

# 3.35+/- Acre Development Opportunity in Oktibbeha County, MS

Interactive Map



This 3.35 +/- surveyed acre property is in a rapidly expanding portion of Oktibbeha County, located two miles West of Starkville City Limits. Take advantage of the accommodating Oktibbeha County site development guidelines. The property offers approximately 693 feet of road frontage on Hwy 182, and approximately 625 feet on John High Road. This property is in a unique location and offers incredible visibility. Take advantage of the rare opportunity to invest in West Oktibbeha County! Utilities are established on Hwy 182 and John High Road. In addition, several new residential developments are currently being constructed in this area, making this the perfect opportunity for your dream business! Limited deeded covenants are in place to protect the integrity of the property. For more information, or to schedule a showing, call Harper Day today!

**Directions from the Intersection of Hwy 25 and Hwy 182 in Starkville, MS:** Travel west on Hwy 182 W for 2.4 miles. The property will be on your left. [GOOGLE MAP](#)



*call me today!*

**HARPER DAY**, REALTOR®  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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# Aerial Map



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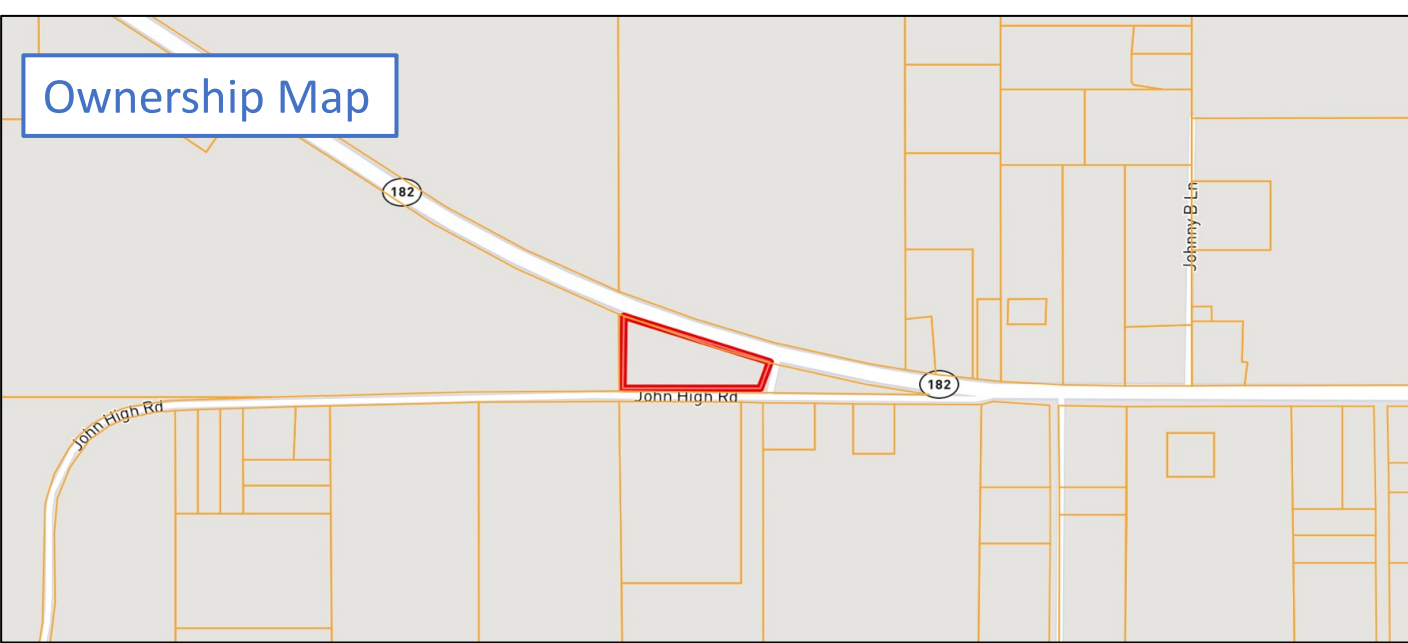
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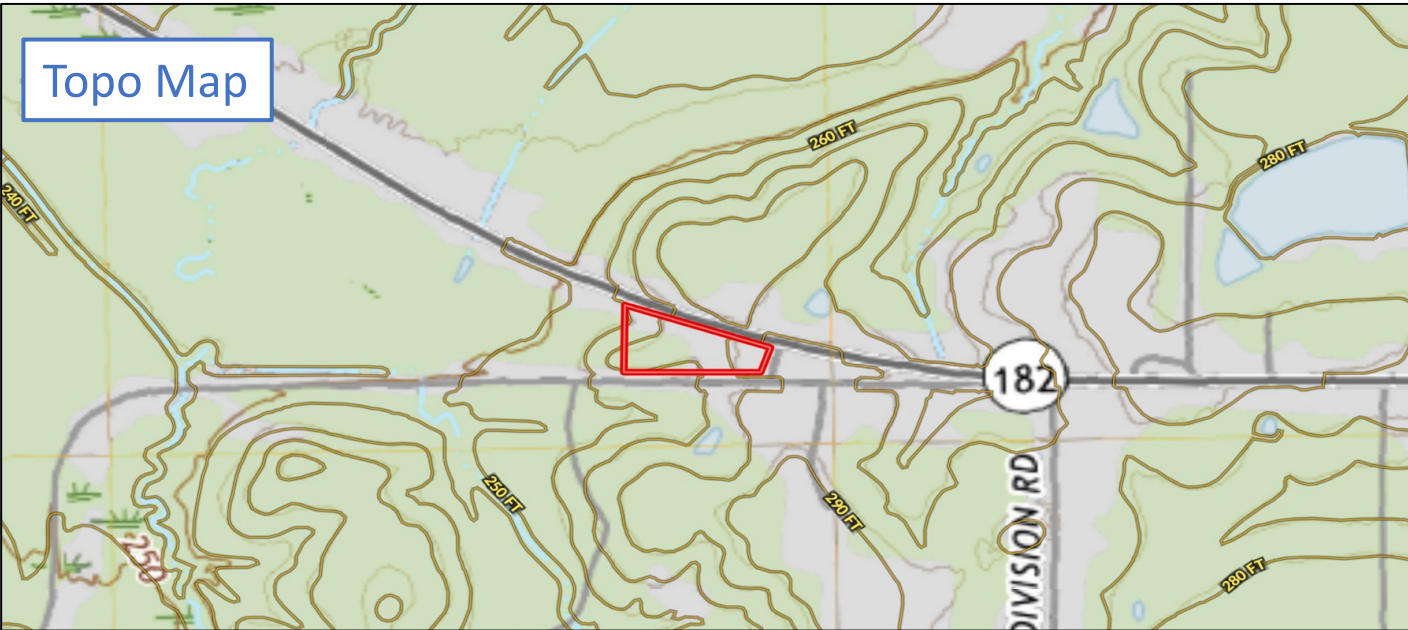
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## Ownership Map



