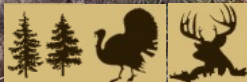


231 +/- Acres Of Opportunity Oktibbeha County, MS



\$727,650

LOCATION! LOCATION! LOCATION! This Oktibbeha County, MS tract is only 14.7 miles northeast of Mississippi State University and 11.8 miles from Main Street Starkville. Are you ready to own your own property to chase deer and turkey? How about a property that features numerous sites to build that dream home/cabin? If so, we need to take a ride on this 231 +/- acres in Oktibbeha County today! The property offers approximately 2,400 feet of blacktop frontage on Hwy 389 and approximately 1,900 feet of blacktop frontage on Maben-Bell Schoolhouse Road (electricity and water are established at both roads). The timber on the property consists of 120+/- acres of 25-year-old planted pines, and the remainder is a mixture of hardwood and pine natural regeneration. Additional features of this property include an extensive interior trail system, one established food plot, and approximately 4,000 feet of frontage on Sixmile Creek (Oktibbeha/Clay County Line). This property also features one seasonal creek that traverses the northwest portion of the property that could potentially be developed into a duck hole or could be used to source a future lake/pond. This property is surrounded by large landowners with diverse habitat and is known to produce above average recreational opportunities (18 turkeys were spotted on initial inspection). Call Harper Day today to schedule your private showing.

Directions from the intersection of Hwy 82 and Hwy 389 in Starkville, MS: Travel northwest on Hwy 389 for 9.1 miles. The property will be on your left.



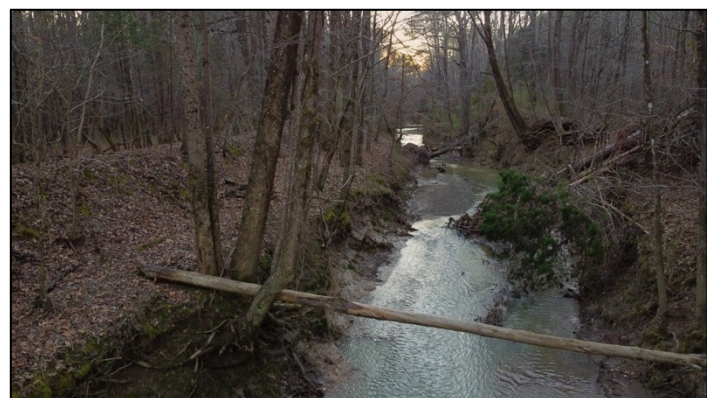
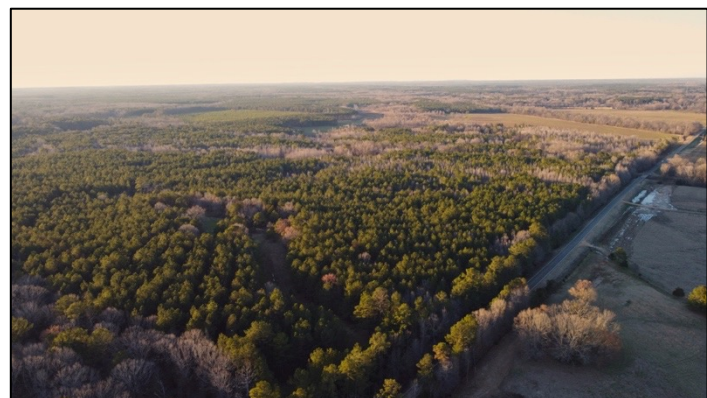
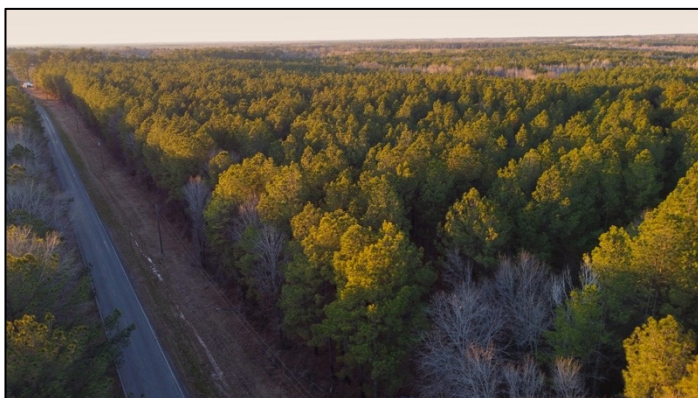
call me today!

