

# Homesite Opportunity

## Oktibbeha County, MS



**\$42,500**

This 6.6+/- acre property is located west of Starkville in Oktibbeha County, MS, on paved Pleasant Ridge Road. This tract has mixed mature timber on the back of the property and some open land on the front portion. A culvert and gravel have been installed at the entrance. There is a small pond located on the front of the property. Utilities are located along Pleasant Ridge Road. Call Michael today to schedule a showing!

Directions: From the intersection of Pleasant Ridge Road and Hwy 12 in Bradley travel north 2 miles on Pleasant Ridge Road and the property will be on the right.

[GOOGLE MAPS LINK](#)



*Call me today!*

**MICHAEL COOPER**, REALTOR®  
Mcooper@TomSmithLand.com  
662.268.6333 **office** | 662.285.8686 **cell**



Expect More. Get More.

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Information is believed to be accurate but not guaranteed.





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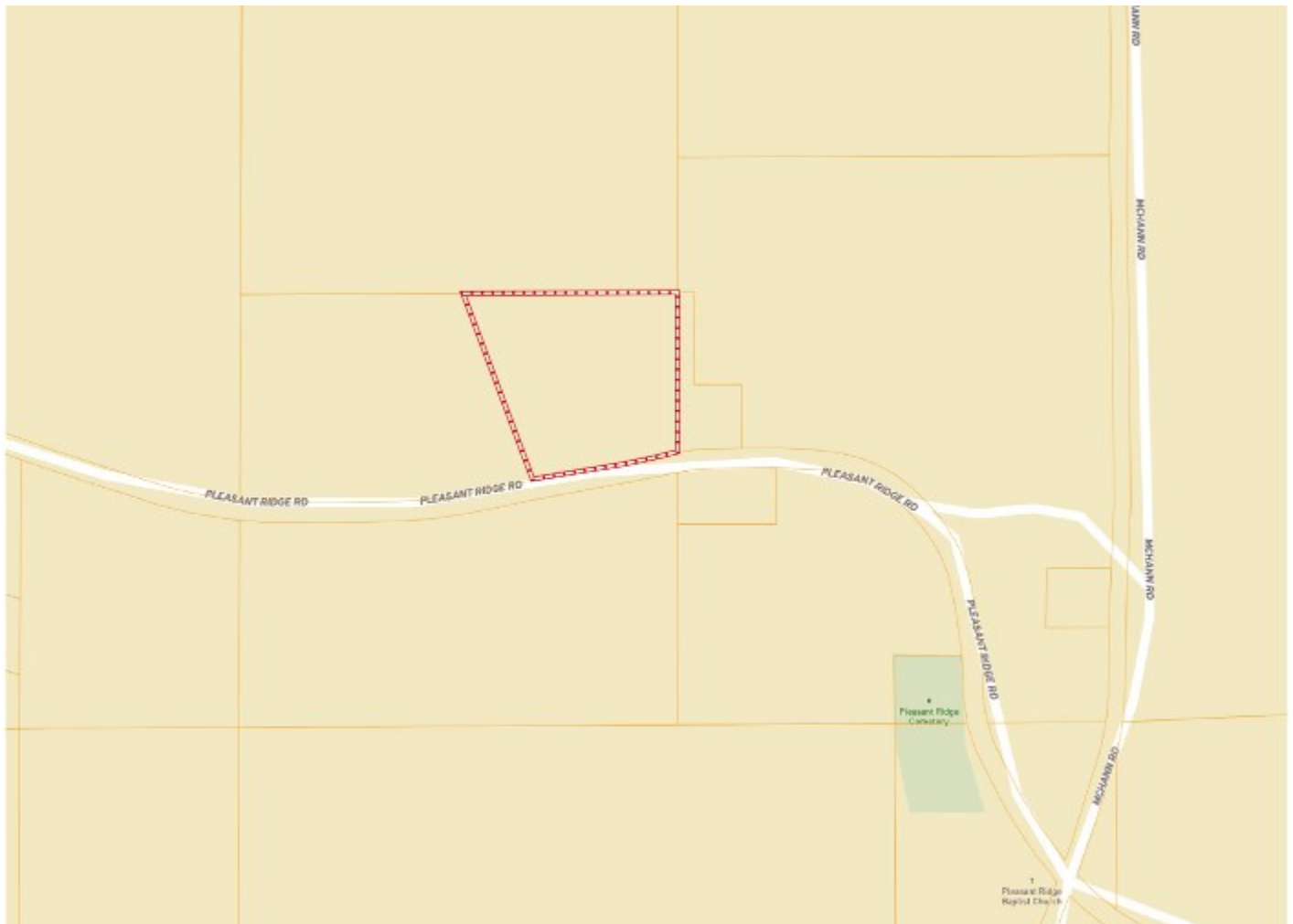
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# OWNERSHIP MAP



