

Blackjack Farm

397.53 +/- Acres Oktibbeha County, MS



\$4,500/Acre



This 397.53+/- acre investment property has all the right characteristics. It consists of 350 acres currently in soybeans with a history of cotton. It is situated 3 miles east of Mississippi State University. It has some hardwood creek bottoms, waterfowl or livestock water impoundments, and a small lake. The hunting would be phenomenal and could be further developed. There is a beautiful home site where you can live, recreate and farm within 4 minutes from the town of Starkville. The property has also served as a pasture in the past. It is a very aesthetically pleasing farm with tremendous potential.

Directions from the intersection of Hwy 12 & Blackjack Rd. in Starkville, MS: Travel east on Blackjack Road for 5 miles (4 miles from traffic circle) and property entrance is on the left marked with a sign.



Call me today!

MICHAEL HALFACRE, MANAGING BROKER
MHalfacre@TomSmithLand.com
662.268.6333 **office** | 662.242.4220 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Features

- 397.53 Acre Farm
- 350 Acres Soybeans 2022
- Pasture/Hay Ground
- Hardwood Creek-Bottom
- Frontage on Sand Creek
- Small Lake
- Abundance of Game In Wooded Acreage
- 225 Feet to 260 Feet In Elevation
- 4 Miles East of MSU Campus
- Row-crop on Leeper Soils
- Beautiful Home-Site
- Potential Income From Farm Rental



