

# 11+/- Acres Oktibbeha County, MS

## Potential Development Tract or Homesite



This 11+/- acres is located on Hwy 82 in northwest Oktibbeha County, MS. This property features a mixture of mature pine and hardwood timber. This tract has great potential for a nice homesite nestled off the highway or take advantage of the high visibility for a business location. Utilities are located along the road. Don't wait. Call today to view this property.

Directions: From the intersection of Hwy 82 and Hwy 182 in Oktibbeha County, MS travel west 2.3 miles on Hwy 82. The property will be on the north side of Hwy 82.

[GOOGLE MAPS LINK](#)



*Call me today!*

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



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





*Call me today!*

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

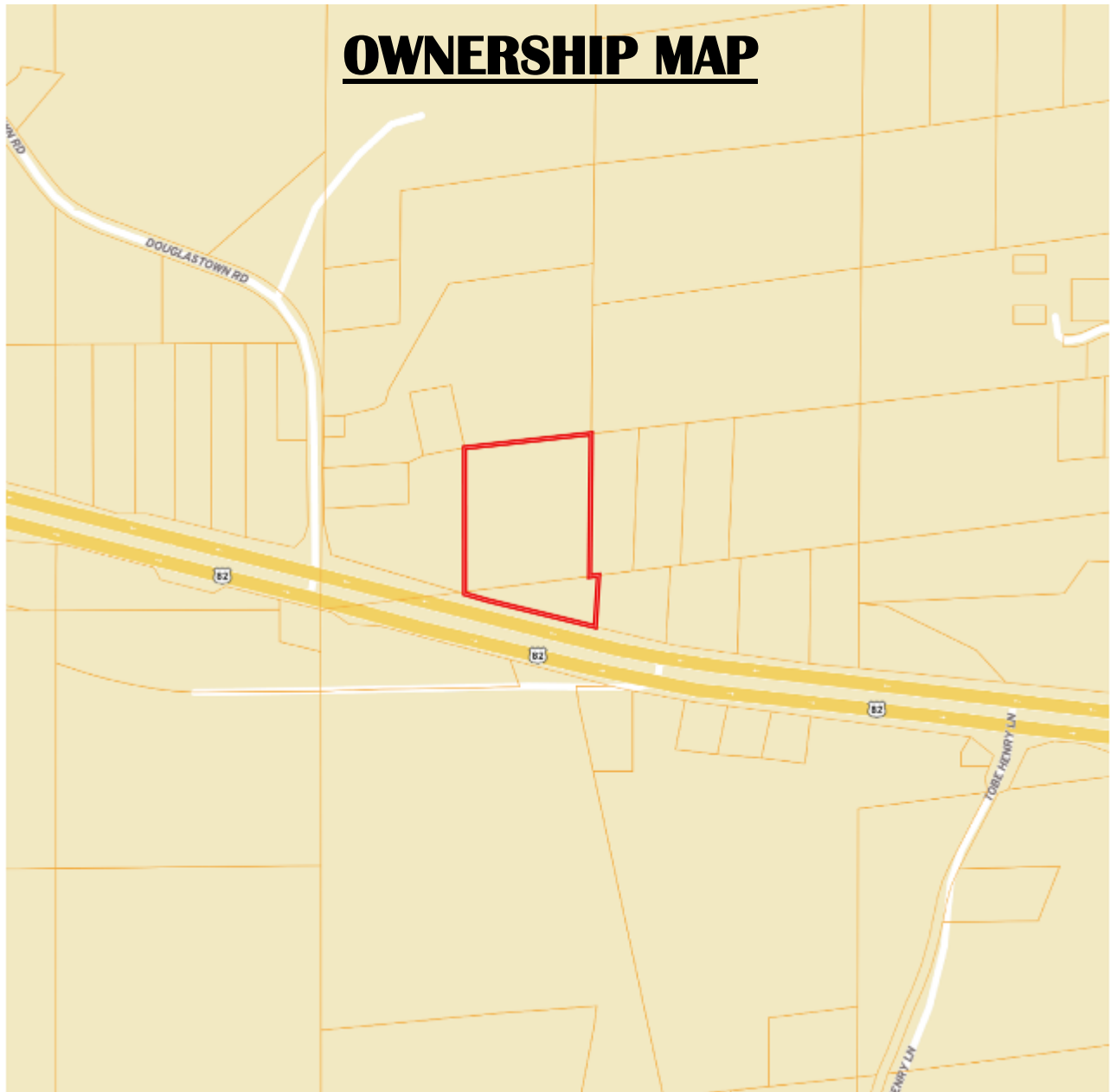


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## OWNERSHIP MAP



