

# 54.73+/- Acres In Oktibbeha County, MS

## Young Timber Investment/Recreational Tract



# \$135,000

Look at this 54.73 +/- Acre property located in Oktibbeha County, MS. Bordering the Tombigbee National Forest with a rolling topography, this property has the location and uniqueness to be your next hunting/recreational paradise. Clear-cut in 2019 and planted in 2020, this property offers a long-term timber investment while providing ample food and cover for various wildlife species. Situated 25 minutes from Starkville, MS, and divided by Sharp Rd, access to this property is effortless. It is the perfect blank canvas for any outdoor enthusiast looking to build a hunting oasis or a potential homesite. Utilities are available on Sharp Rd. For more information or to schedule a showing, contact John Delpapa today!

**Directions from intersection of MS-12W and Louisville Rd in Sturgis, MS:** Travel south on Louisville Rd for 3.2 miles. Make a right turn onto Sharp road and travel 2.9 miles. The property is on both sides of road and marked with signs.



*Call me today!*

**JOHN DELPAPA**, REALTOR®  
John@TomSmithLand.com

662.268.6333 office | 662.788.2455 cell

Licensed in MS & AL | MS Registered Forester | Associate Wildlife Biologist



# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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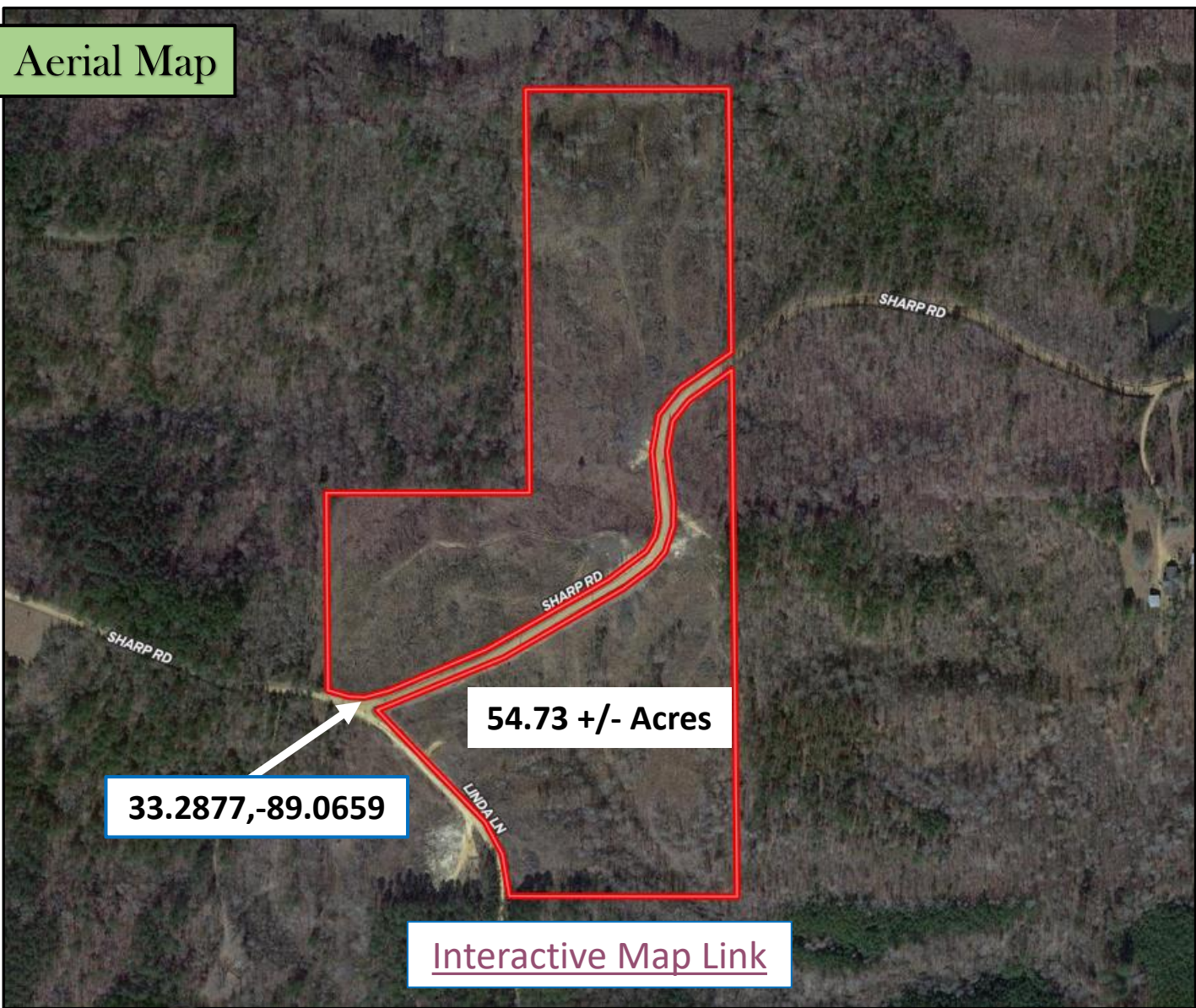
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# Aerial Map



