

# 28+/- Acres Of Opportunity Oktibbeha County, MS



This nice 28 +/- acre tract in Oktibbeha County, MS, is located approximately 3 miles West of Starkville and 10 miles West of Mississippi State University. This property features a mixture of pine and hardwood natural regeneration and offers several potential home or cabin sites. The property also features extensive paved road frontage on Hwy 82. There is an old lake site on the Southwest portion of the property. With a little work and vision, this property could also be a great location for your new or existing commercial business. The possibilities are endless for this property. Utility providers include Four-County Electric and Adaton Water Association. Additional acreage is available. For more information or to schedule a private showing, contact Harper Day today!

**Directions from the intersection of Hwy 25 and Hwy 82 in Starkville:** Travel North on Hwy 25 0.3 miles. Merge onto Hwy 82 and travel 3.7 miles. The property will be on your right. [CLICK FOR INTERACTIVE MAP](#)



*call me today!*

**HARPER DAY**, REALTOR®  
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662.268.6333 office | 662.694.9751 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





LandReport  
2010-2021  
AMERICA'S  
BEST  
BROKERAGES

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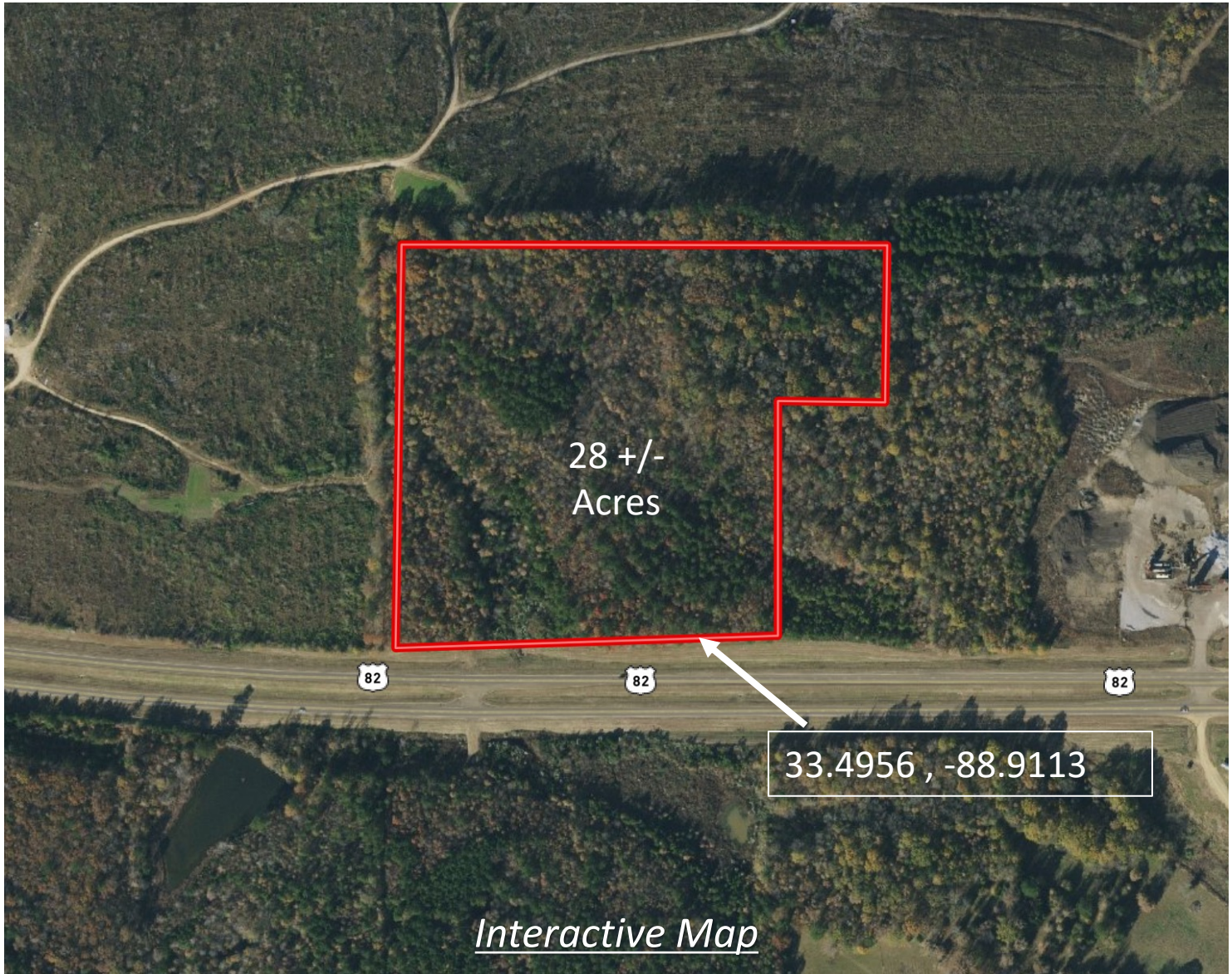
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# Aerial Map