2011-2022  
NATIONAL  
BEST  
BROKERAGES

*Call me today!*

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



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

## AERIAL MAP

Interactive Map



*Call me today!*

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

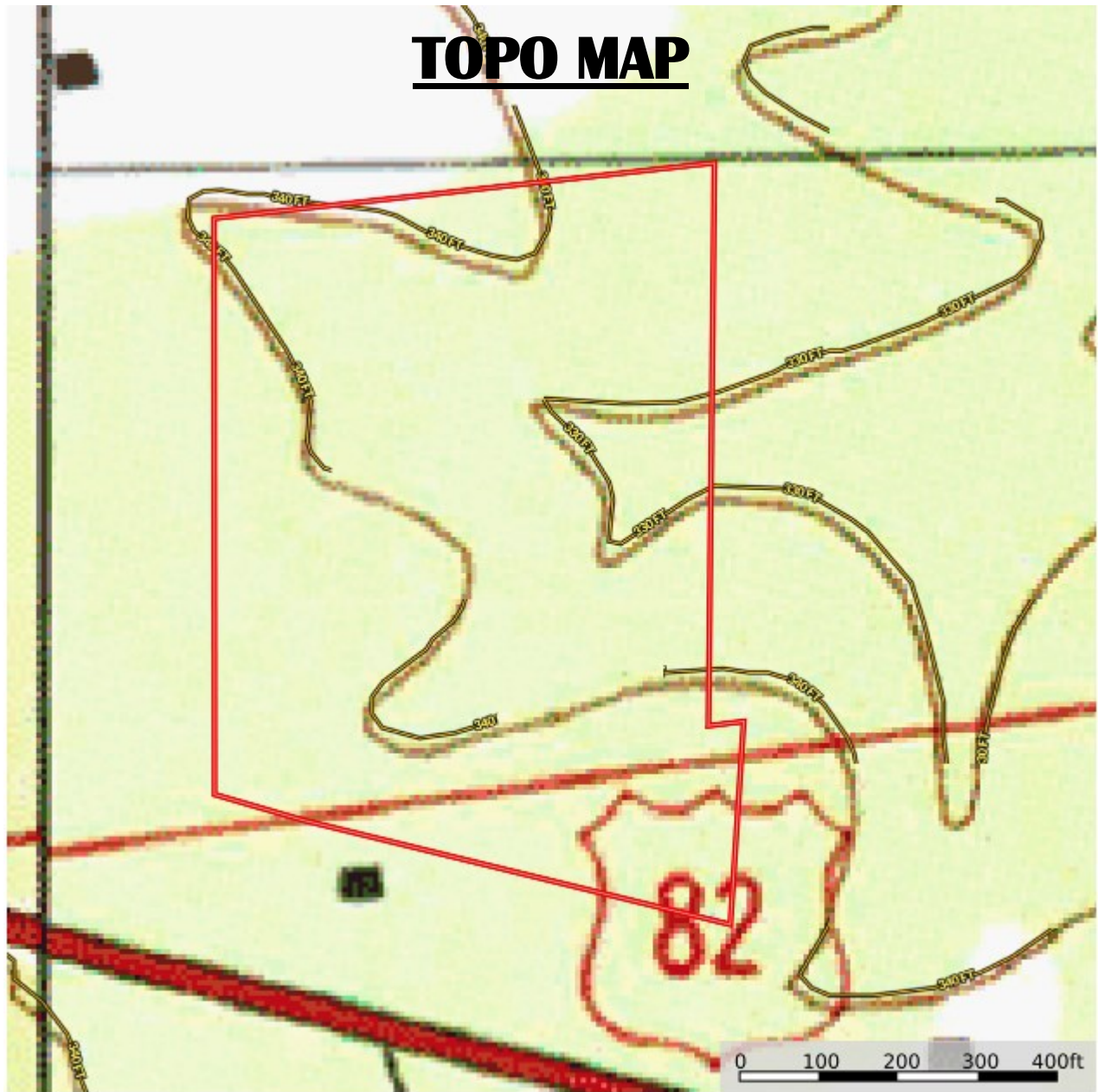


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## TOPO MAP



2011-2022  
NATIONAL  
BEST  
BROKERAGES

*Call me today!*

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



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PnA	Prentiss silt loam, 0 to 2 percent slopes	4.37	35.36	0	51	2w
LoA	Longview silt loam, 0 to 2 percent slopes	3.37	27.27	0	84	2w
LoB	Longview silt loam, 2 to 5 percent slopes	2.65	21.44	0	76	2e
PsC2	Providence silt loam, heavy substratum, 5 to 8 percent slopes, eroded (dulac)	1.98	16.02	0	49	3e
TOTALS		12.36( )	100%	-	65.08	2.16



