

# Developmental Tract 24.07+/- Acres in Oktibbeha County, MS



**\$1,849,000**

This 24.07+/- acre tract in Oktibbeha County, MS, has many possibilities! This tract is just half a mile from the roundabout by Mississippi State University and has over 900 feet of road frontage on Oktoc Road. There is also over 200 feet of road frontage on Hamilton Drive. This property has the potential for someone to build their dream home within walking distance from campus, building several gameday homes, Airbnb's, rental properties, or student housing. The back of the property is surrounded by Mississippi State's North Farm, which consists of rolling hills of pastureland and some of the most pristine land in all of Oktibbeha County. Utilities are available near by. To schedule a private showing, call or text Walker!

**Directions from Barnes and Noble:** Leaving Barnes and Noble from the Mississippi State campus, turn right onto B.S Hood Drive for 249 feet. Then after .5 miles, turn left onto Stone Boulevard. After that, in .1 miles, turn left onto Blackjack Road. Then at the roundabout, take the first exit onto Oktoc Road. The property will be on your right in .6 miles.



*Call me today!*

**WALKER TRANUM, REALTOR®**  
Walker@TomSmithHomes.com  
662.268.6333 office | 662.769.1442 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed



*Call me today!*

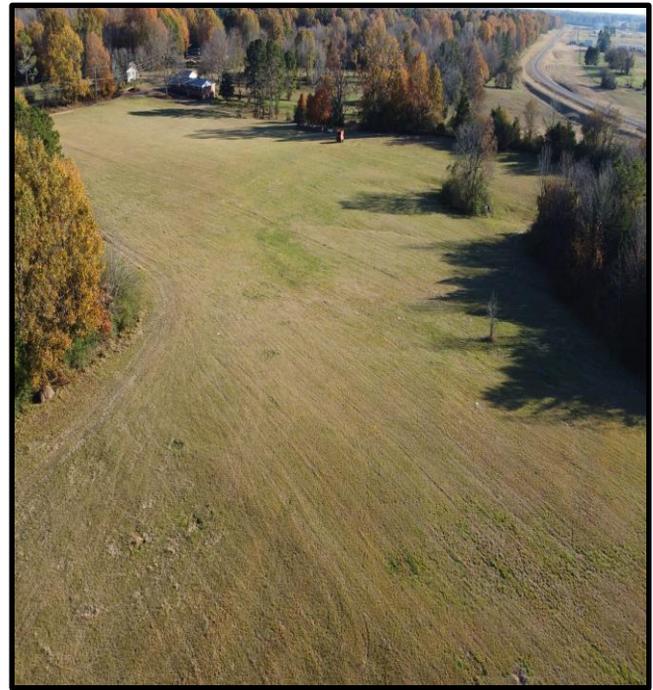
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# Aerial Map



Click [Here](#) for Interactive Link



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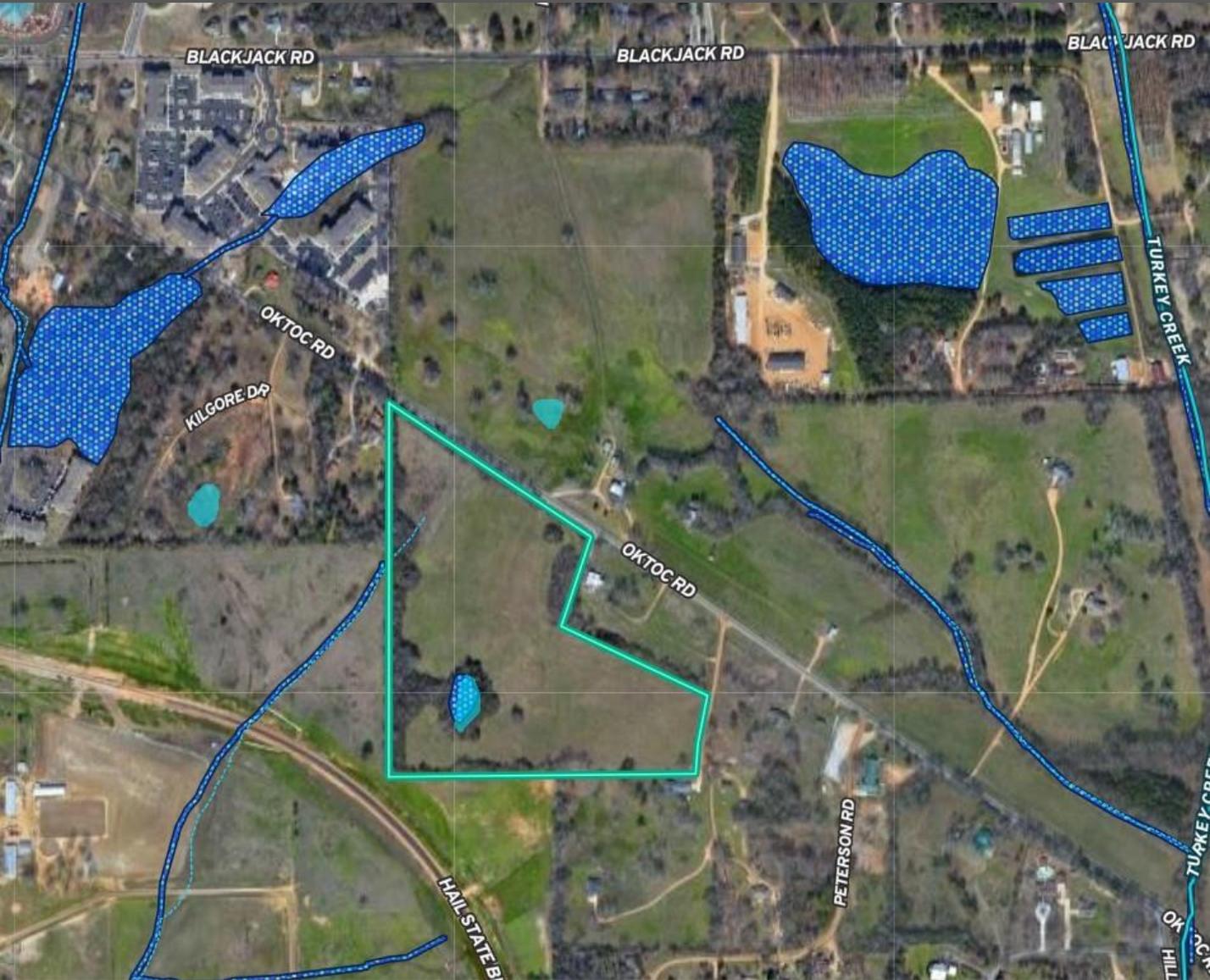
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# Flood Map



