

# 77 +/- Acres and Home Oktibbeha County, MS

151 Marty Road  
Starkville, MS 39759

Wilson Rd.

77 +/- Acres

# \$290,625



Have you been searching for a place to call your own? Welcome to 77+/- acres in Oktibbeha County! This 77+/- acre property offers a place to stay, timber investment, and potential hunting opportunities. The 2003 mobile home offers 1,200+/- square feet, three bedrooms, two bathroom, spacious kitchen, and a cozy living room. Utilities for the mobile home are established and include Four County Electric, Wake Forest Water Association, and a private septic system. Once you begin exploring the land, you will find several established trails, and two potential food plot sites. The timber consists of a mixture of hardwood and pines and the topography is gently rolling. You will also find a seasonal creek that runs along the Eastern portion of the property. If you have been looking for a nice getaway close to Starkville, look at this property today! Call Harper Day for your private showing.

**Directions from Hwy 12 West in Starkville:** Travel Southwest on Hwy 12 for 7.1 miles. Turn right onto Wilson Road and travel 1.8 miles. The property is on your right.

**Physical Address :** 151 Marty Road Starkville, MS 39759



*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.



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# Aerial Map



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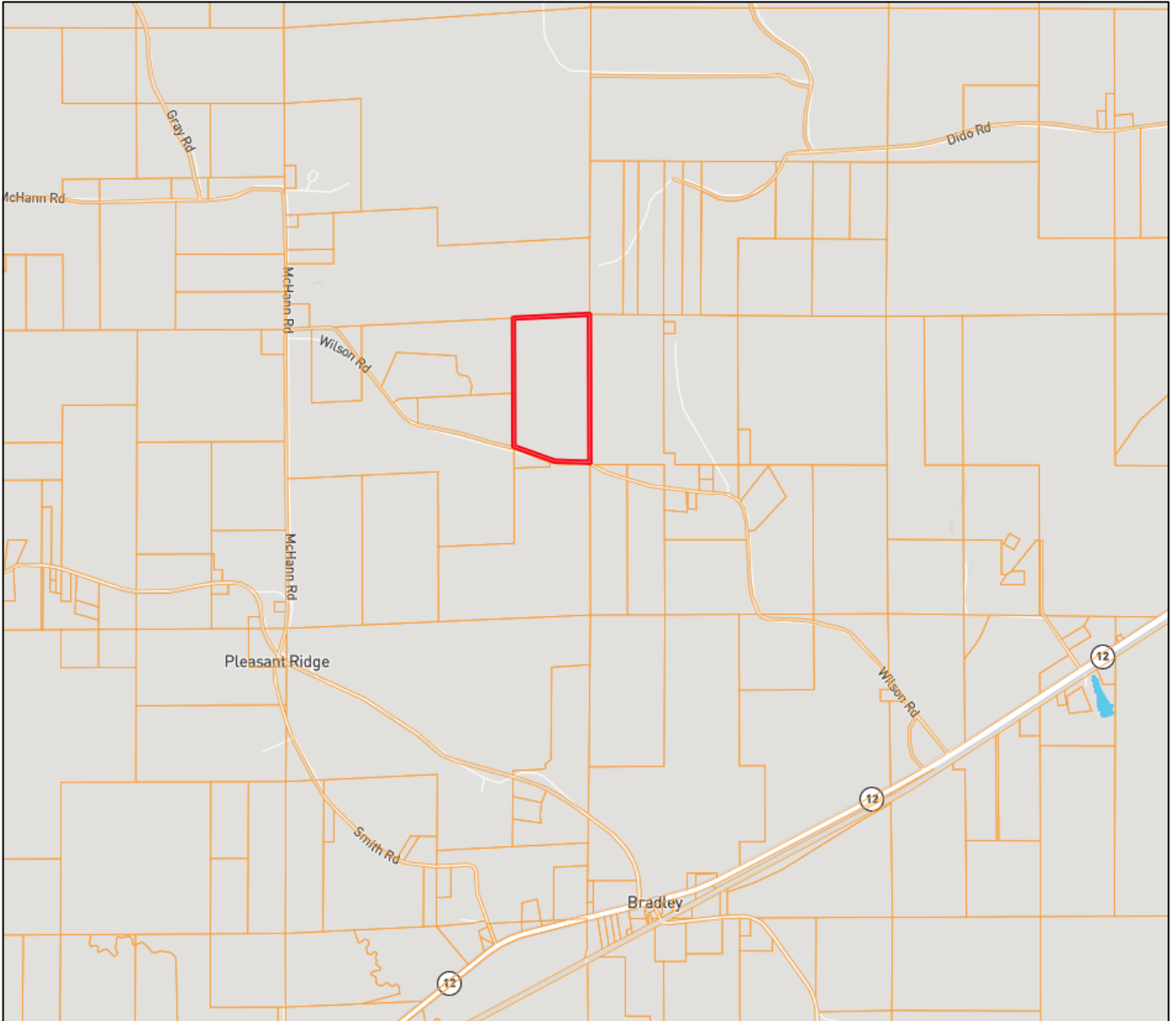
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# Ownership Map