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



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Information is believed to be accurate but not guaranteed.



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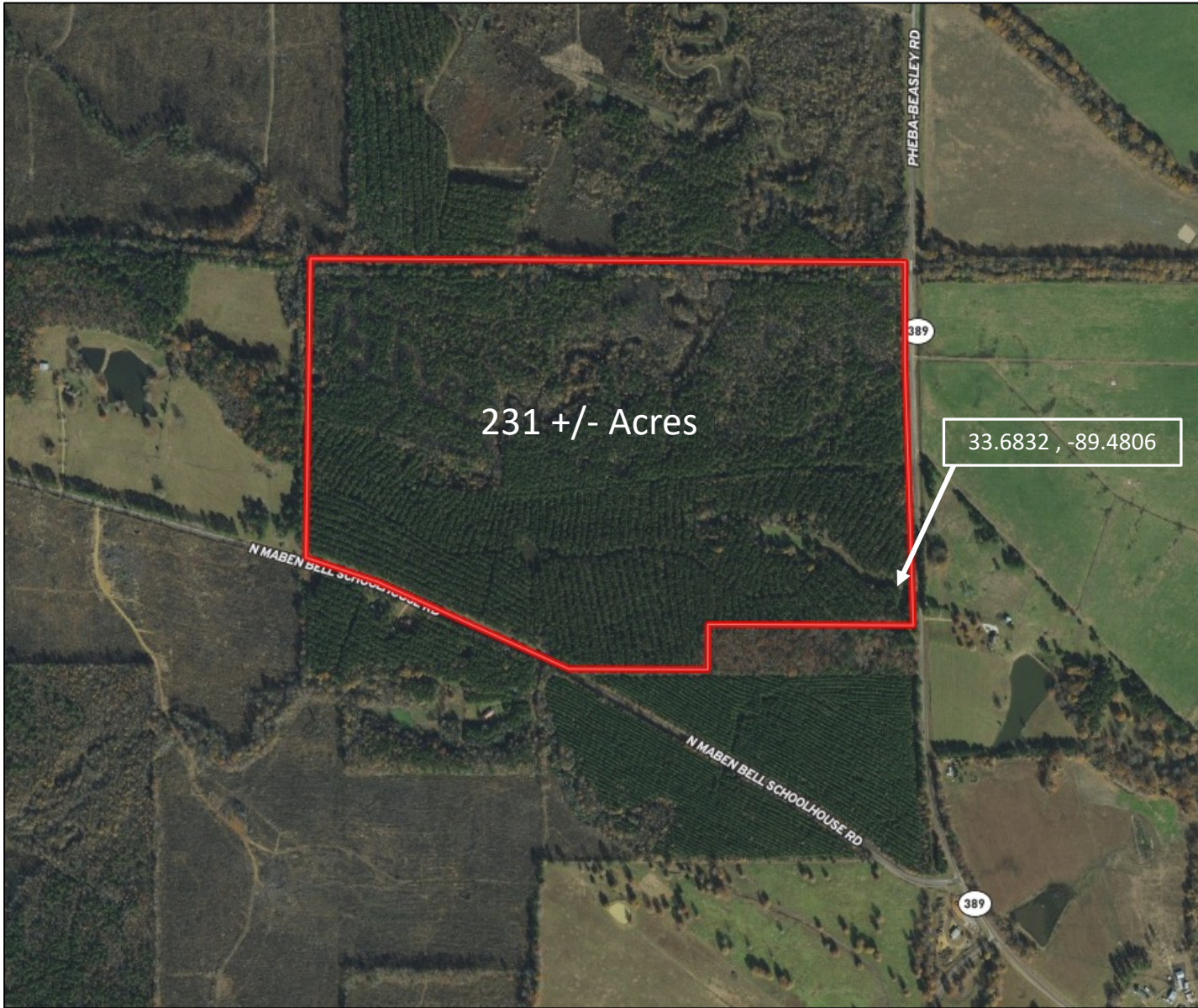
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Aerial Map