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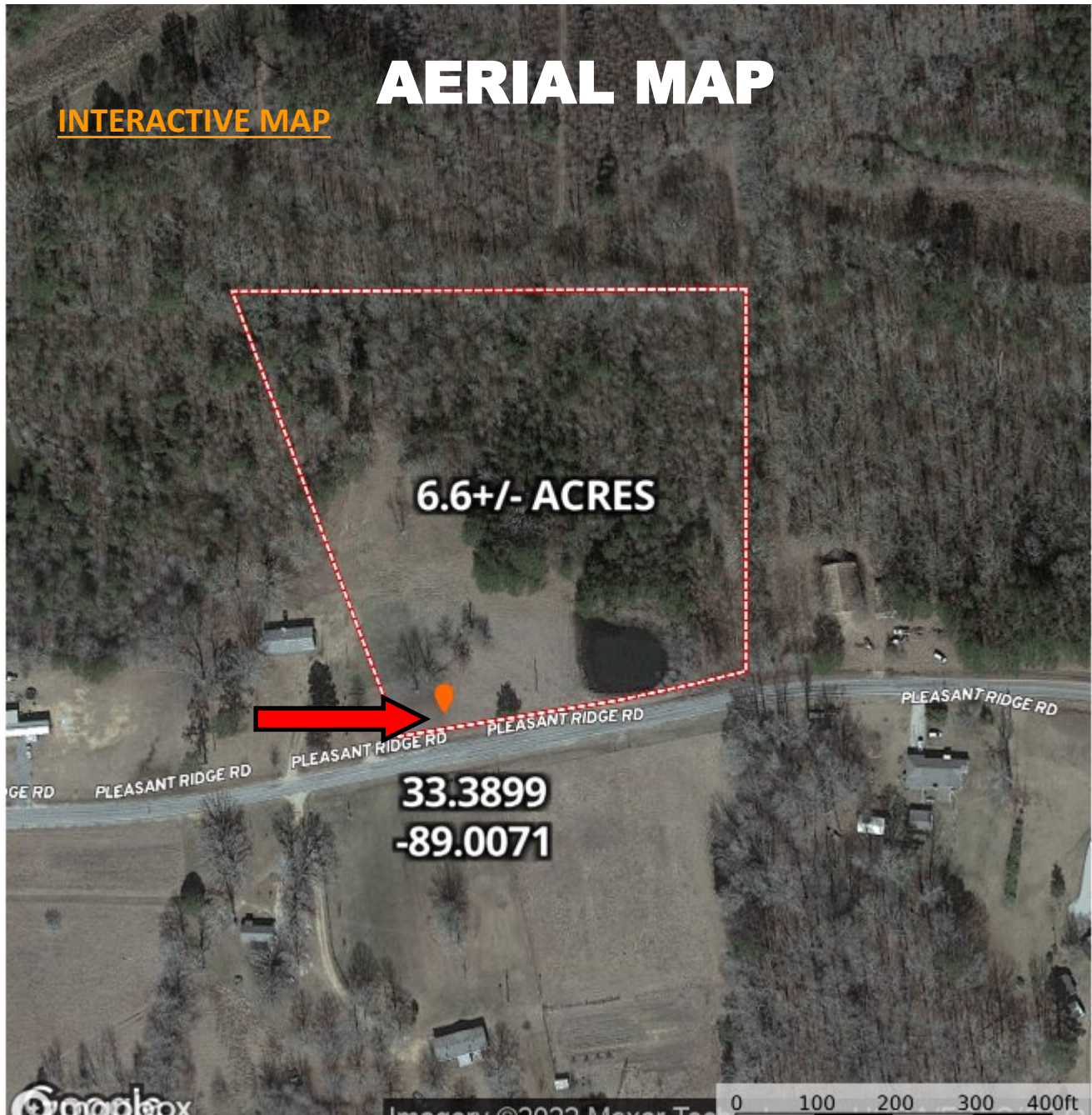
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