

13 +/- Acre Development Opportunity OkTibbeha County, MS



Great development potential in OkTibbeha County, MS! This 13 +/- acre property is just outside the city limits of Starkville, MS, and conveniently located a short five miles from Mississippi State University. This property has tremendous potential for a residential, or multi-family development. Utilities include easy access to two existing city sewage manholes, three phase electricity, and an existing eight-inch waterline. This property is a developers dream. This property also features direct frontage on Hwy 182, and two different potential ingress/ egress locations. This property is conveniently located to Hwy 25, Hwy 82, and Hwy 12. Several major retail stores are just minutes away including Wal Mart, Lowes, Kroger, and Academy Sports. Approximately two miles south is the proposed 14-18 baseball / softball sports complex, Cornerstone Park. The property is in OkTibbeha County and is subject to its accommodating Site Development Permit Guidelines. Additional acreage is available. Call Harper Day to view this spectacular property!

Directions from the intersection of Hwy 182 and Hwy 25 West of Starkville: Travel West 0.7 miles on Hwy 182 and the property will be on your left. [GOOGLE MAP HERE](#)



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.



LandReport
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AERIAL MAP



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ADDITIONAL ACREAGE MAP



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Proximity Map To Starkville City Limits



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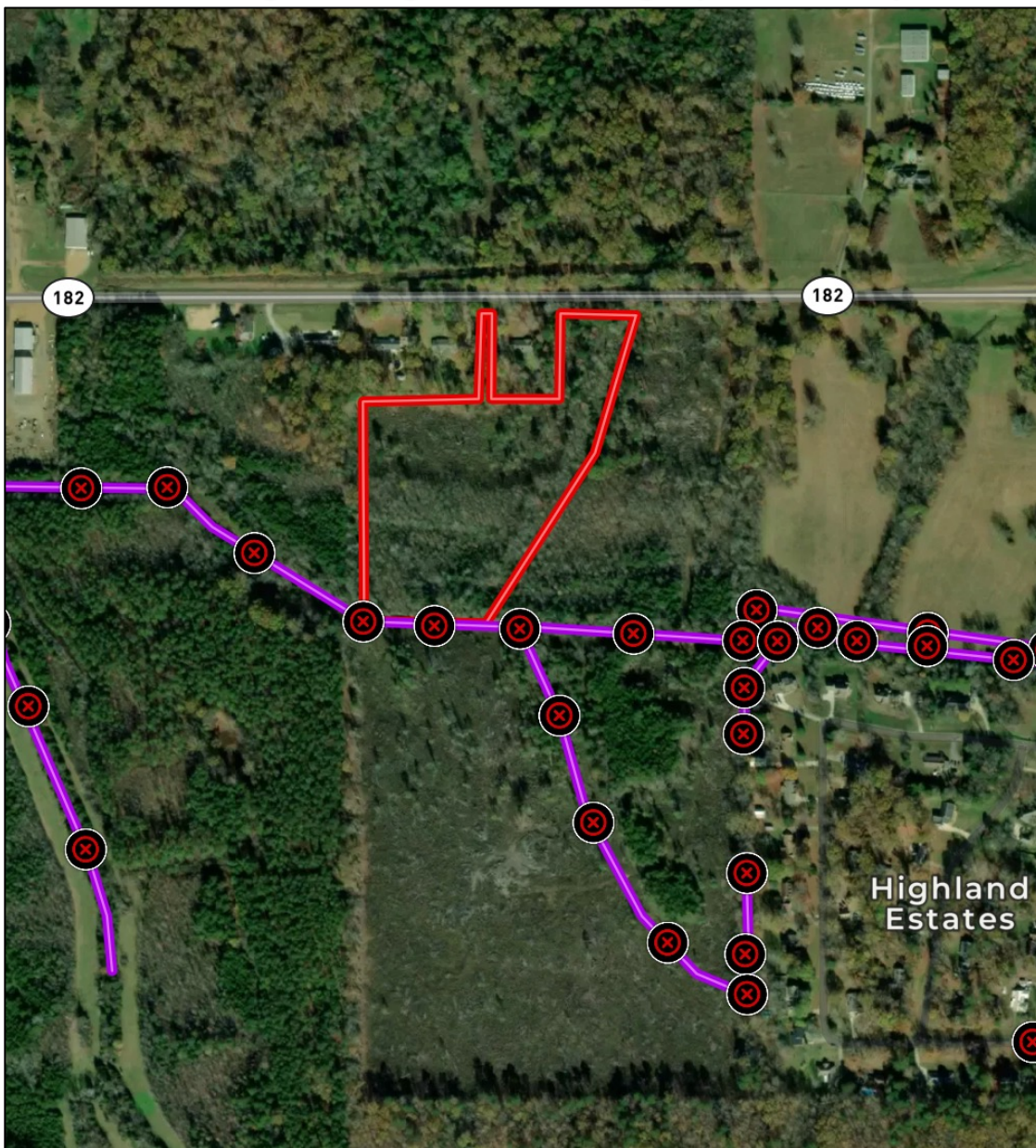
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Existing Sewage Gathering System Map



