

# 75+/- Acre Recreational Timber Tract Oktibbeha County, MS

[Interactive Map](#)



## \$162,000



Look at this 75+/- acre recreational timberland tract conveniently located in West Oktibbeha County. This tract consists of 37+/- acres of approximately 21-year-old thinned pine plantation and 17+/- acres of approximately 21+/- year old pine plantation ready for a first thinning. Enjoying the abundant wildlife will be made easy with the recently improved internal trail system. A gas line traverses the property along with the live creek (Trim Cane Creek) and provides additional hunting and recreational opportunities. This property also features paved road frontage on Sturgis Maben Road and a potential home or cabin site. Utilities are available on Sturgis Maben Road. Call Harper Day or Michael Cooper to schedule your private showing

**Directions from the intersection of Hwy 82 West and Sturgis Maben Road:** Travel South on Sturgis Maben Road for 3.7 miles. The property will be on your right.



**HARPER DAY**, REALTOR®  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell



Expect More. Get More.

*Call us today!*



**MICHAEL COOPER**, REALTOR®  
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# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







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# Aerial Map

Double Springs

33.4789 , -89.0586

CRICKS WAREHOUSE

75 +/- Acres



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# Ownership Map

McCool Rd

Double Springs

Jeff Peay Rd

Jeff Peay Rd

Self Creek Rd



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# FEMA Flood and Water Feature Map



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# Directional Map



**Google Map!**

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