33.2877,-89.0659

54.73 +/- Acres

[Interactive Map Link](#)



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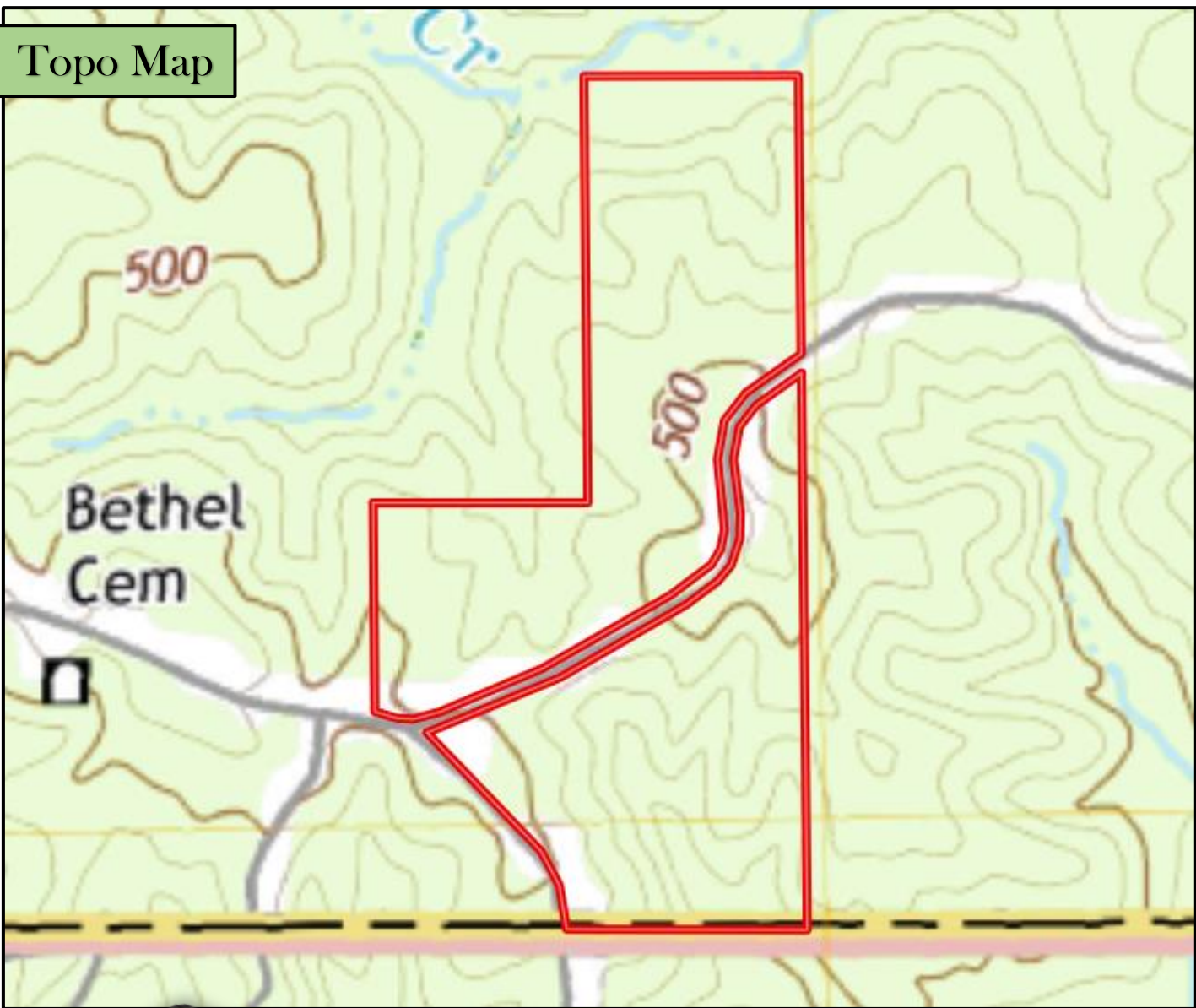
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Topo Map