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# Topographical Map



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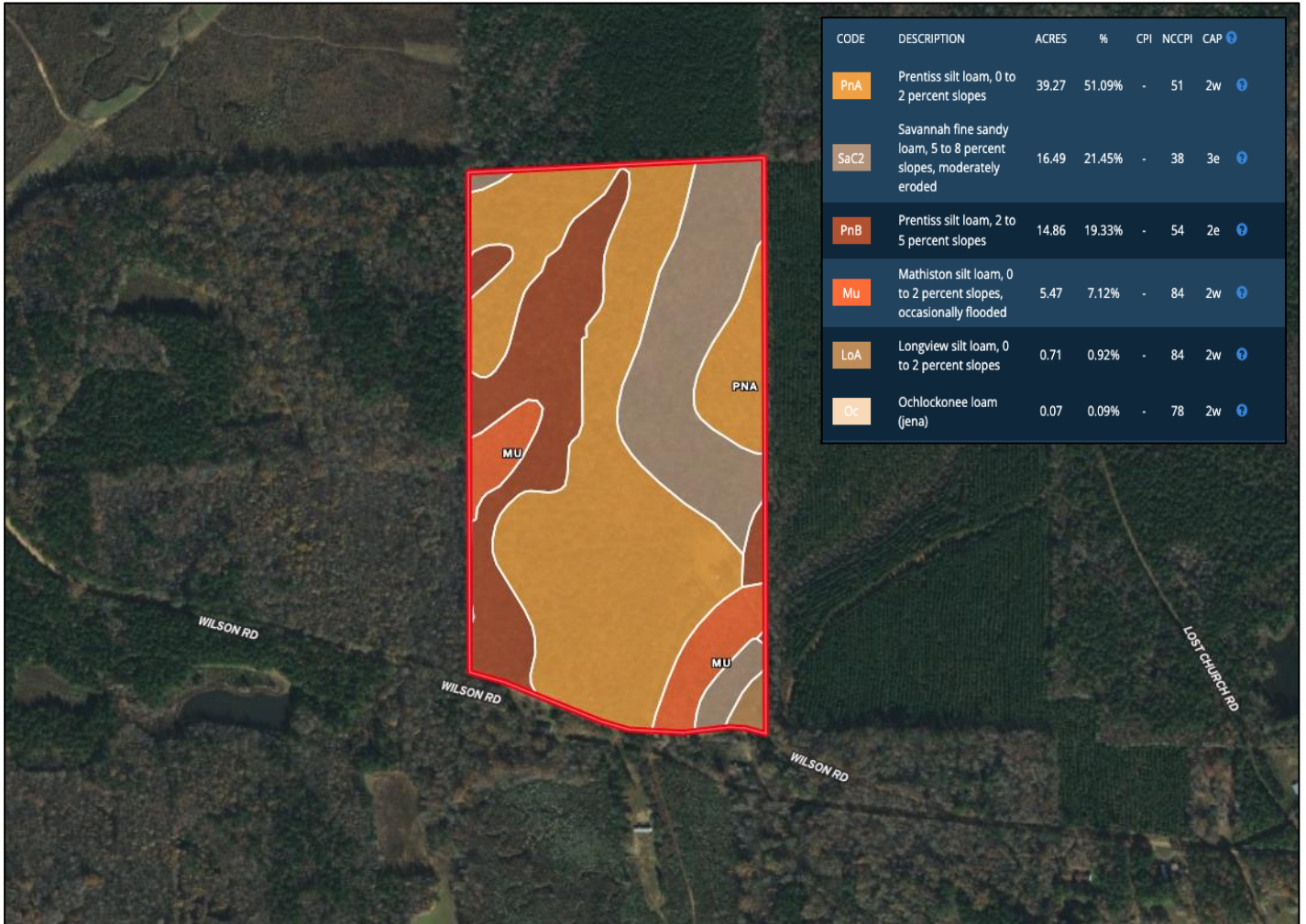
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# Soil Map