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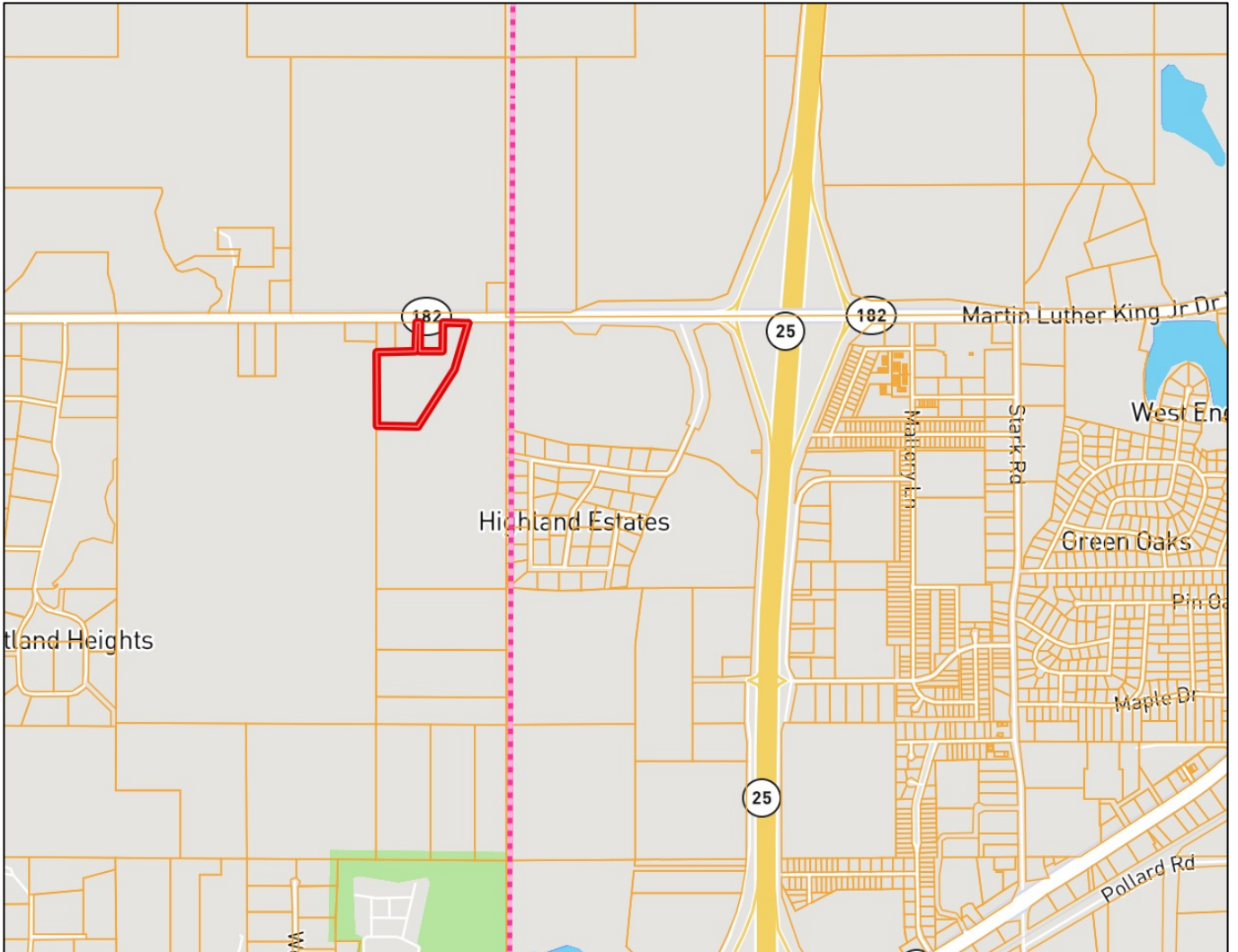
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OWNERSHIP MAP