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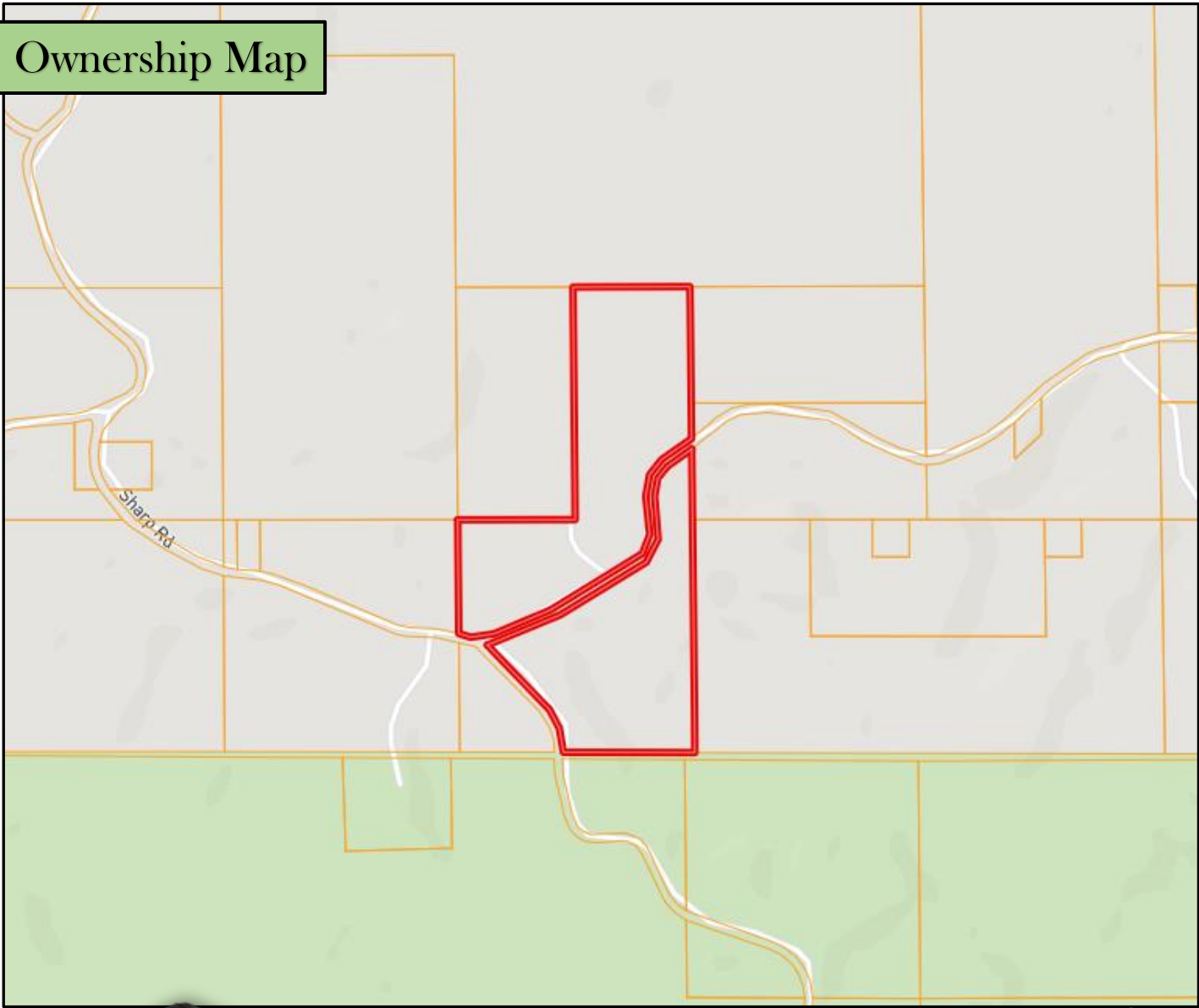