*Call me today!*

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

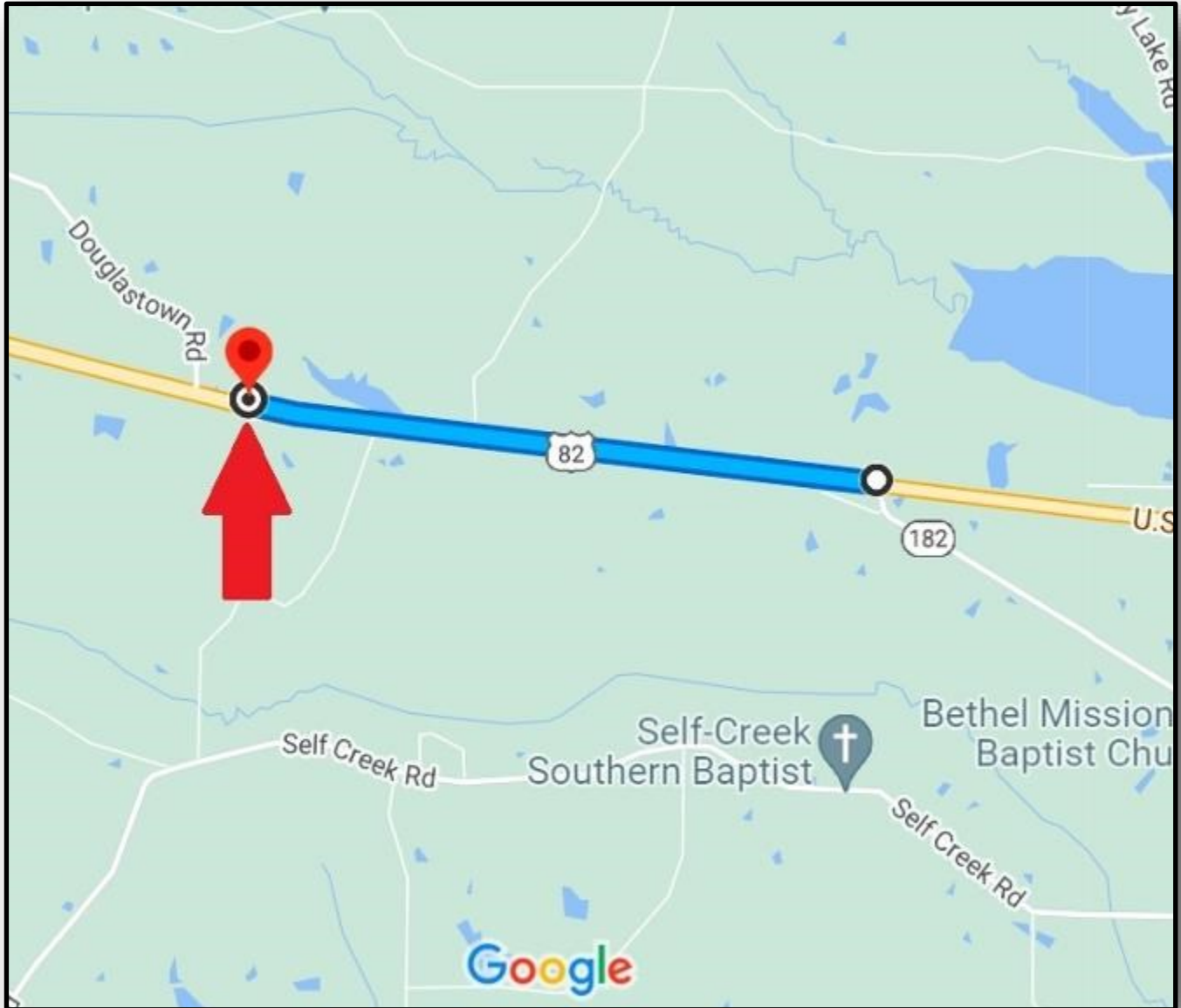


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## DIRECTIONAL MAP



Directions: From the intersection of Hwy 82 and Hwy 182 in Oktibbeha County, MS travel west 2.3 miles on Hwy 82. The property will be on the north side of Hwy 82.

[GOOGLE MAPS LINK](#)



*Call me today!*

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



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.