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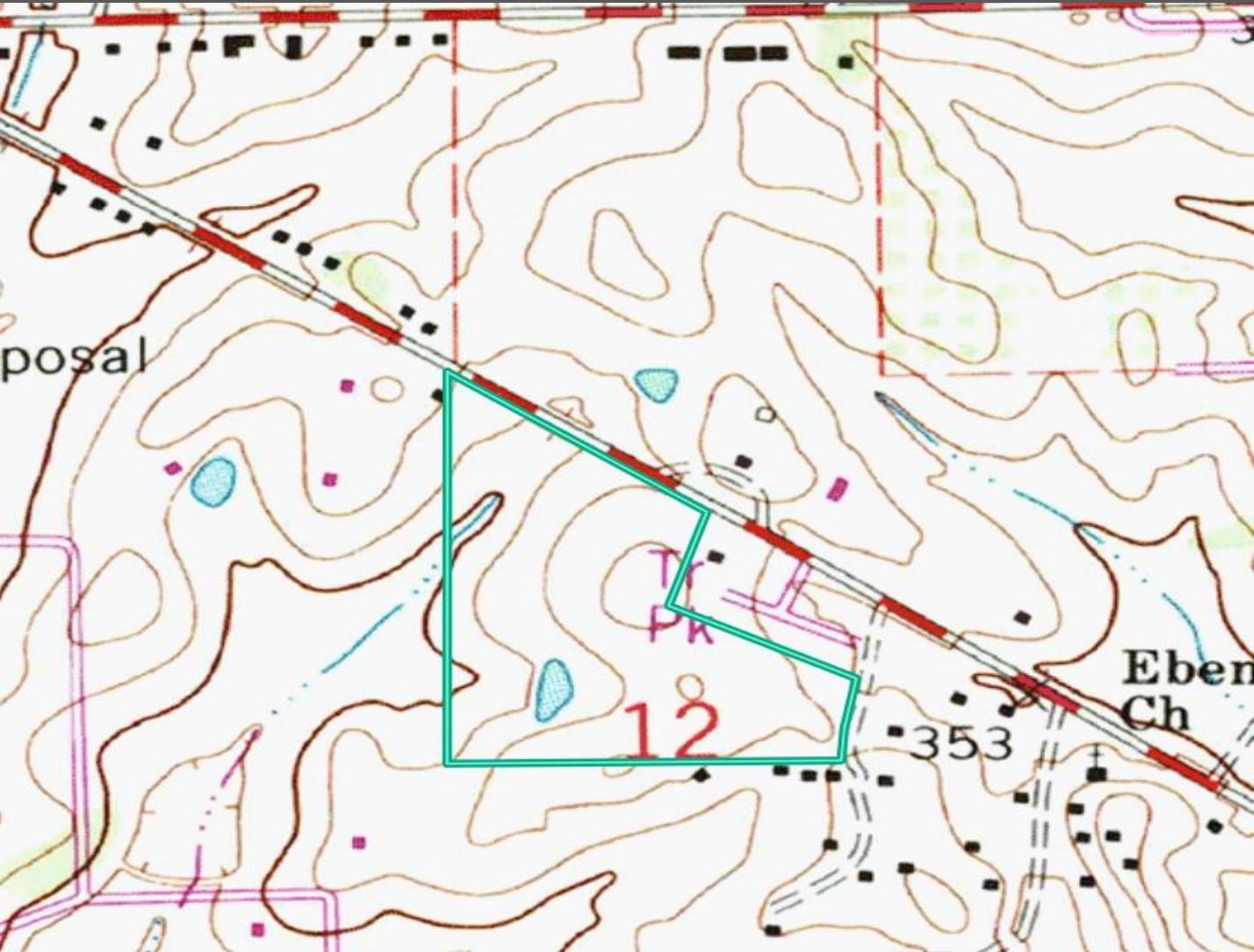
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# Topography Map