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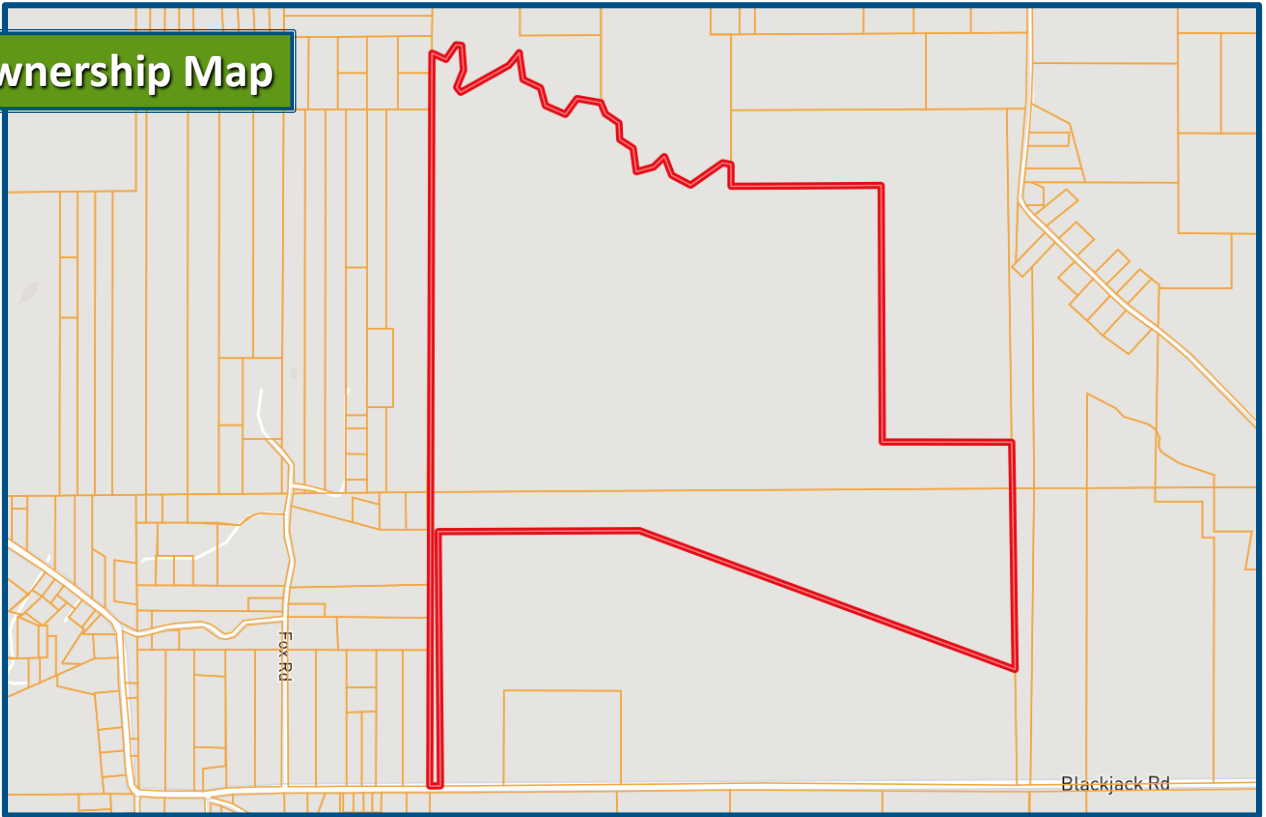
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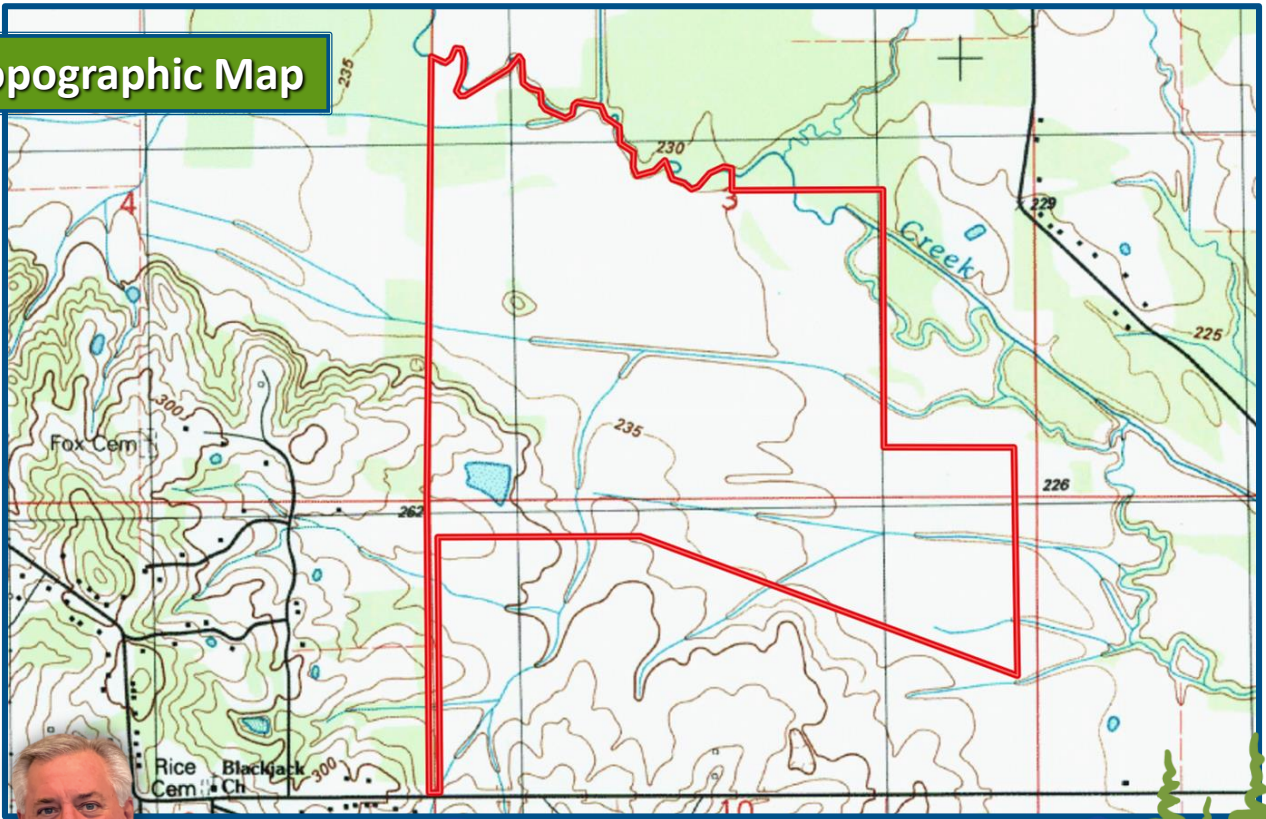
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Ownership Map



