

**2+/- Acres Oktibbeha County, MS**

**Potential Development Tract**

**\$150,000**

This 2+/- acre lot is located at the corner of Hickory Grove Road and the north side of Hwy 182. This Oktibbeha County, MS, property would be an excellent location for a commercial business. The majority of this land is pasture with good topography helping on the initial prep work for construction. Located in an Opportunity Zone with utilities available. There will be some light deed restrictions. Additional land is available to the east of this lot.

Directions from the intersection of Hwy 182 and Hwy 82 in Clayton Village: Travel east 3.2 miles on Hwy 182. The property will be at the corner of Hickory Grove Road and the north side of Hwy 182.

[GOOGLE MAPS LINK](#)

*Call me today!*

**MICHAEL COOPER, REALTOR®**  
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662.268.6333 **office** | 662.285.8686 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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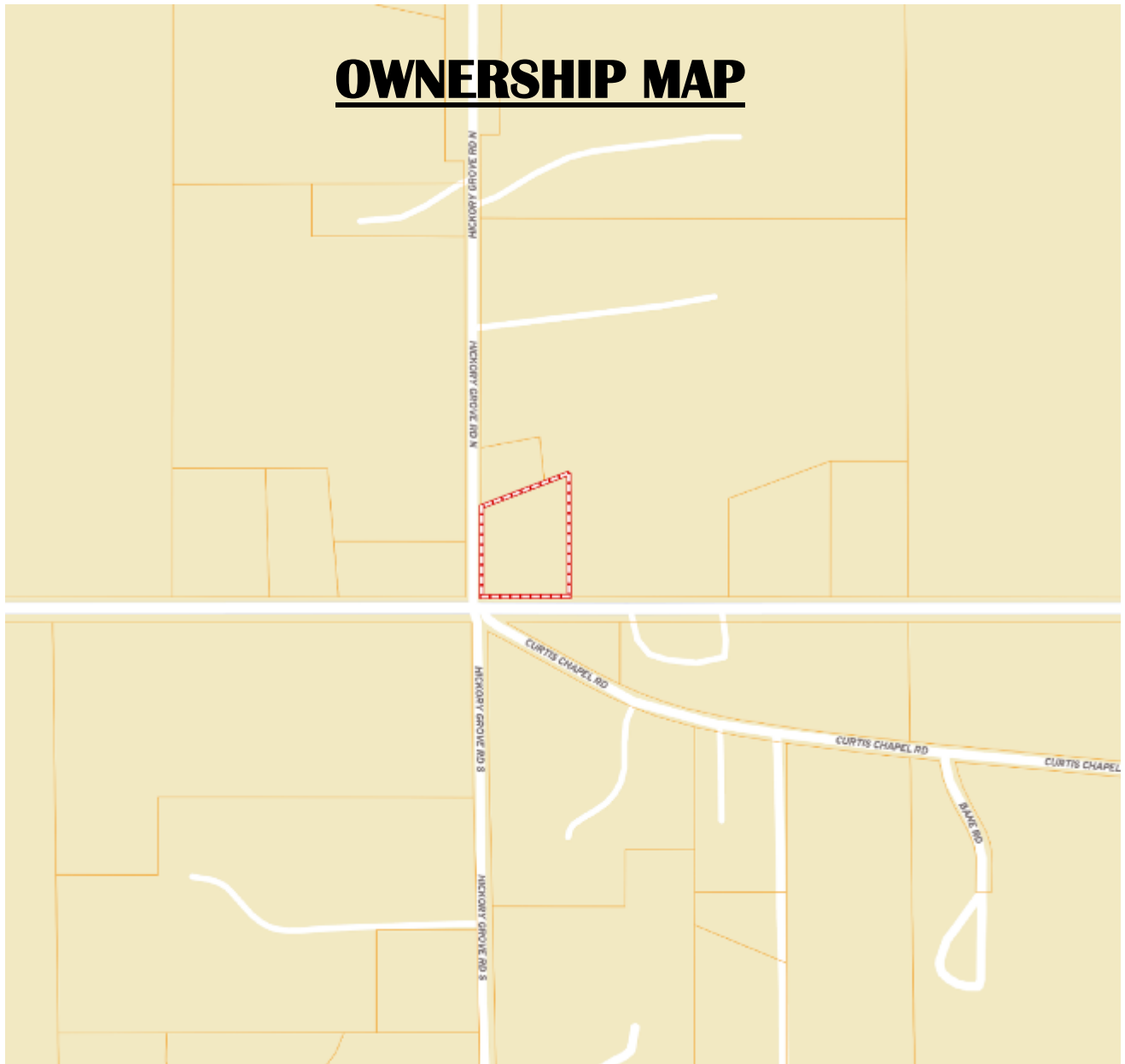
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# OWNERSHIP MAP