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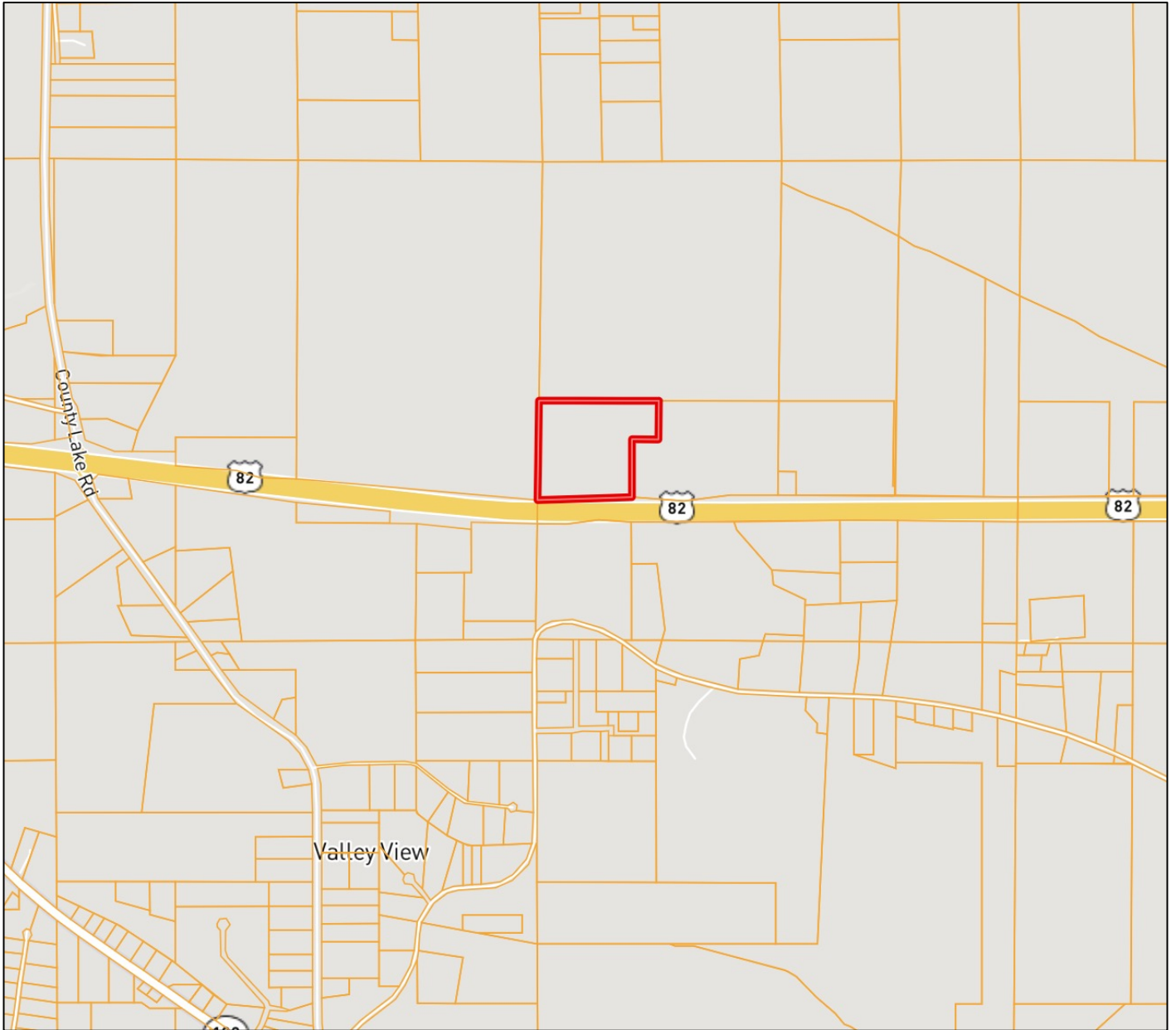
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# Ownership Map