Topographic Map



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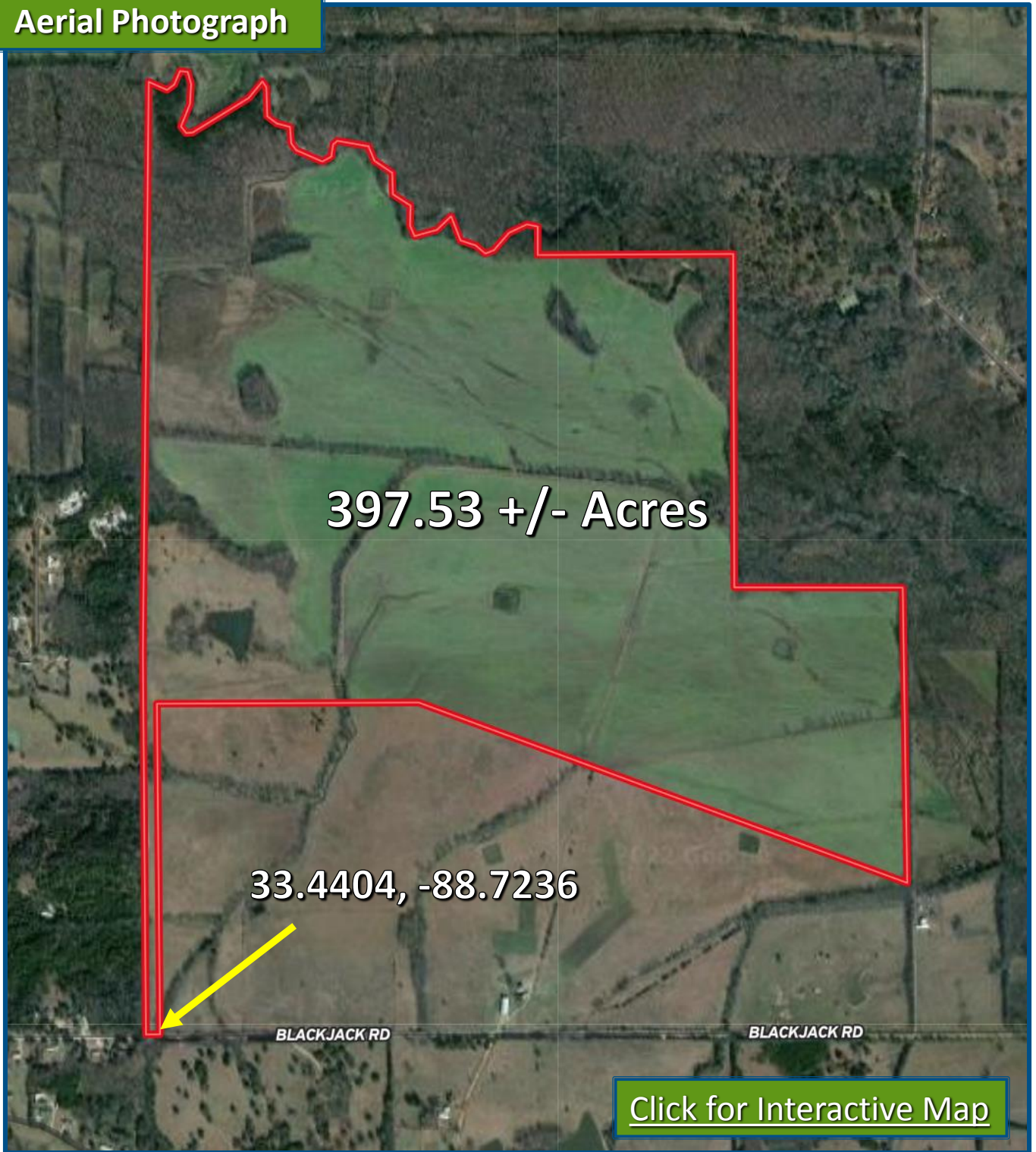
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LandReport
2011-2022
AMERICA'S
BEST
BROKERAGES

Aerial Photograph



397.53 +/- Acres

33.4404, -88.7236

BLACKJACK RD

BLACKJACK RD

[Click for Interactive Map](#)