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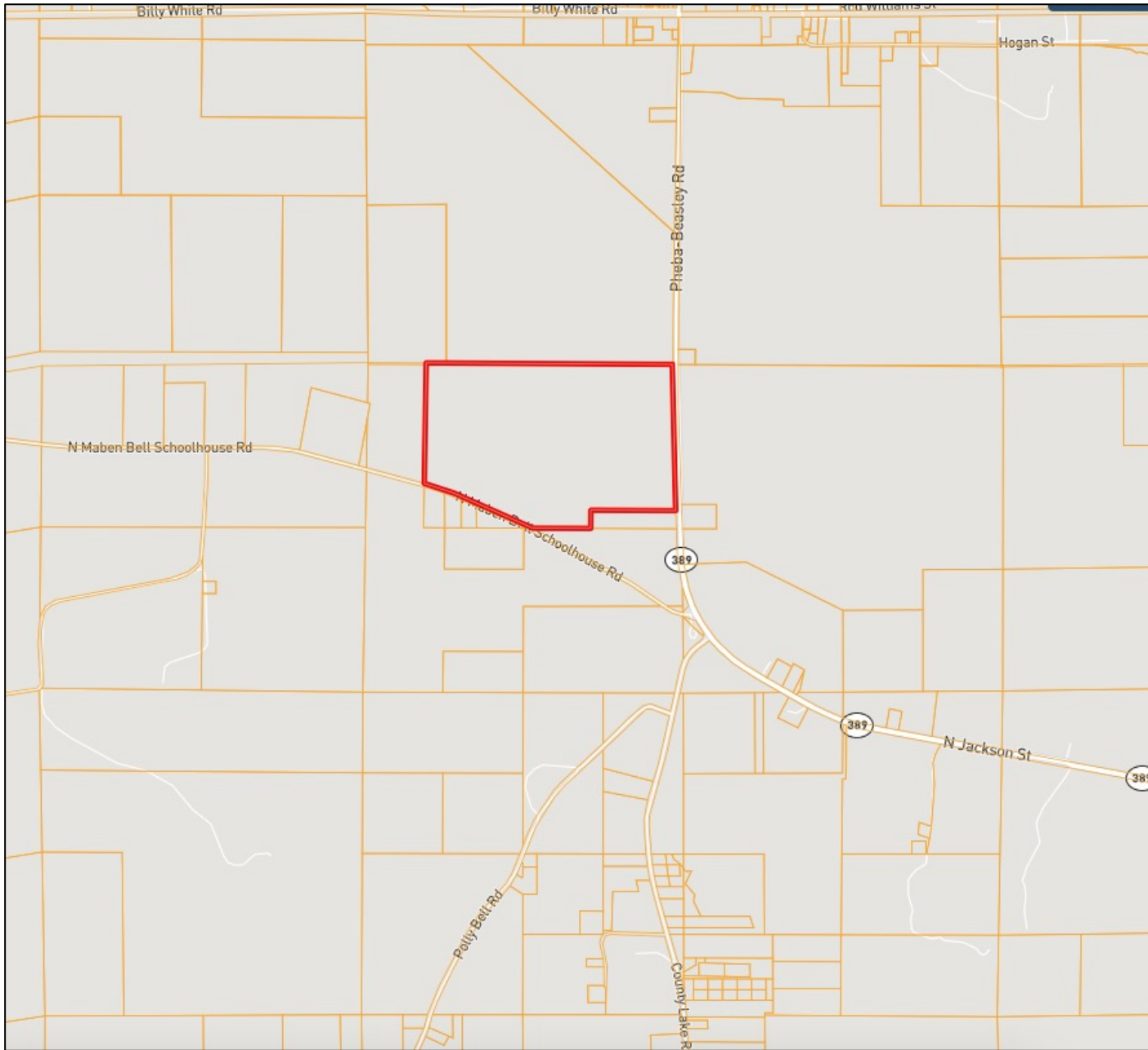
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Ownership Map



