

# 50.286 +/- Acre Development Opportunity Oktober County, MS

\$460,000

50.286 +/- Acres



Incredible development opportunity in Oktibbeha County, MS! This 50.286 +/- surveyed acre property is just outside the City Limits of Starkville, MS, and is conveniently located a short five-mile drive from Mississippi State University. This property has excellent potential to be the latest development in West Oktibbeha County. The City of Starkville City Limits serves as the property's eastern boundary. Two city sewer lines traverse the property. The property is accessed by a City of Starkville Right of Way that connects to Mockingbird Lane in Highland Estates Subdivision. The property is convenient to major retailers such as Lowes, Kroger, Academy Sports, and Wal-Mart. The property is in Oktibbeha County and is subject to its accommodating Site Development Permit Guidelines. Call Harper Day to view this property today!

Directions from the intersection of Hwy 182 and Hwy 25 West of Starkville: Travel West on MS-182 for 0.2 miles. Turn left onto Mockingbird Ln/ Sandpiper Drive and continue for 0.6 miles. Sandpiper Drive turns left and becomes Meadowlark Drive. The property is on the right. [GOOGLE MAP LINK 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  
2011-2022  
AMERICA'S  
**BEST**  
BROKERAGES



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# AERIAL MAP



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# PROXIMITY TO CITY LIMITS OF STARKVILLE



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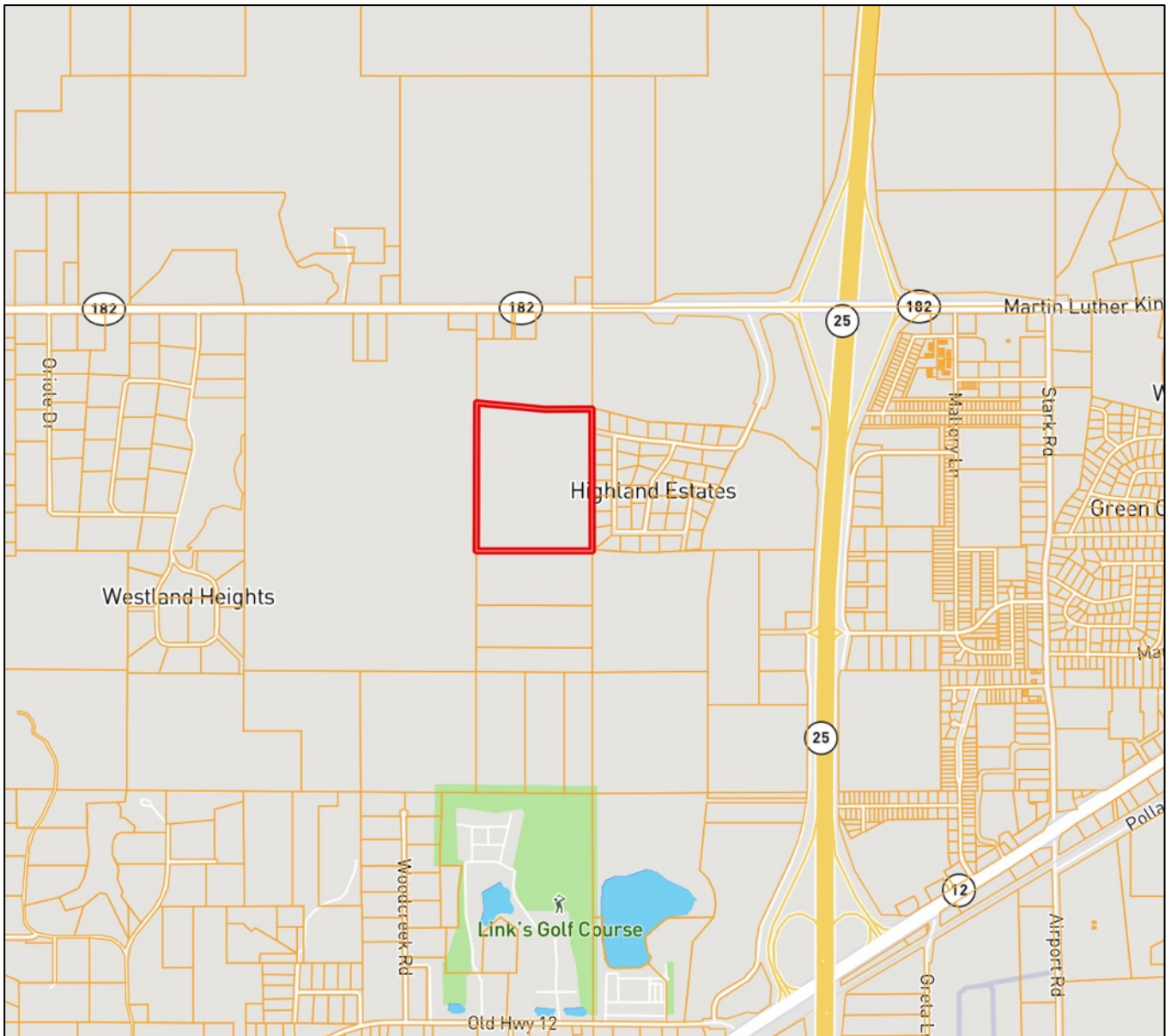
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# OWNERSHIP MAP