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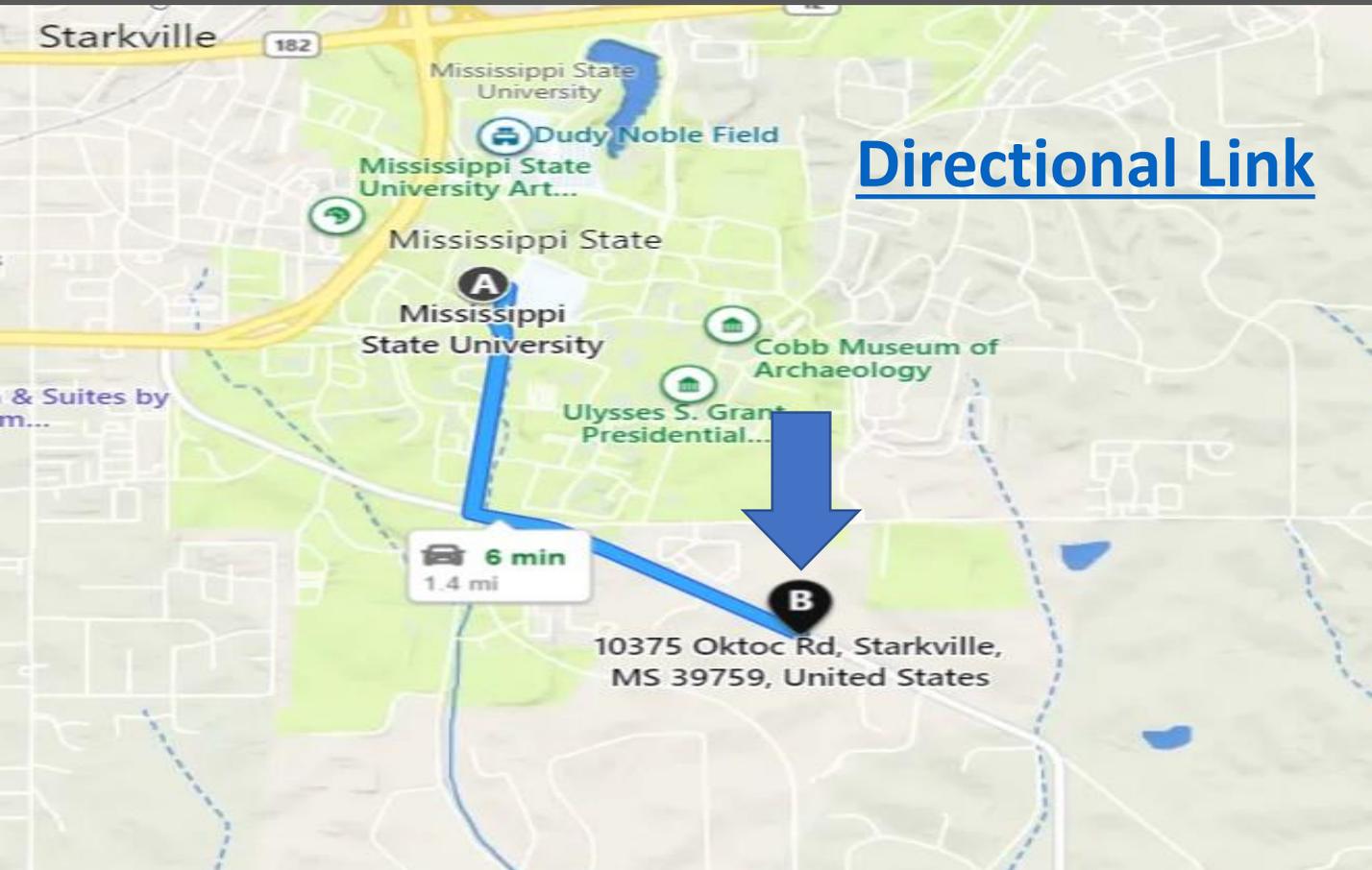
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# Directional Map



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