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FSA Field Map

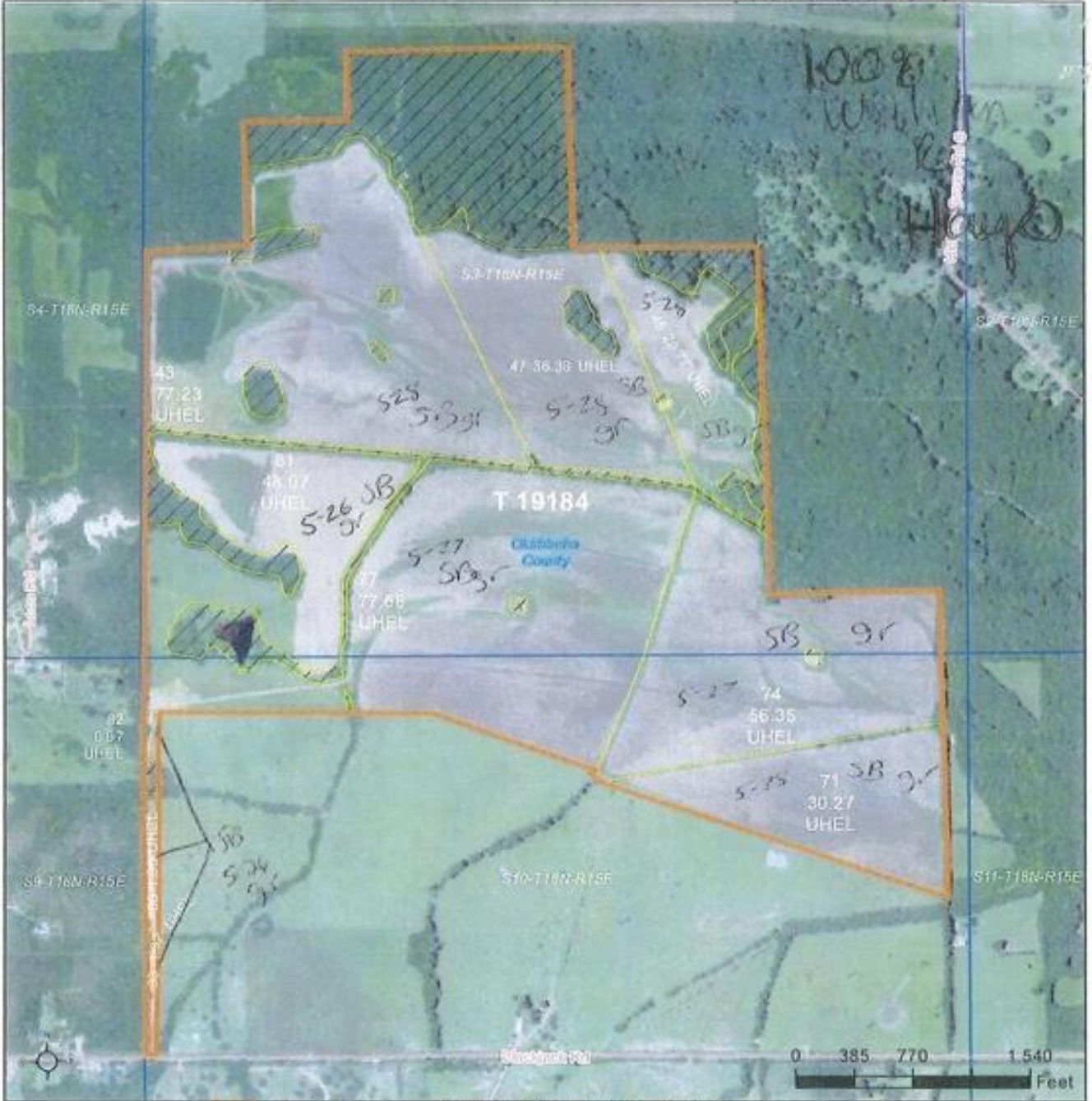


OkTibbeha County, Mississippi

Soy Beans

FY 2021

All Fields N7



Common Land Unit Tract Boundary

For COMPLIANCE, unless otherwise noted:
 U=UGR for Wheat(SRW), Oats(WTR), Rice(LGR)