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# FEMA FLOOD MAP



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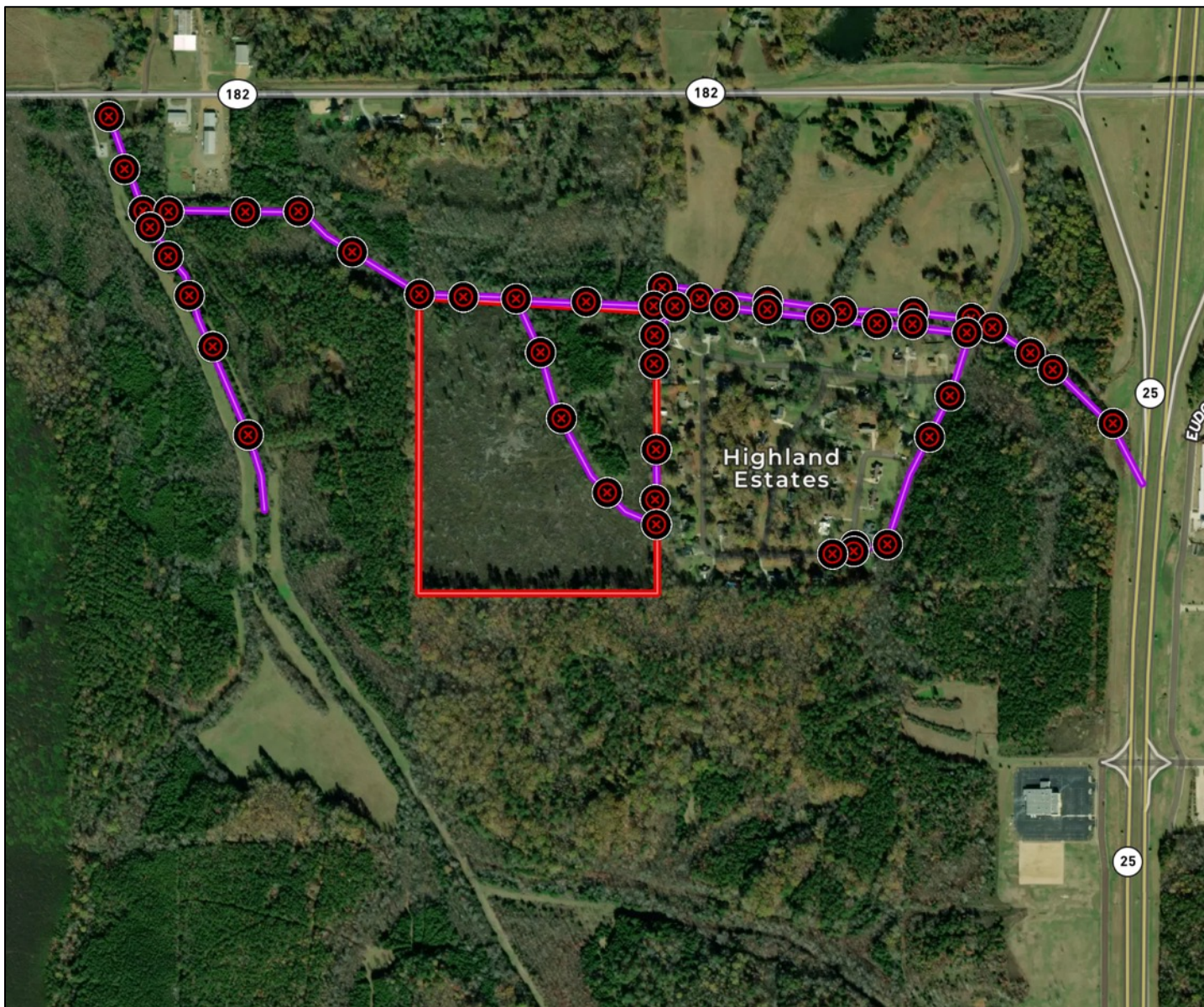


