

48 +/- Acre Residential Development Opportunity Oktibbeha County, MS

\$480,000



Incredible residential development opportunity in Oktibbeha County, MS! This 48 +/- 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 residential subdivision 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. Additional acreage is available. 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



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Information is believed to be accurate but not guaranteed



LandExpert
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AERIAL MAP



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ADDITIONAL ACREAGE MAP



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PROXIMITY TO CITY LIMITS OF STARKVILLE



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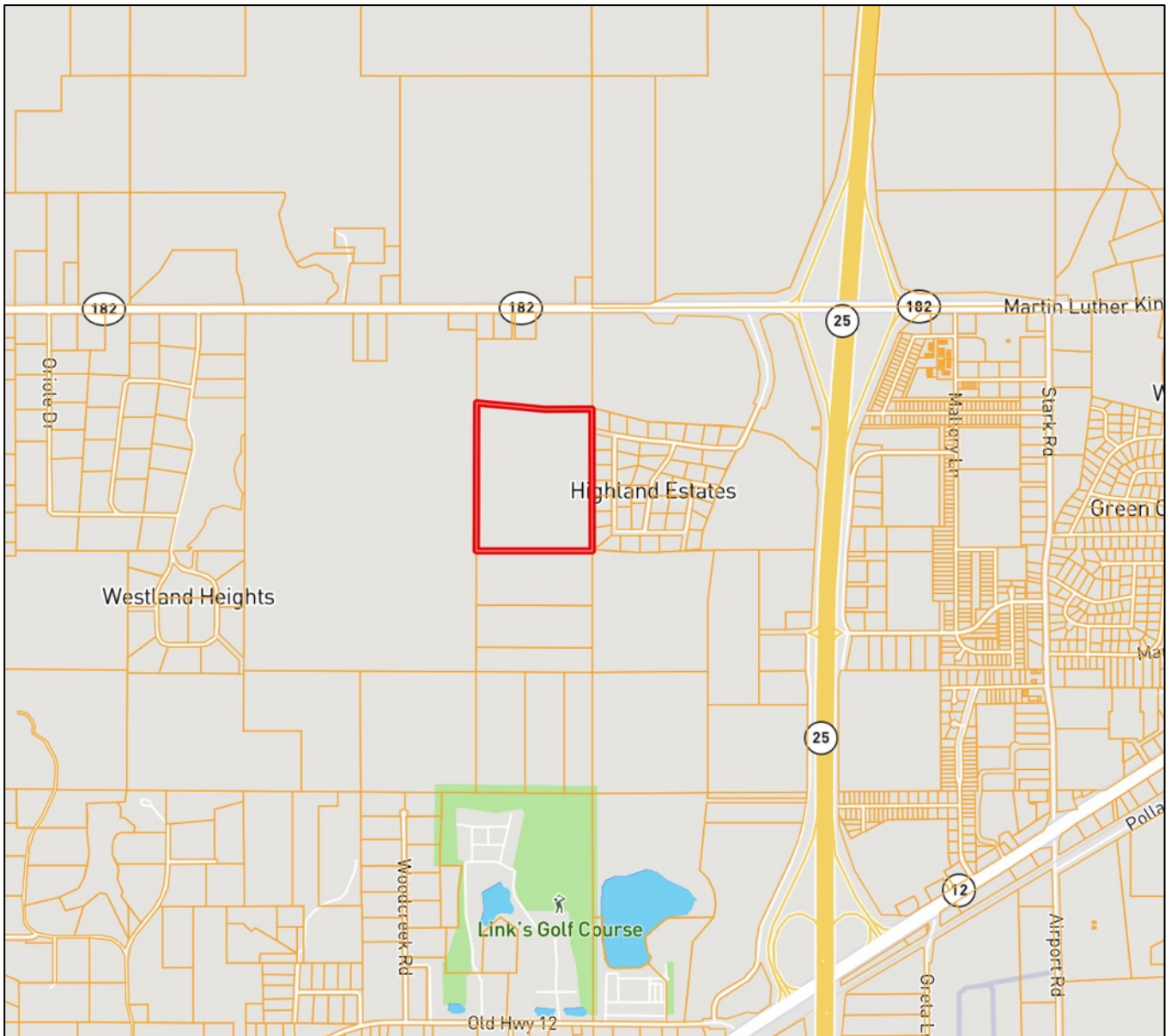


