.56 ft Northeast 1,103.83 ft West 437.97 ft Southeast
GPS Center Coordinates (Approximate):	33.38297875434245, -89.1808861742149
GPS Corner Coordinates (Approximate):	33.3833,-89.1824 33.3839,-89.1816 33.3824,-89.1798 33.3812,-89.1798
Google map link:	<a href="https://maps.app.goo.gl/8o4TTdM5MfTNFNwD6">https://maps.app.goo.gl/8o4TTdM5MfTNFNwD6</a>
Elevation:	654.6 feet
Market Value:	\$46,000

<b>Access to the property?</b> (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of State Hwy 790 - <a href="https://drive.google.com/file/d/1XZIXoJA8nYhXWtyMKU2XHrEs19hoeiry/view?usp=sharing">https://drive.google.com/file/d/1XZIXoJA8nYhXWtyMKU2XHrEs19hoeiry/view?usp=sharing</a>
<b>If others, please specify:</b>	None
<b>Is there a Structure</b> (Yes or No (If Yes: Explain)	None
<b>Property miscellaneous images</b>	
<b>YouTube Link:</b>	
<b>ADDITIONAL LAND INFO</b>	
<b>QUESTION/S</b>	
<b>Closest major city:</b>	Starkville, MS - 36 min (29.3 miles)
<b>Closest small town:</b>	Chester, MS - 7 min (4.7 miles)
<b>Nearby attractions:</b>	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)
<b>COUNTY DATA</b>	
<b>QUESTION/S</b>	
<b>Assessor Website</b>	<a href="#">Link</a>
<b>Assessor Contact</b>	662) 285-6329
<b>Treasurer Website</b>	<a href="#">Link</a>
<b>Treasurer Contact</b>	662-285-6320
<b>Recorder/Clerk Website</b>	<a href="#">Link</a>
<b>Recorder/Clerk Contact</b>	662) 285-6329
<b>Zoning or Planning Department Website</b>	<a href="#">Link</a>
<b>Zoning or Planning Department Contact</b>	(662) 285-6329
<b>County Environmental Health Department Website</b>	<a href="#">Link</a>
<b>County Environmental Health Department Contact</b>	662-285-6213
<b>GIS Website</b>	<a href="#">Link</a>
<b>CAD Website</b>	<a href="#">Link</a>
<b>Electricity Company Name &amp; Phone Number</b>	
<b>Water Company Name &amp; Phone Number</b>	
<b>Sewer Company Name &amp; Phone Number</b>	

<b>Gas Company Name &amp; Phone Number</b>	
<b>Waste Company Name &amp; Phone Number</b>	
<b>TAX DATA</b>	
<b>QUESTION/S</b>	
<b>Are the taxes of this property current or delinquent?</b> (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	None
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$ 77.18
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed? ( From what year to what year?  <b>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.</b>	No
<b>Is property part of an HOA (Home Owners Association) or any community?</b> (Yes/No)	No
<b>How much is the annual HOA due?</b>	-
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	-
<b>County Operator Details who Confirmed the Information:</b>	
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	The county has No zoning
<b>Terrain type?</b> (Is it flat /slope/etc)	Flat with gentle slopes
<b>Property use code?</b>	Rural
<b>Is the land cleared?</b> (Yes/No)	Yes
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single-family dwelling Agriculture Mobile homes

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

**UTILITIES DATA**

QUESTION/S	DATA
<p><b>Is the property located inside or outside the city limit?</b></p> <p><b>Notes:</b>  <b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b>  <b>If Outside City:</b> It is considered under County, which means water can be built through a deep well <b>(You need to confirm it)</b></p>	<p>County</p>
<p><b>Does the property have water connected?</b> (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 &amp; 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.  As per the process, an NOI from the State Health Department will be needed to establish a new service."</p>
<p><b>If YES...</b> (Put the company name and the phone number of the provider)</p>	<p>Reform Water Association - (662) 387-5565</p>
<p><b>If it's in the area</b> (Put the street name where the main water line is located.)</p>	<p>N/A</p>
<p><b>If NO:</b> (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>	<p>No</p>
<p><b>Does the property currently have a sewer or septic?</b>  (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	<p>Septic is needed</p>
<p><b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)</p>	<p>Private company</p>
<p><b>Please ask for the details of the Company Name &amp; the Contact information ....</b>(Call and Confirm if it's the right company)</p>	<p>B Septic Tank &amp; Plumbing - +16623241234</p>
<p><b>If NO:</b> Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?</p>	<p>Would need to install a septic system</p>
<p><b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)</p>	<p>N/A</p>
<p><b>Does the property currently have electricity connected?</b> (Yes, No, or Do Not Know)</p>	<p>Available in the area</p>
<p><b>What is the electric company name</b> (Confirm If there is an electric company Service in the area - Select either</p>	<p>4 County EPA - (800) 431-1544</p>

City, Community, None, etc.)	
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	None
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	County
<b>If YES...</b> Get the details of the company name and contact information of that service in the area...  <b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	Choctaw County Solid Waste - 662-285-3850
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM THE OLM TEAM:</b>	
<b>DISCLAIMER</b>	
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.	