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# Existing Sewage Gathering System Map



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# INGRESS / EGRESS LOCATION



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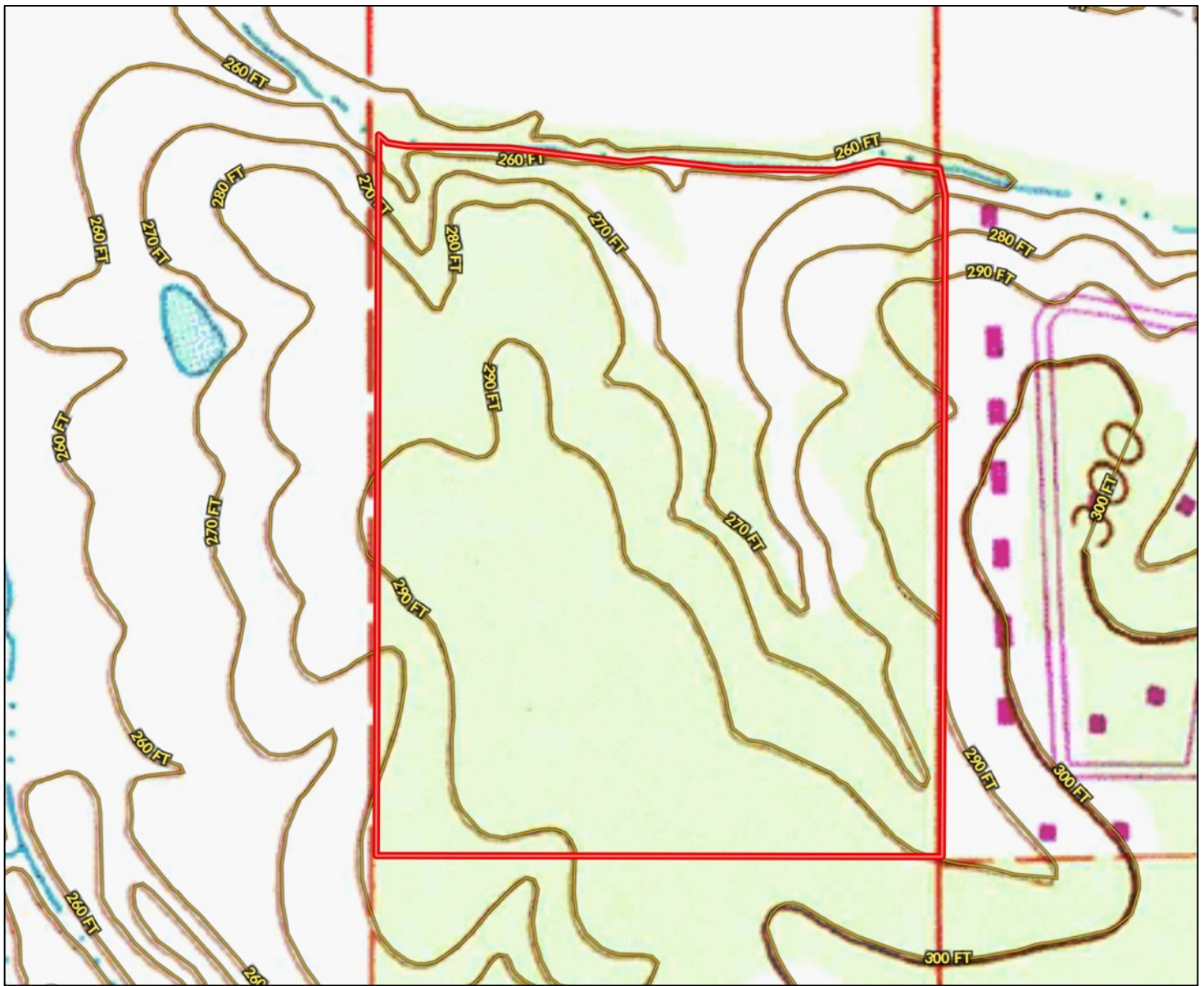
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TOPO MAP