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OWNERSHIP MAP



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FEMA FLOOD MAP



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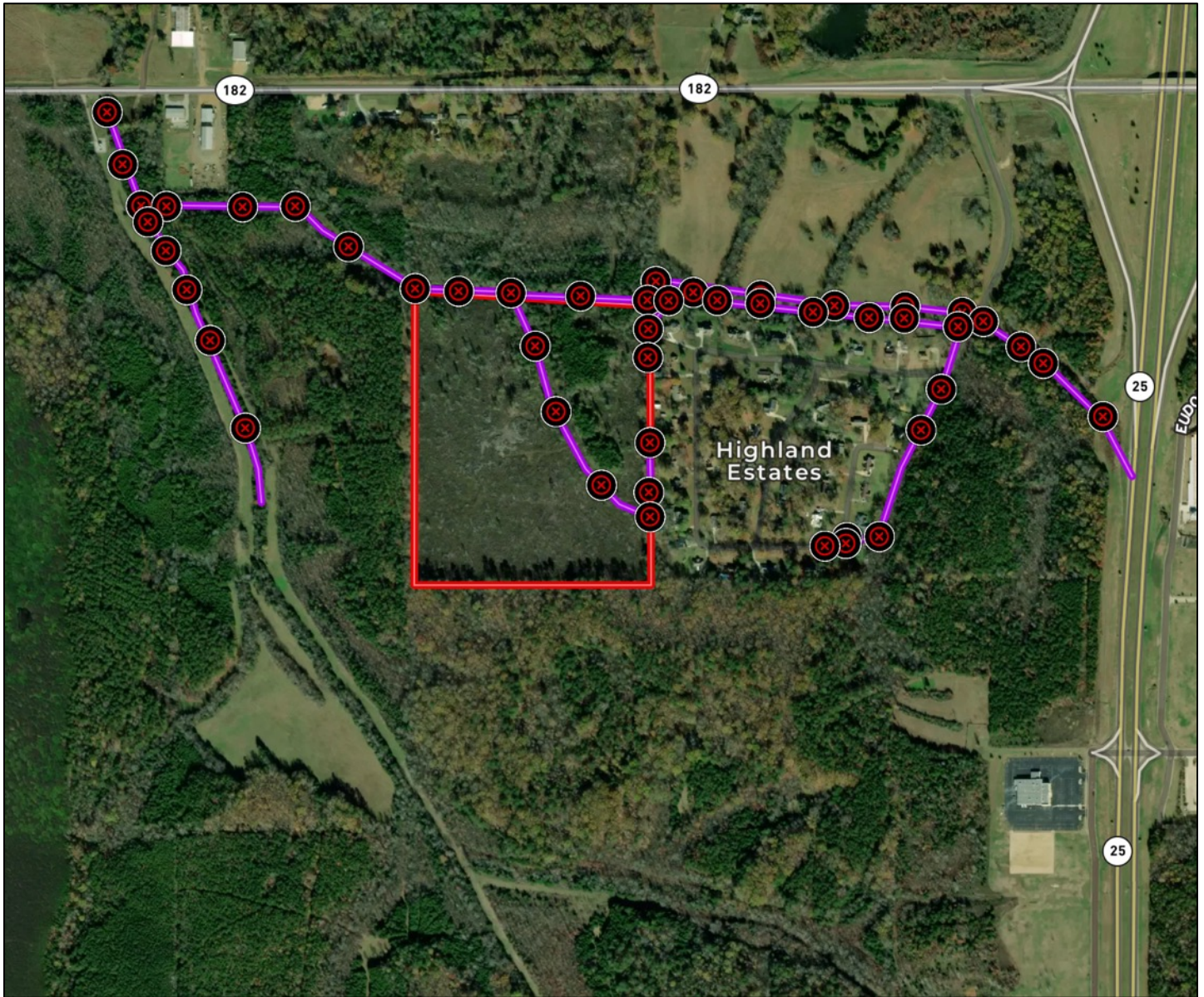


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Existing Sewage Gathering System Map