2021 Program Year



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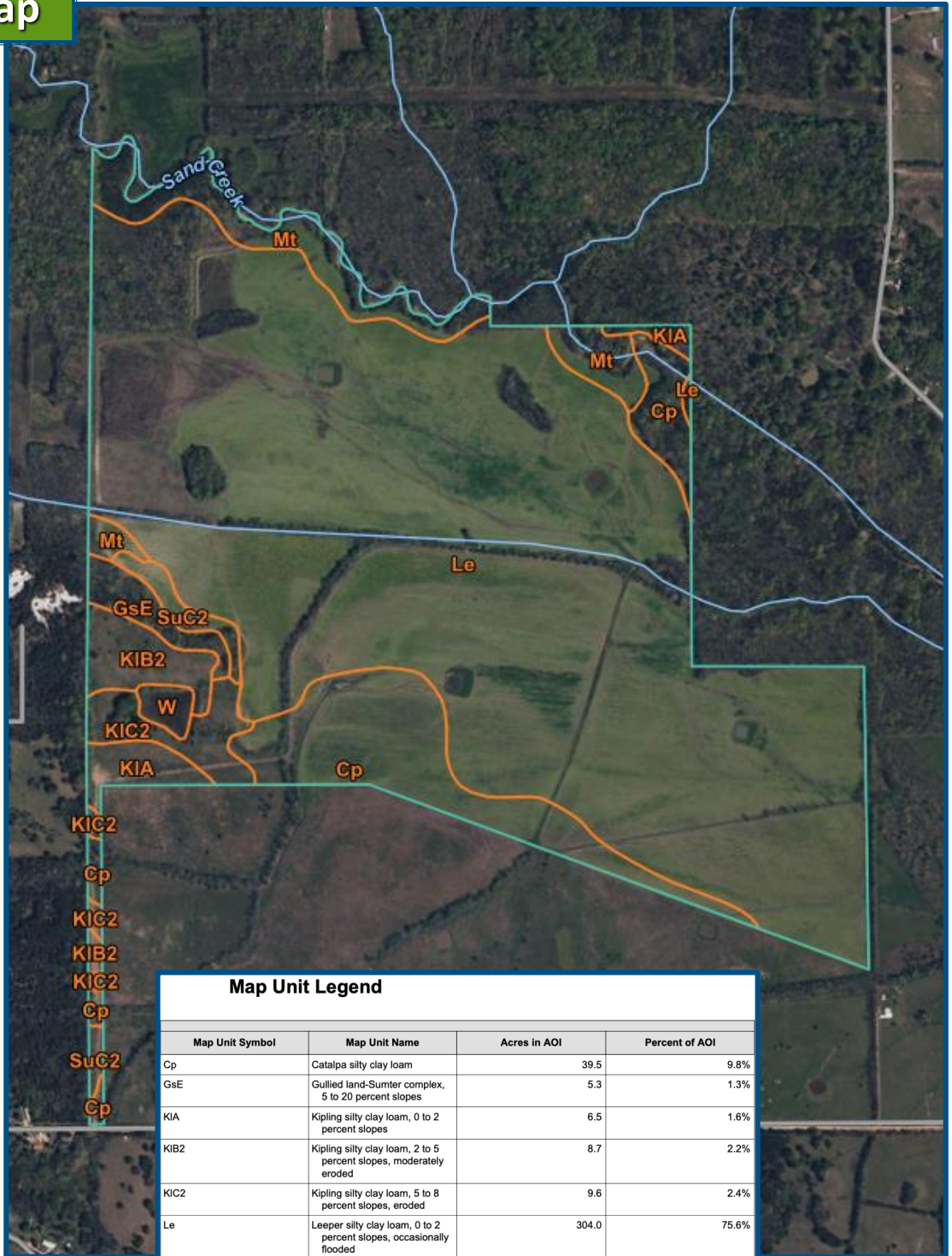


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Soil Map



KIC2
 Cp
 KIC2
 KIB2
 KIC2
 Cp
 SuC2
 Cp

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cp	Catalpa silty clay loam	39.5	9.8%
GsE	Gullied land-Sumter complex, 5 to 20 percent slopes	5.3	1.3%
KIA	Kipling silty clay loam, 0 to 2 percent slopes	6.5	1.6%
KIB2	Kipling silty clay loam, 2 to 5 percent slopes, moderately eroded	8.7	2.2%
KIC2	Kipling silty clay loam, 5 to 8 percent slopes, eroded	9.6	2.4%
Le	Leeper silty clay loam, 0 to 2 percent slopes, occasionally flooded	304.0	75.6%
Mt	Marietta fine sandy loam	21.6	5.4%
SuC2	Sumter silty clay loam, 5 to 8 percent slopes, moderately eroded	4.4	1.1%
W	Water	2.3	0.6%