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PnA	Prentiss silt loam, 0 to 2 percent slopes	39.27	51.09%	-	51	2w
SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	16.49	21.45%	-	38	3e
PnB	Prentiss silt loam, 2 to 5 percent slopes	14.86	19.33%	-	54	2e
Mu	Mathiston silt loam, 0 to 2 percent slopes, occasionally flooded	5.47	7.12%	-	84	2w
LaA	Longview silt loam, 0 to 2 percent slopes	0.71	0.92%	-	84	2w
Oc	Ochlockonee loam (jena)	0.07	0.09%	-	78	2w



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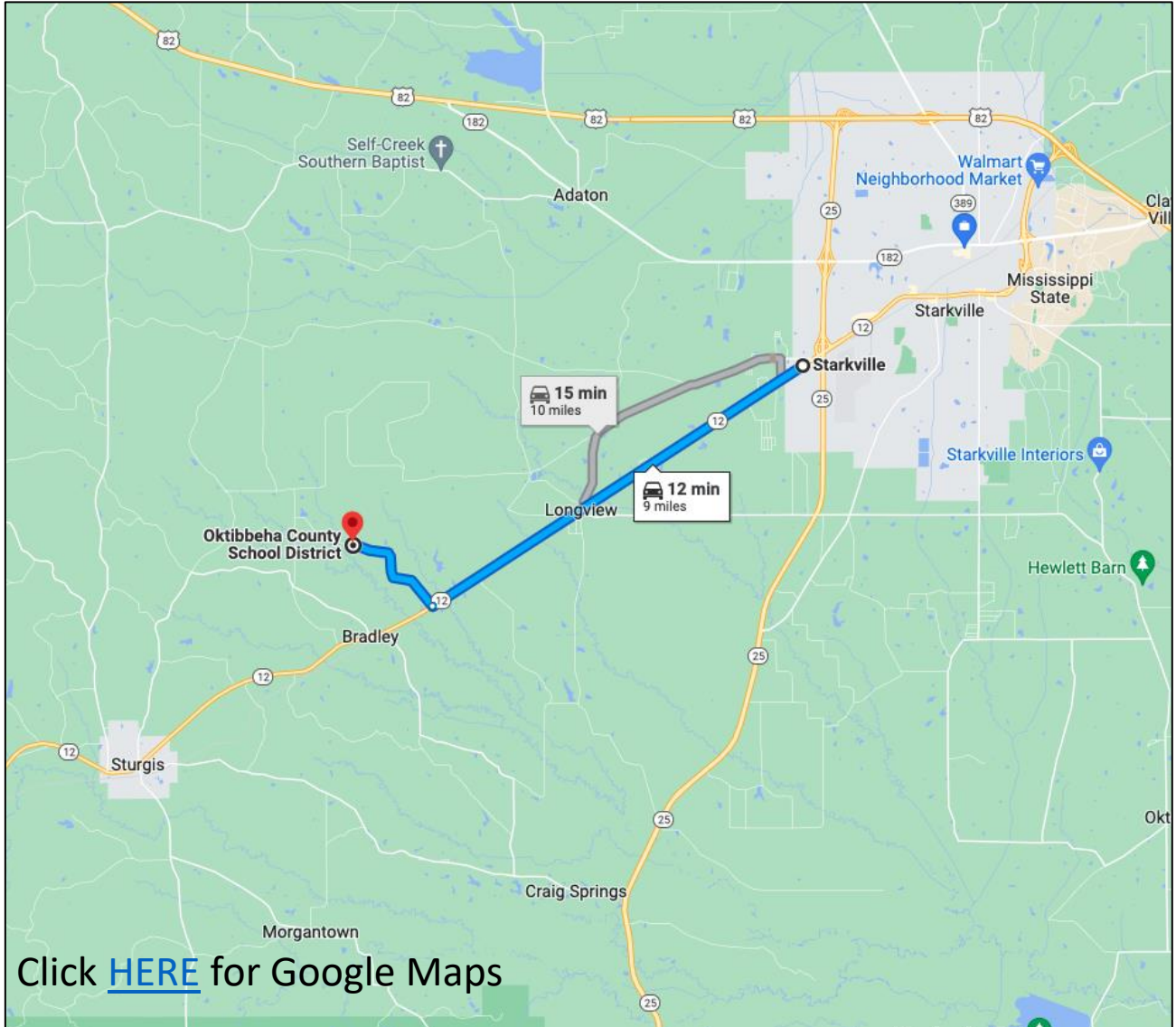


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# Directional Map



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