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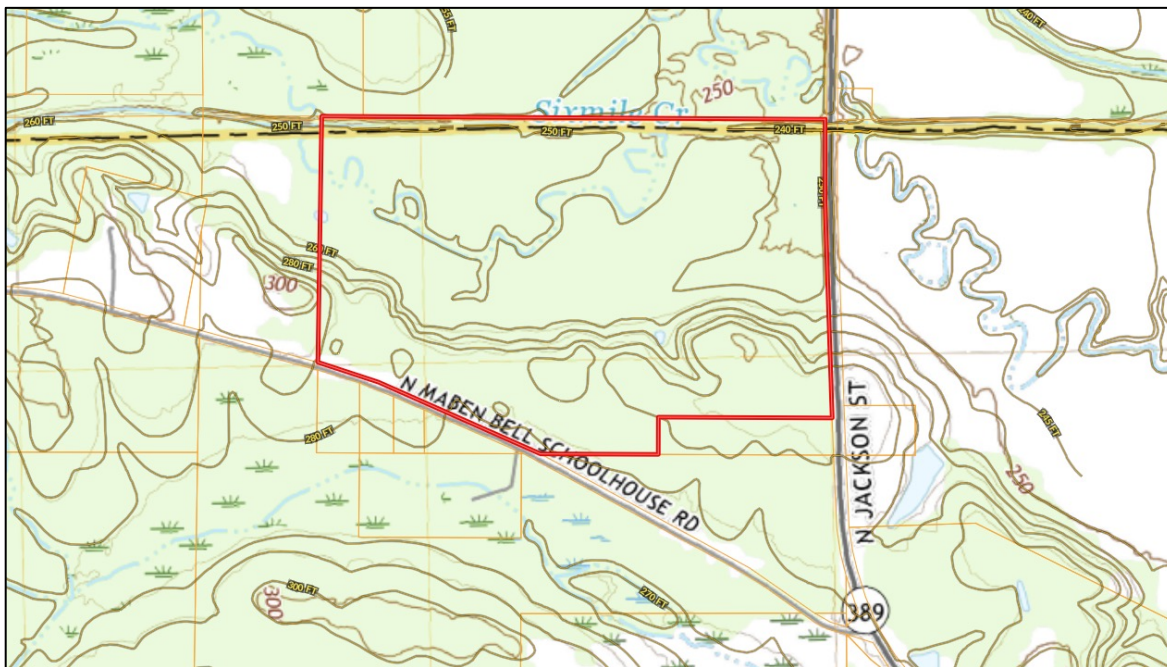
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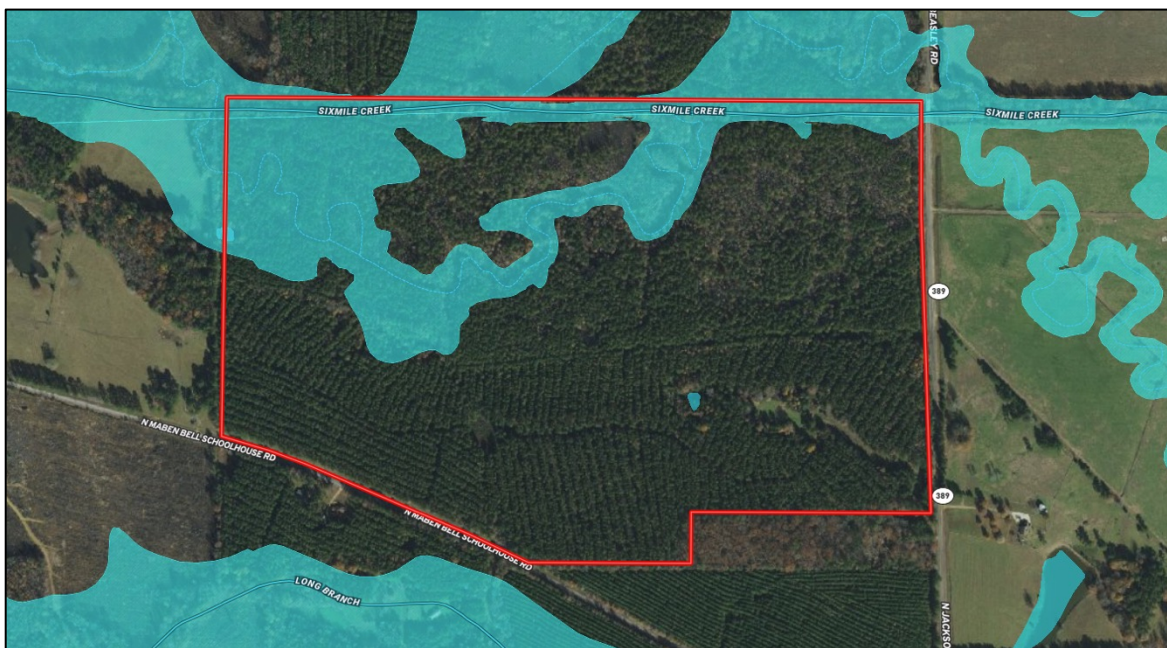
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Topographical Map