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# Ownership Map



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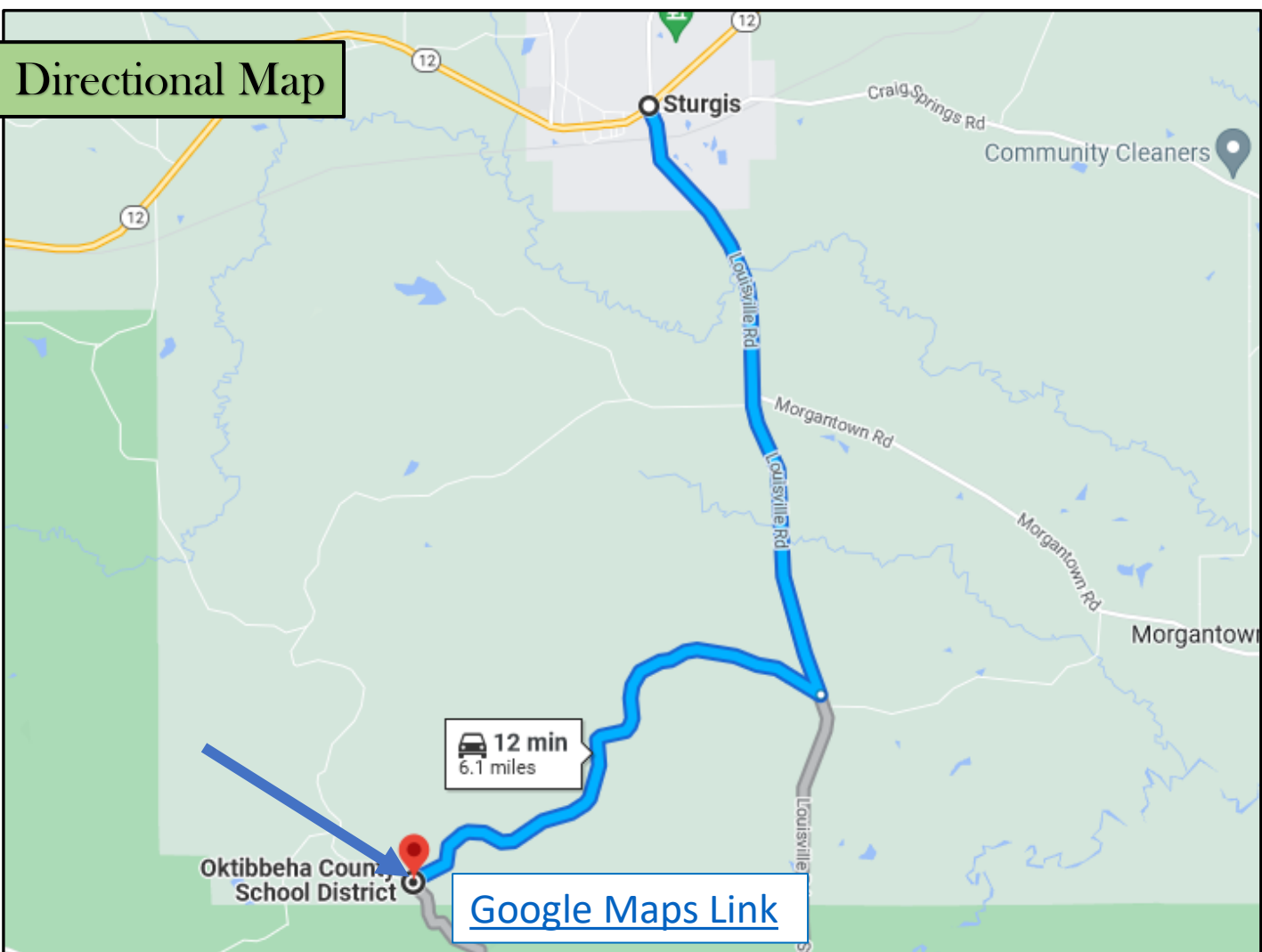


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## Directional Map



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