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INGRESS / EGRESS LOCATION



Undeveloped City Of
Starkville Right Of Way

MEADOWLARK DR

Highland
Estates



LandReport
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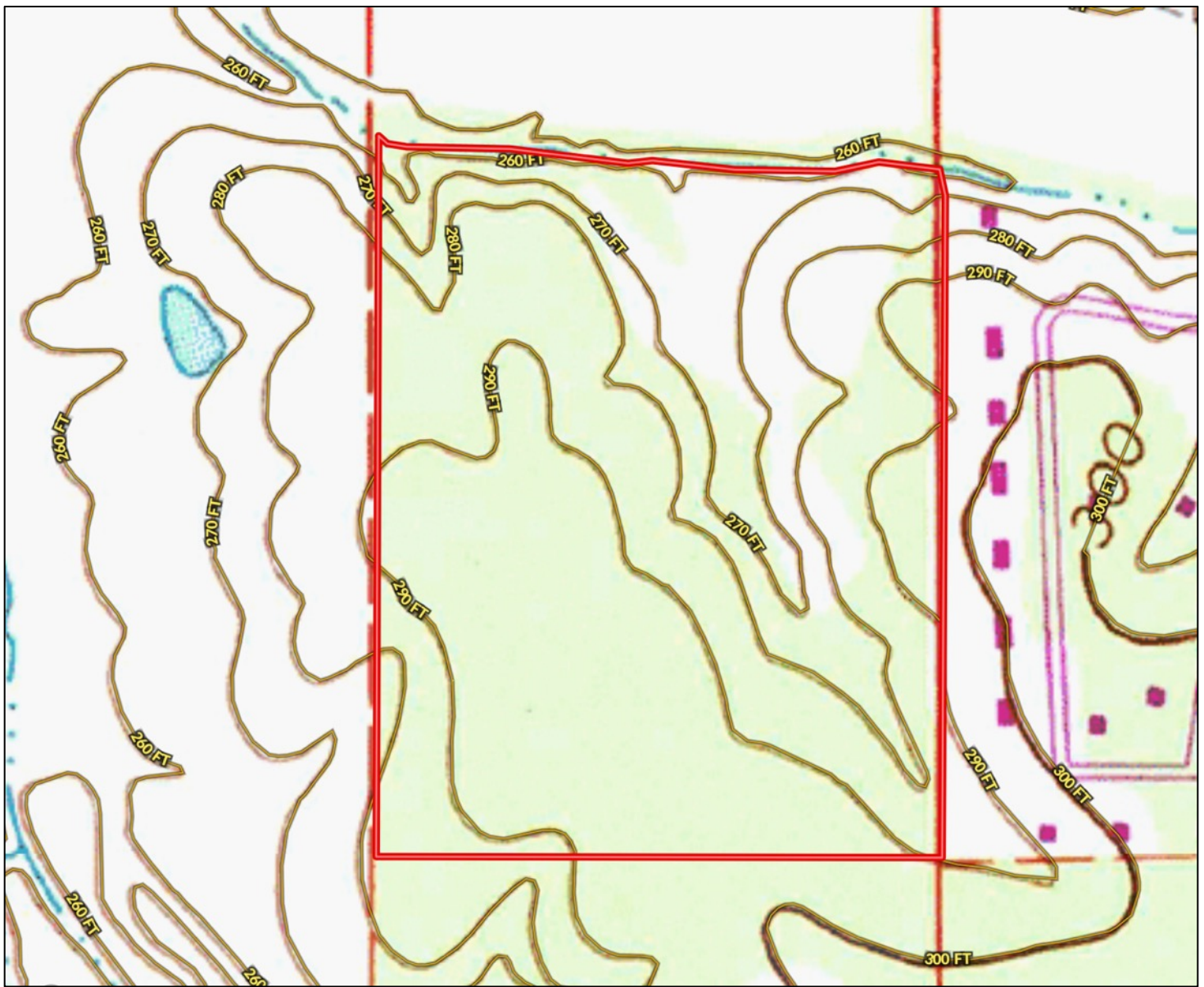
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TOPO MAP