FEMA Flood and Water Feature Map



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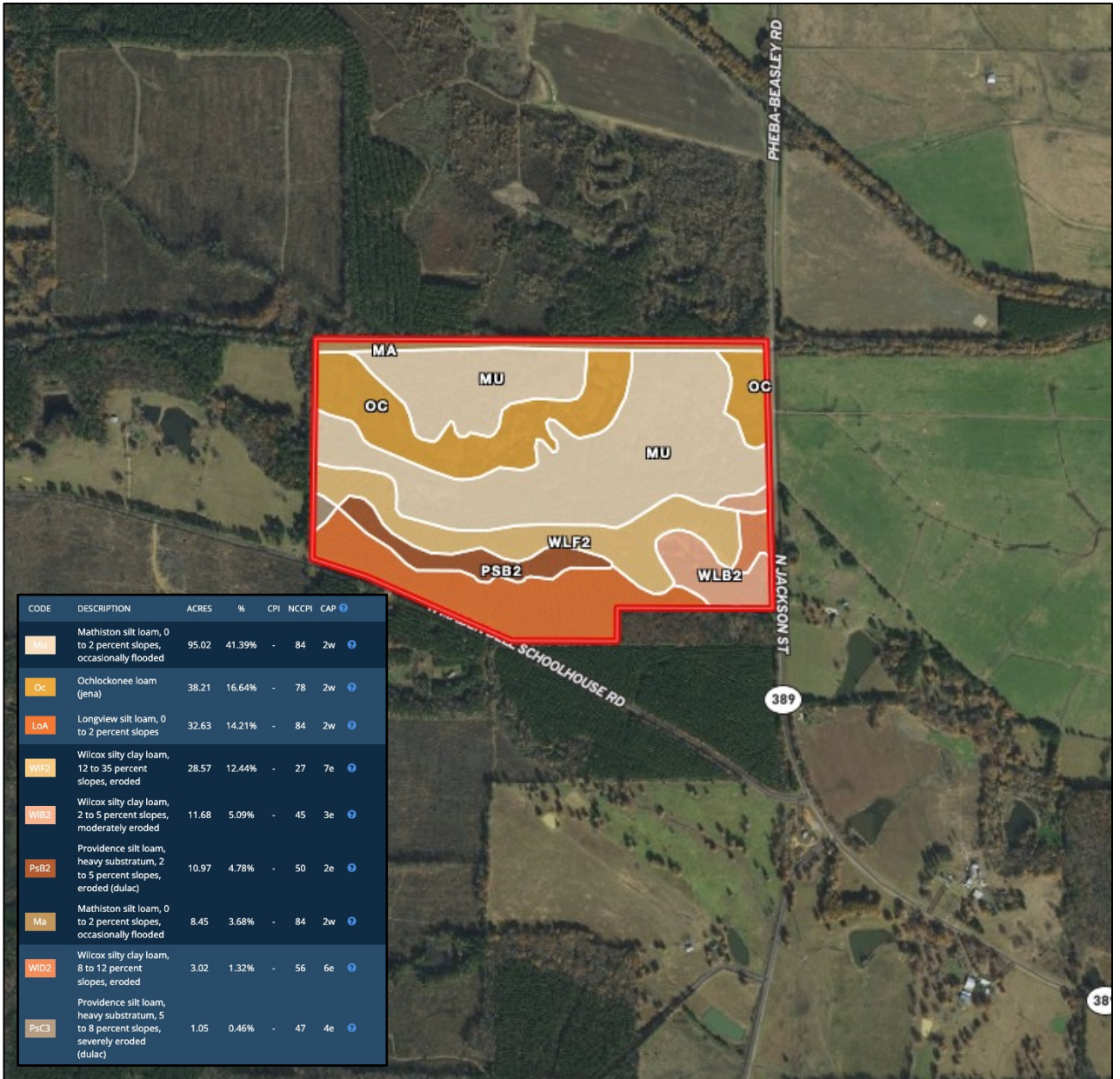
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Soil Map & Description



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Directional Map



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