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FEMA Flood and Water Feature Map



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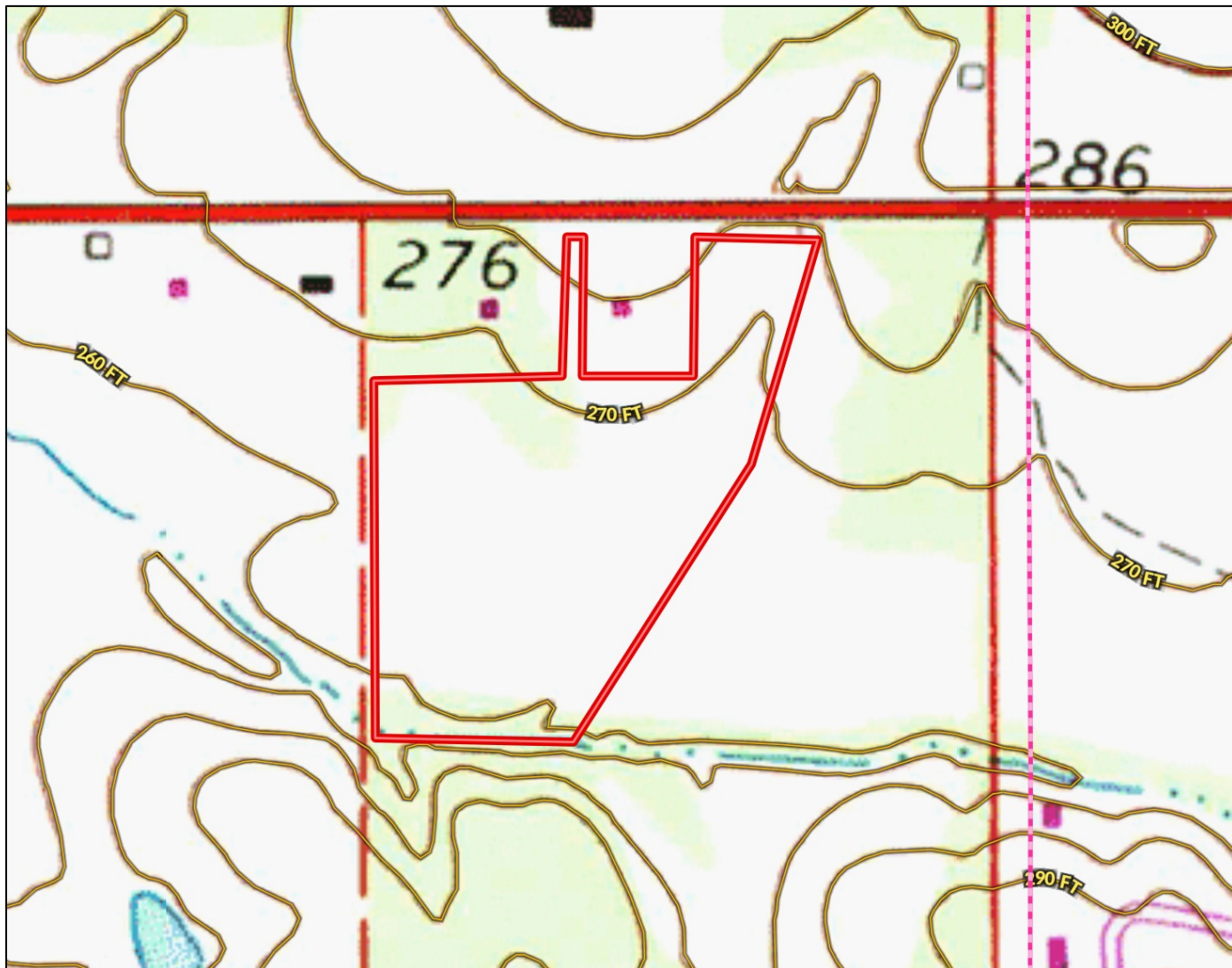
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TOPO MAP