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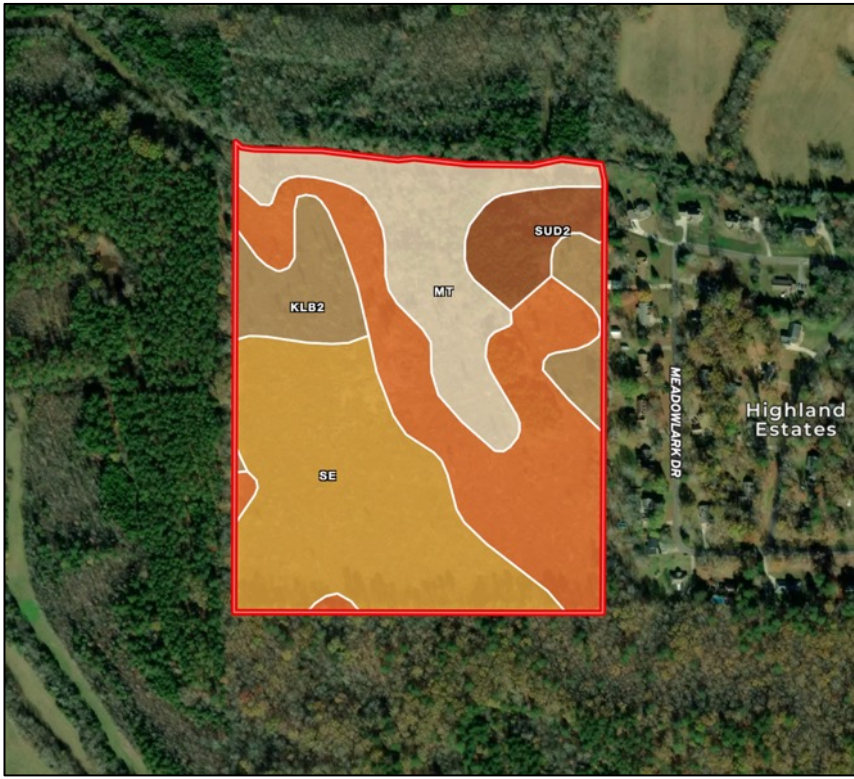
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Se	Sessum silty clay loam	16.85	33.64%	-	58	4w	?
KIC2	Kipling silty clay loam, 5 to 8 percent slopes, eroded	14.91	29.77%	-	68	4e	?
Mt	Marietta fine sandy loam	9.32	18.61%	-	78	2w	?
KIB2	Kipling silty clay loam, 2 to 5 percent slopes, moderately eroded	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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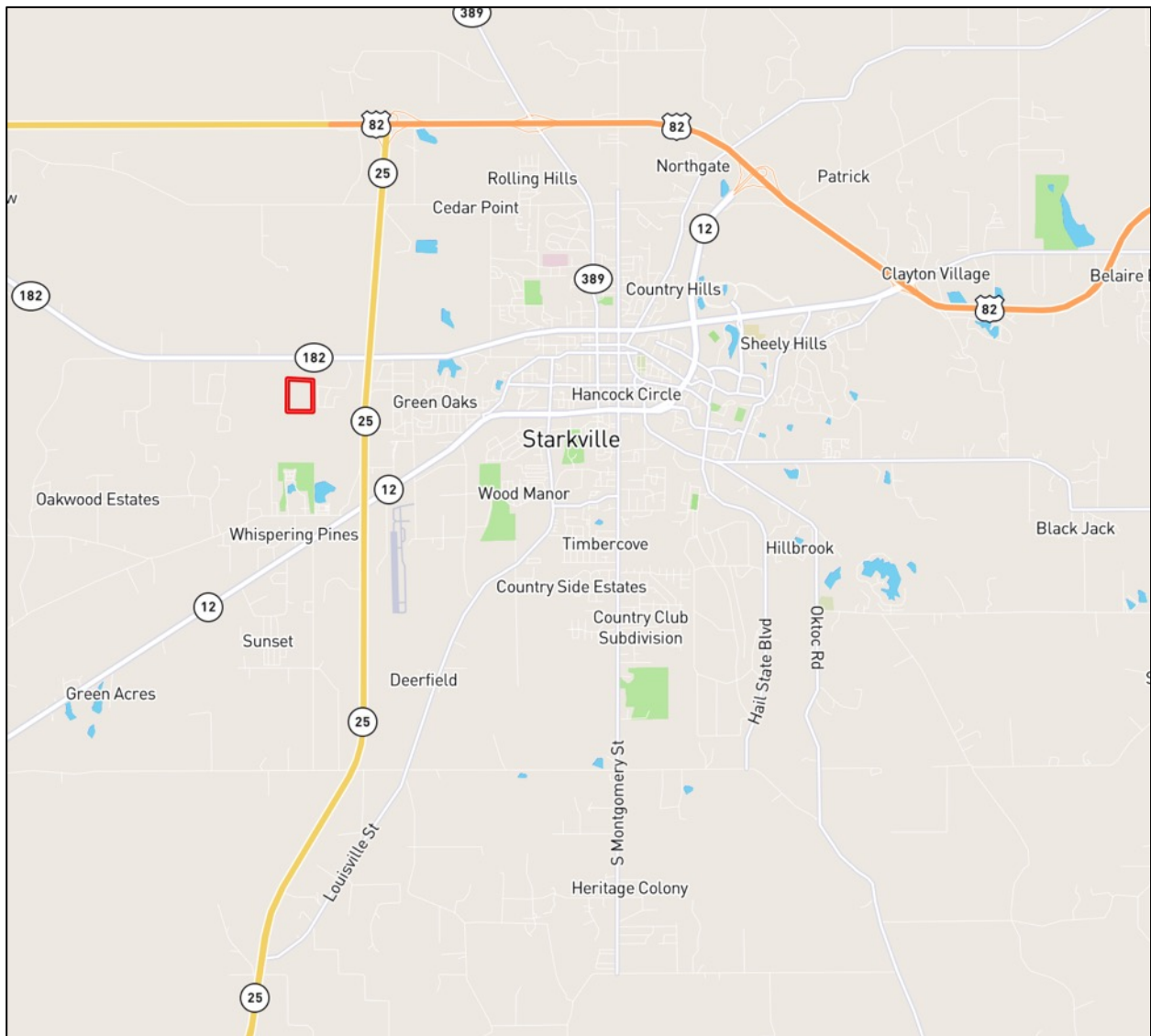


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DIRECTIONAL MAP



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