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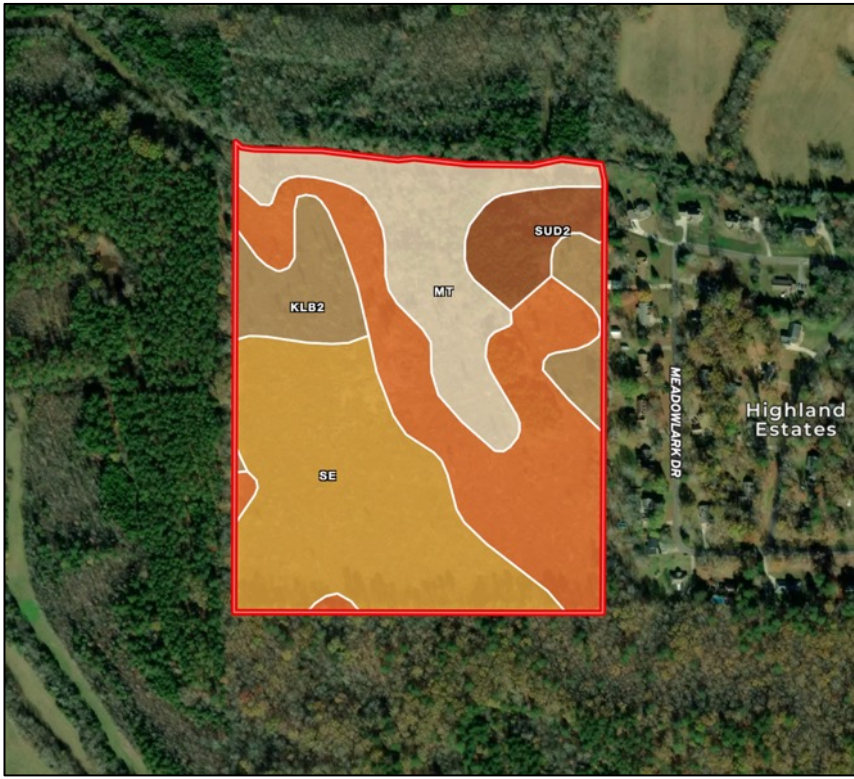
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Se	Sessum silty clay loam	16.85	33.64%	-	58	4w	?
KIC2	Kipling silty clay loam, 5 to 8 percent slopes, eroded	14.91	29.77%	-	68	4e	?
Mt	Marietta fine sandy loam	9.32	18.61%	-	78	2w	?
KIB2	Kipling silty clay loam, 2 to 5 percent slopes, moderately eroded	5.77	11.52%	-	57	3e	?
SuD2	Sumter silty clay loam, 8 to 12 percent slopes, eroded	3.23	6.45%	-	33	6e	?