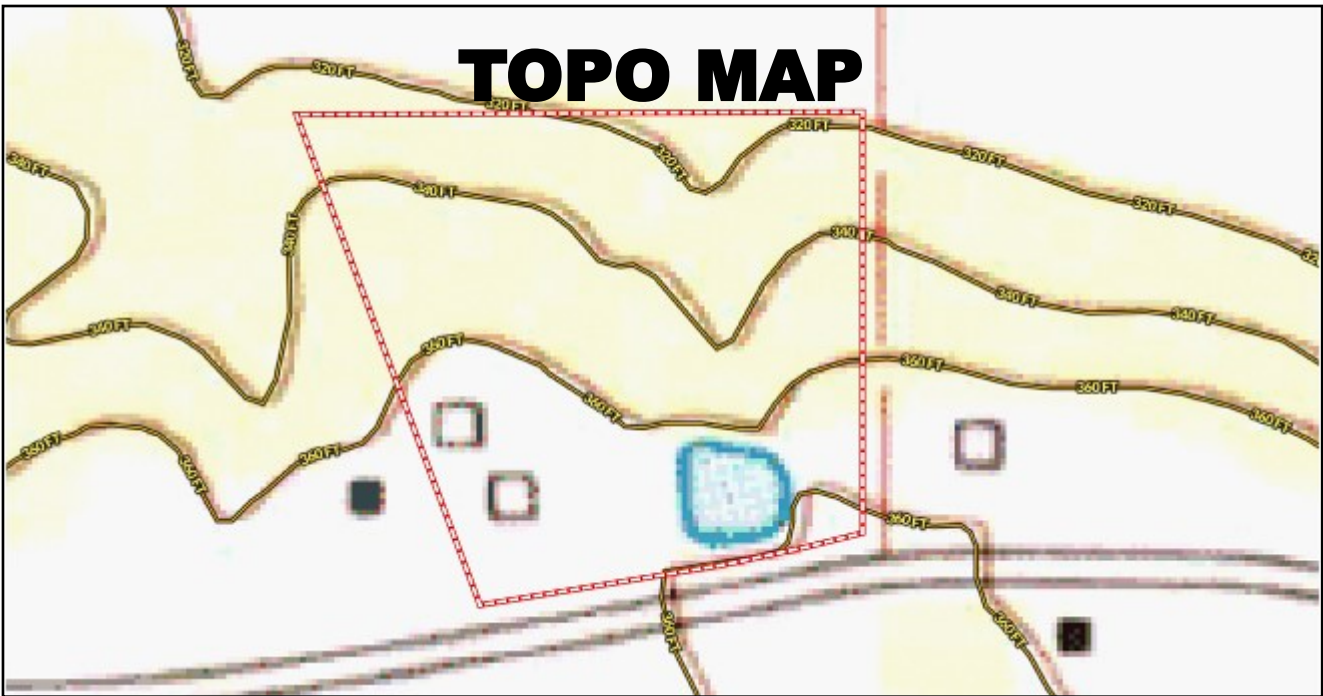
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# TOPO MAP



# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WIF2	Wilcox silty clay loam, 12 to 35 percent slopes, eroded	3.1	46.06	0	27	7e
PnA	Prentiss silt loam, 0 to 2 percent slopes	2.95	43.83	0	51	2w
Mu	Mathiston silt loam, 0 to 2 percent slopes, occasionally flooded	0.62	9.21	0	84	2w
PnB	Prentiss silt loam, 2 to 5 percent slopes	0.05	0.74	0	54	2e
TOTALS		6.73(* )	100%	-	42.93	4.31

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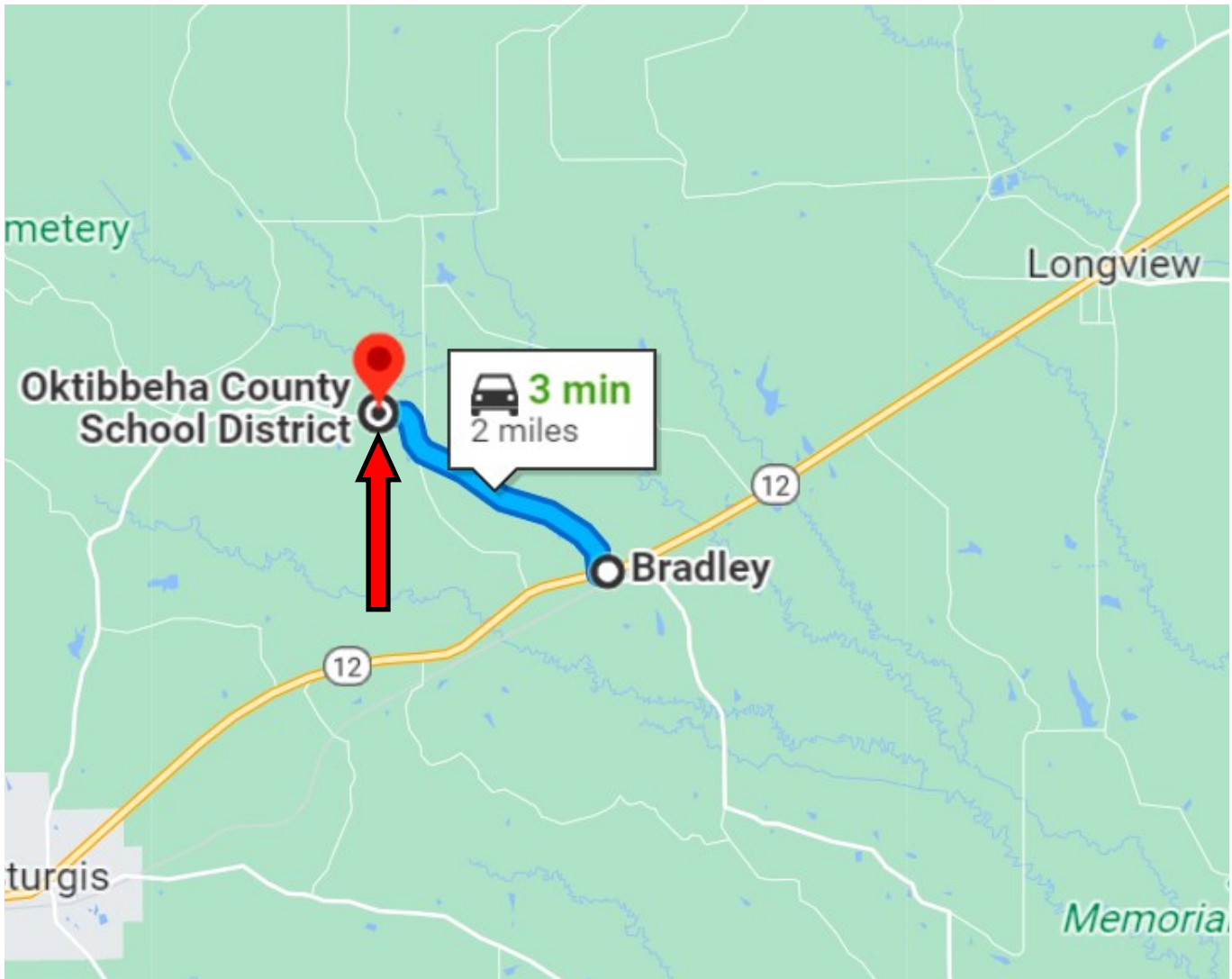
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# DIRECTIONAL MAP



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