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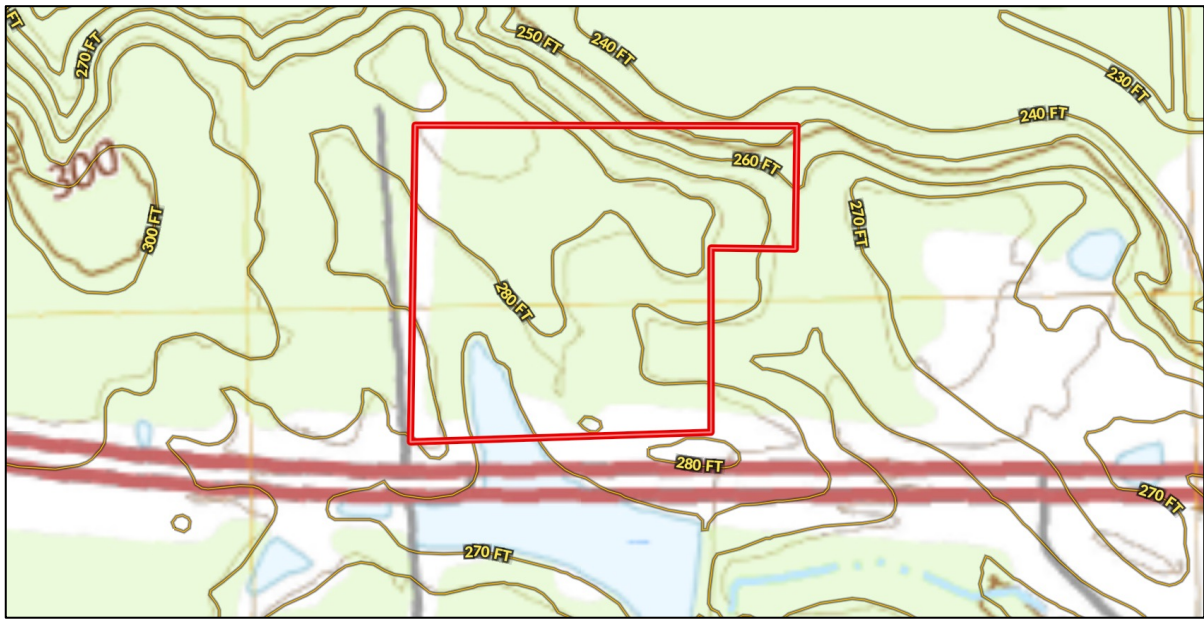
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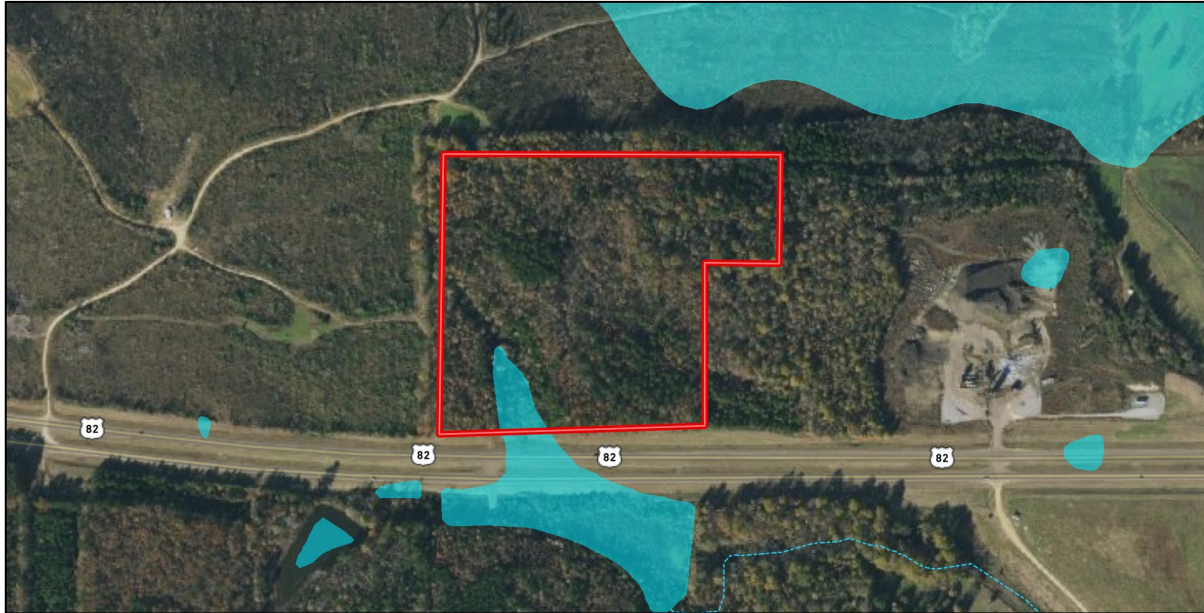
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# Topographical Map