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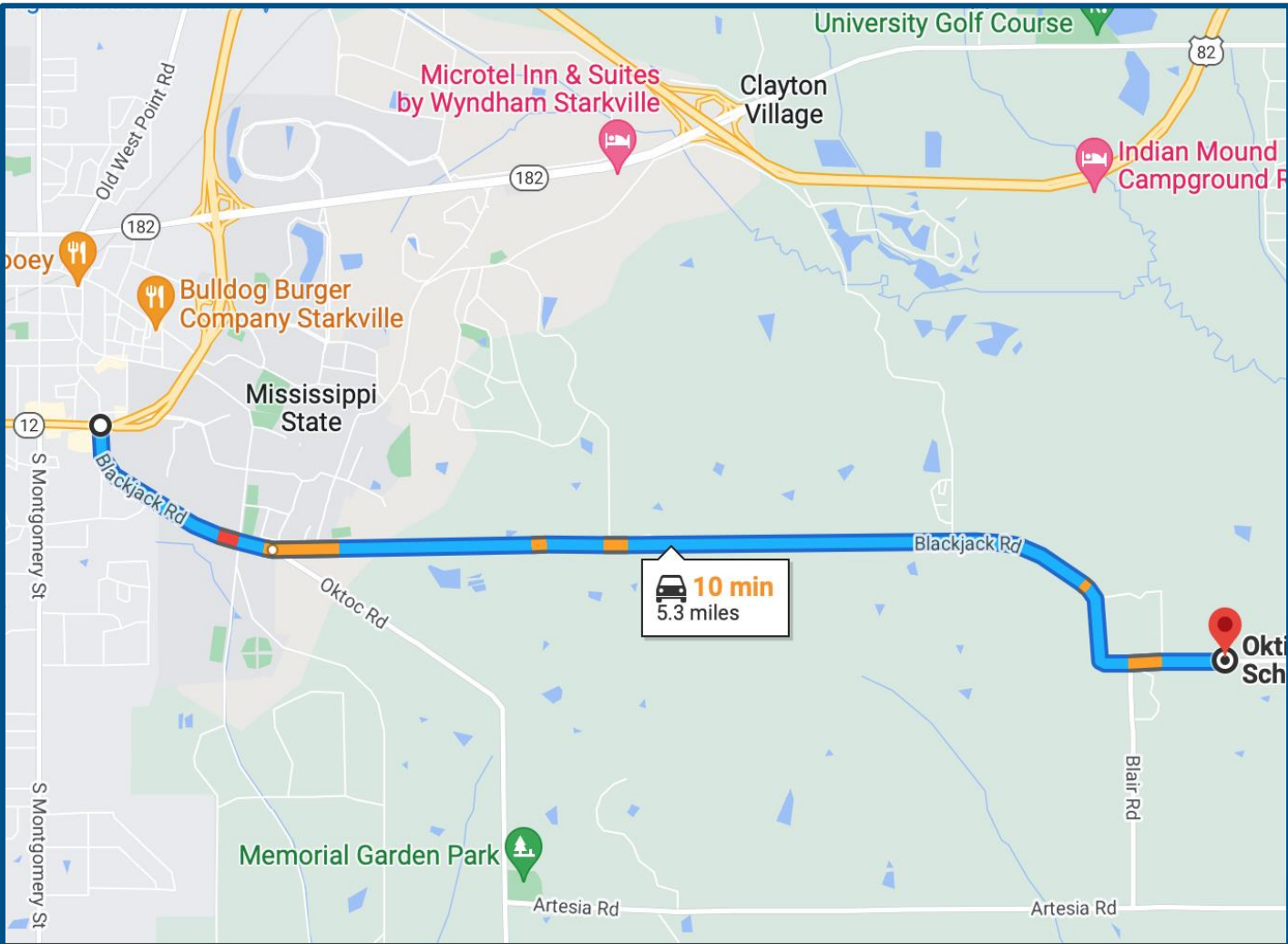
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Directional Map



Google Maps Link

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