## SOIL DETAIL

## SOIL MAP



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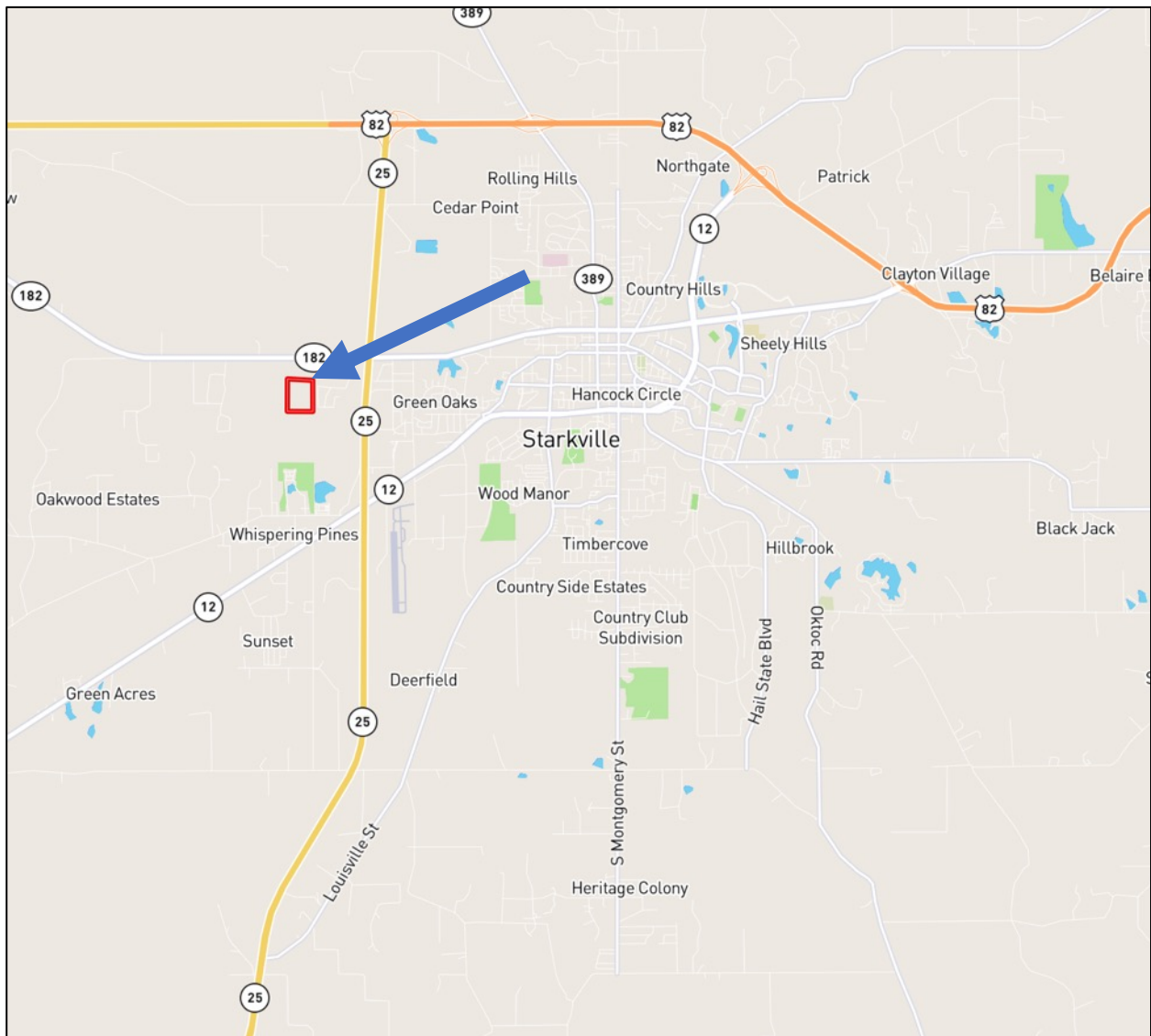
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# DIRECTIONAL MAP



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