# FEMA Flood and Water Feature Map



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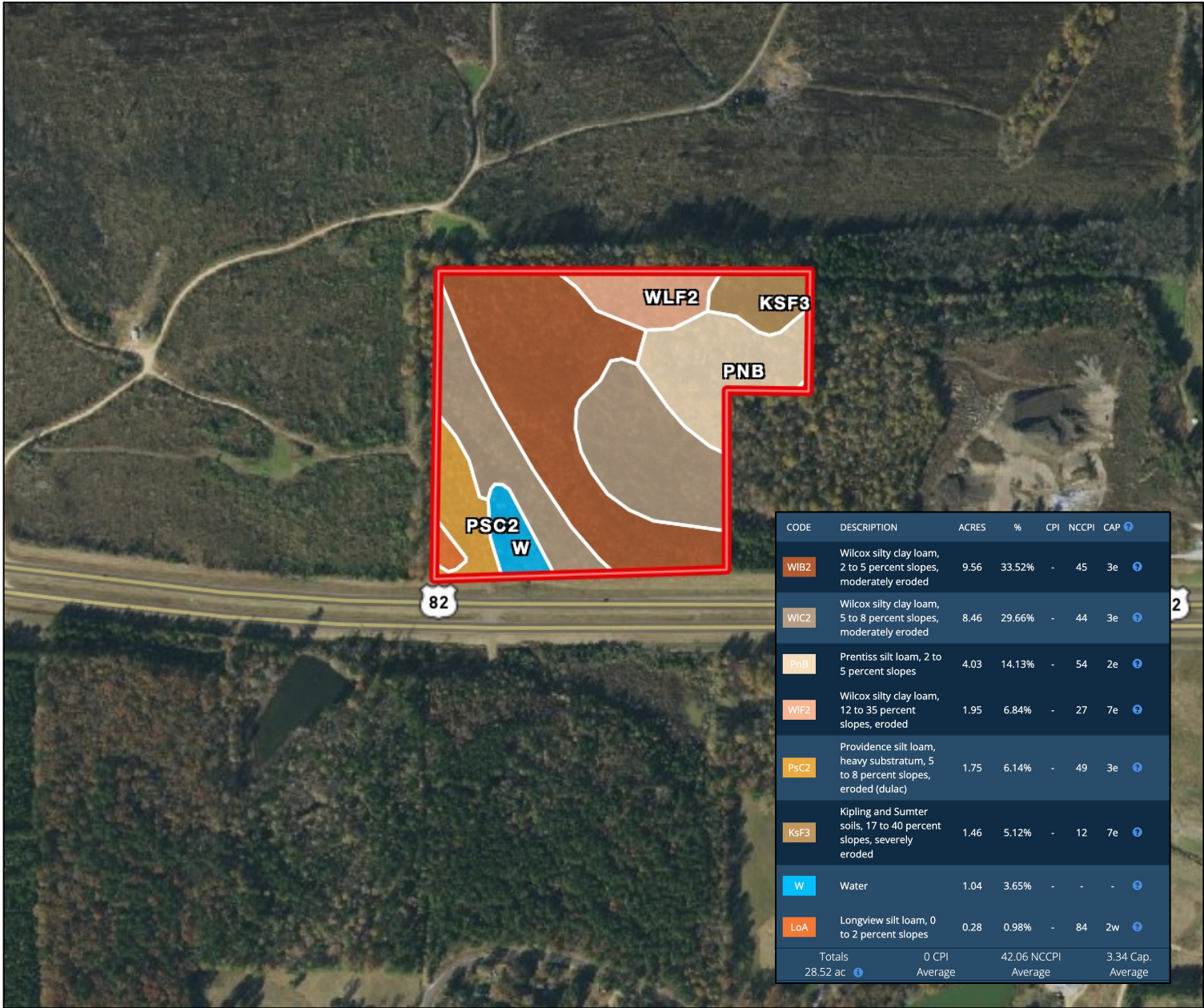
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# Soil Map & Description



| CODE   | DESCRIPTION   | ACRES    | %      | CPI           | NCCPI               | CAP               |
|--------|---|----------|--------|---------------|---------------------|-------------------|
| WIB2   | Wilcox silty clay loam, 2 to 5 percent slopes, moderately eroded              | 9.56     | 33.52% | -             | 45                  | 3e                |
| WIC2   | Wilcox silty clay loam, 5 to 8 percent slopes, moderately eroded              | 8.46     | 29.66% | -             | 44                  | 3e                |
| PNB    | Prentiss silt loam, 2 to 5 percent slopes                                     | 4.03     | 14.13% | -             | 54                  | 2e                |
| WIF2   | Wilcox silty clay loam, 12 to 35 percent slopes, eroded                       | 1.95     | 6.84%  | -             | 27                  | 7e                |
| PsC2   | Providence silt loam, heavy substratum, 5 to 8 percent slopes, eroded (dulac) | 1.75     | 6.14%  | -             | 49                  | 3e                |
| KsF3   | Kipling and Sumter soils, 17 to 40 percent slopes, severely eroded            | 1.46     | 5.12%  | -             | 12                  | 7e                |
| W      | Water   | 1.04     | 3.65%  | -             | -                   | -                 |
| LoA    | Longview silt loam, 0 to 2 percent slopes                                     | 0.28     | 0.98%  | -             | 84                  | 2w                |
| Totals |   | 28.52 ac |        | 0 CPI Average | 42.06 NCCPI Average | 3.34 Cap. Average |