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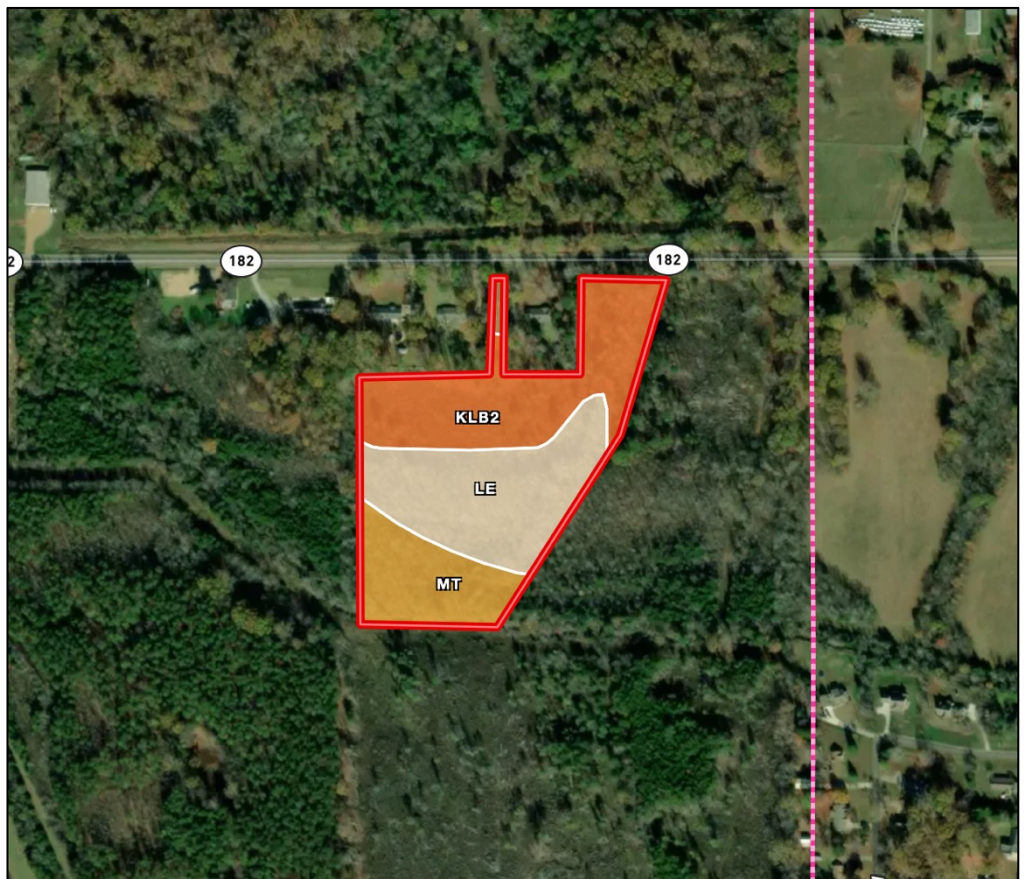


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SOIL MAP



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KLB2	Kipling silty clay loam, 2 to 5 percent slopes, moderately eroded	5.34	40%	-	57	3e
Le	Leeper silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.06	37.9%	-	61	2w
Mt	Marietta fine sandy loam	2.8	20.97%	-	78	2w
KIA	Kipling silty clay loam, 0 to 2 percent slopes	0.15	1.12%	-	61	3w
Totals		0	CPI	62.97	NCCPI	2.41
13.35 ac		Average		Average		Average