## Topo Map



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# FEMA Flood and Water Feature Map



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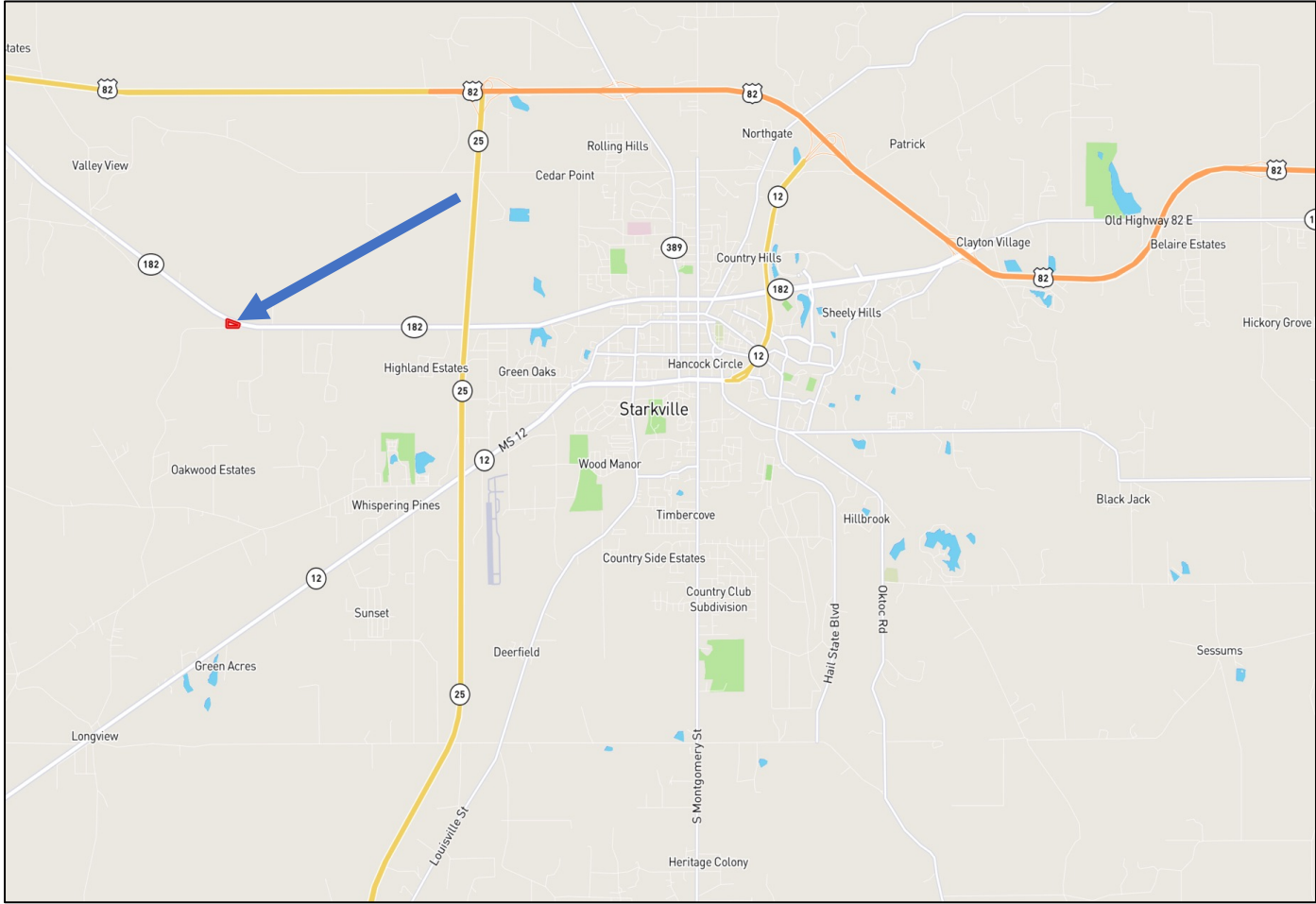
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# Directional Map



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