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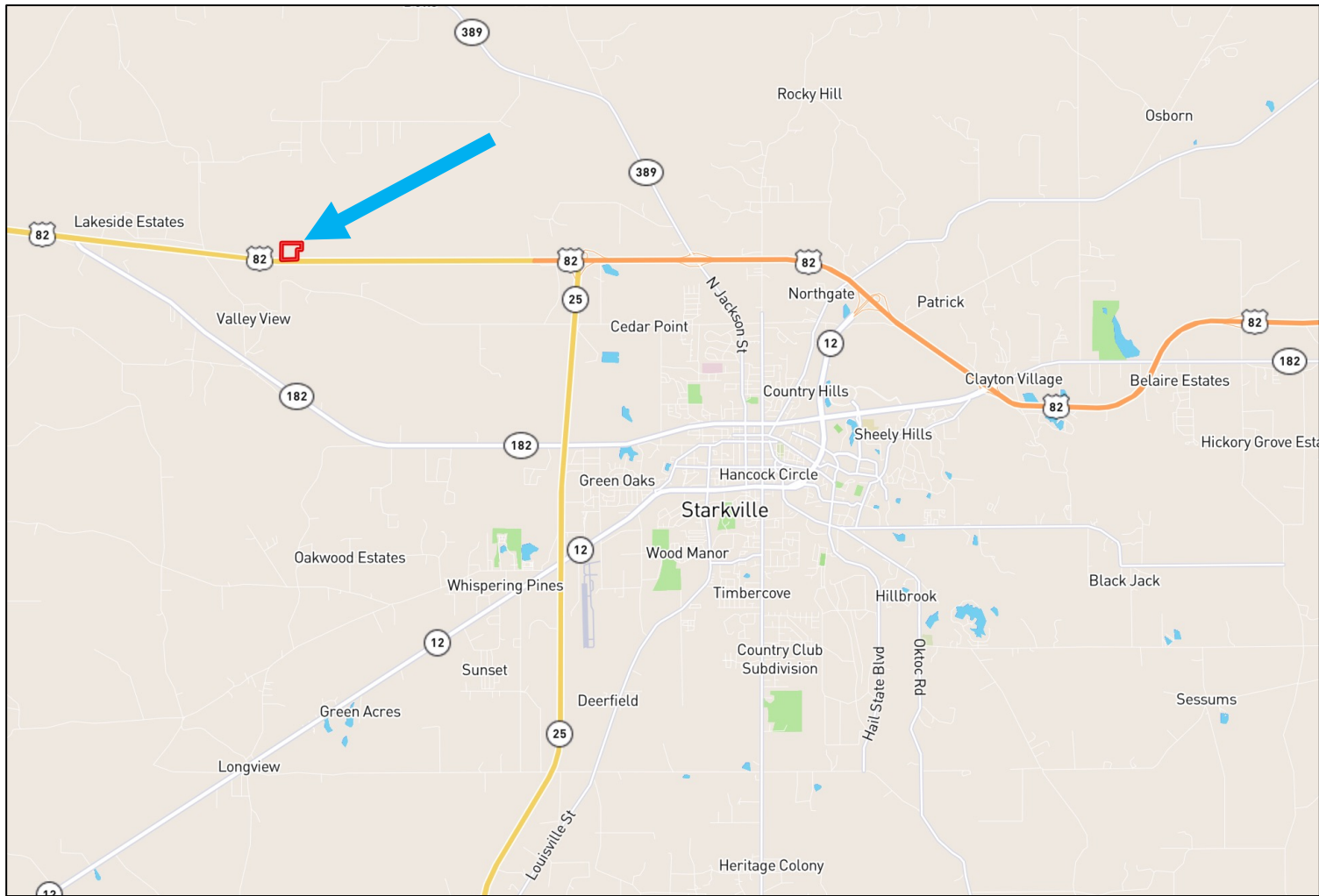
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# Directional Map



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## *Interactive Map*



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