SOIL DETAIL



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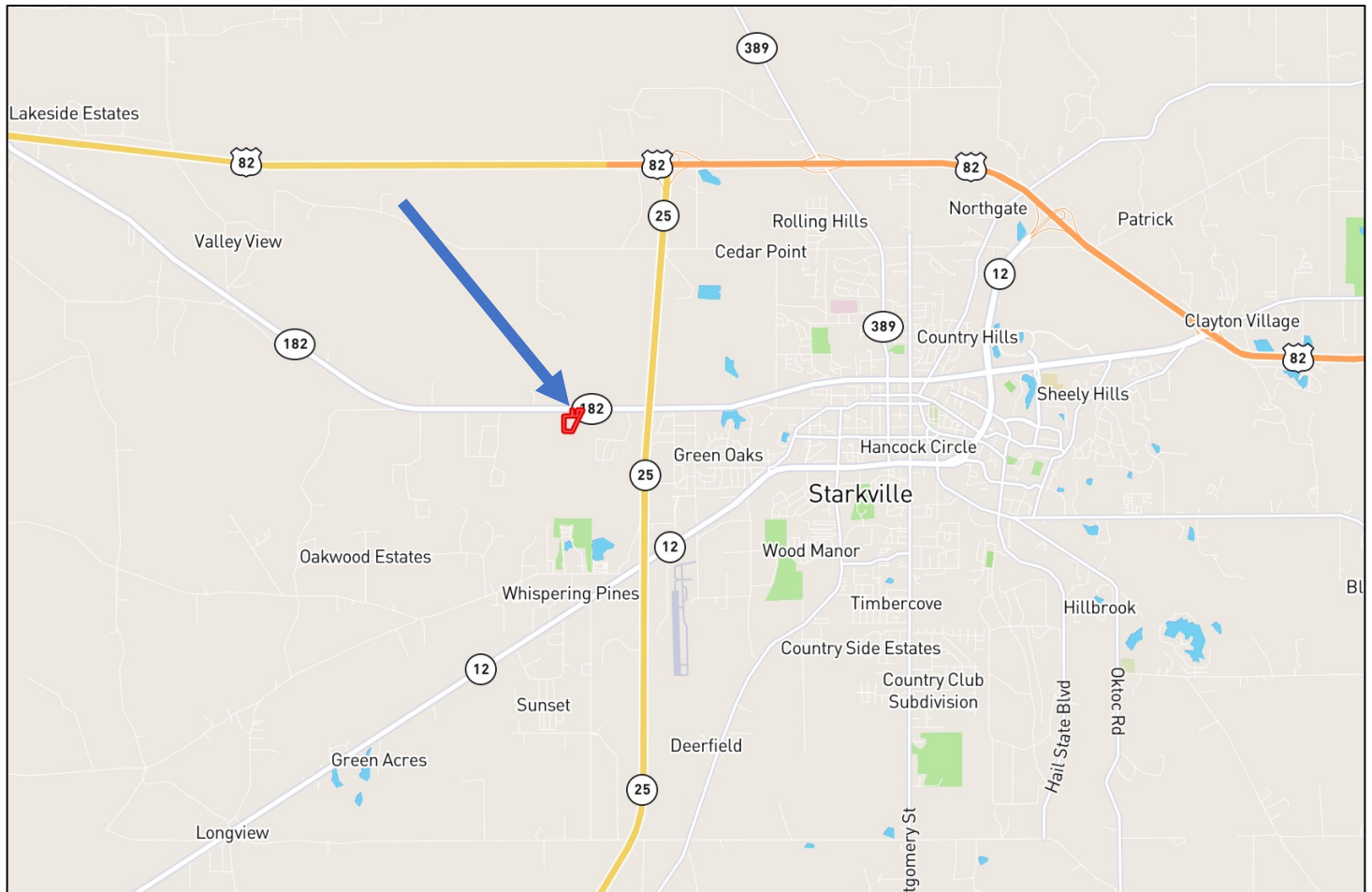


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DIRECTIONAL MAP



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