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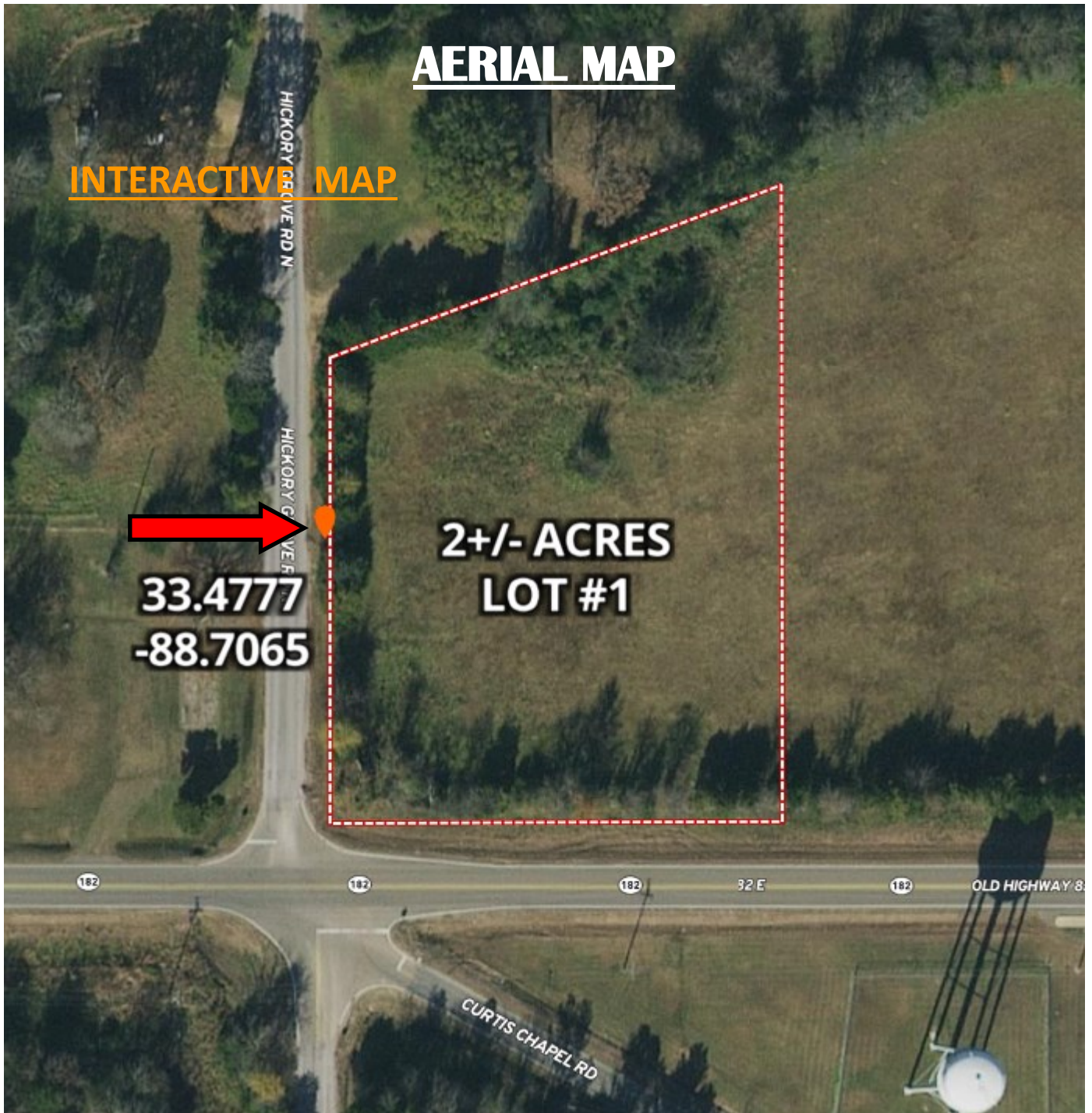
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## AERIAL MAP

INTERACTIVE MAP



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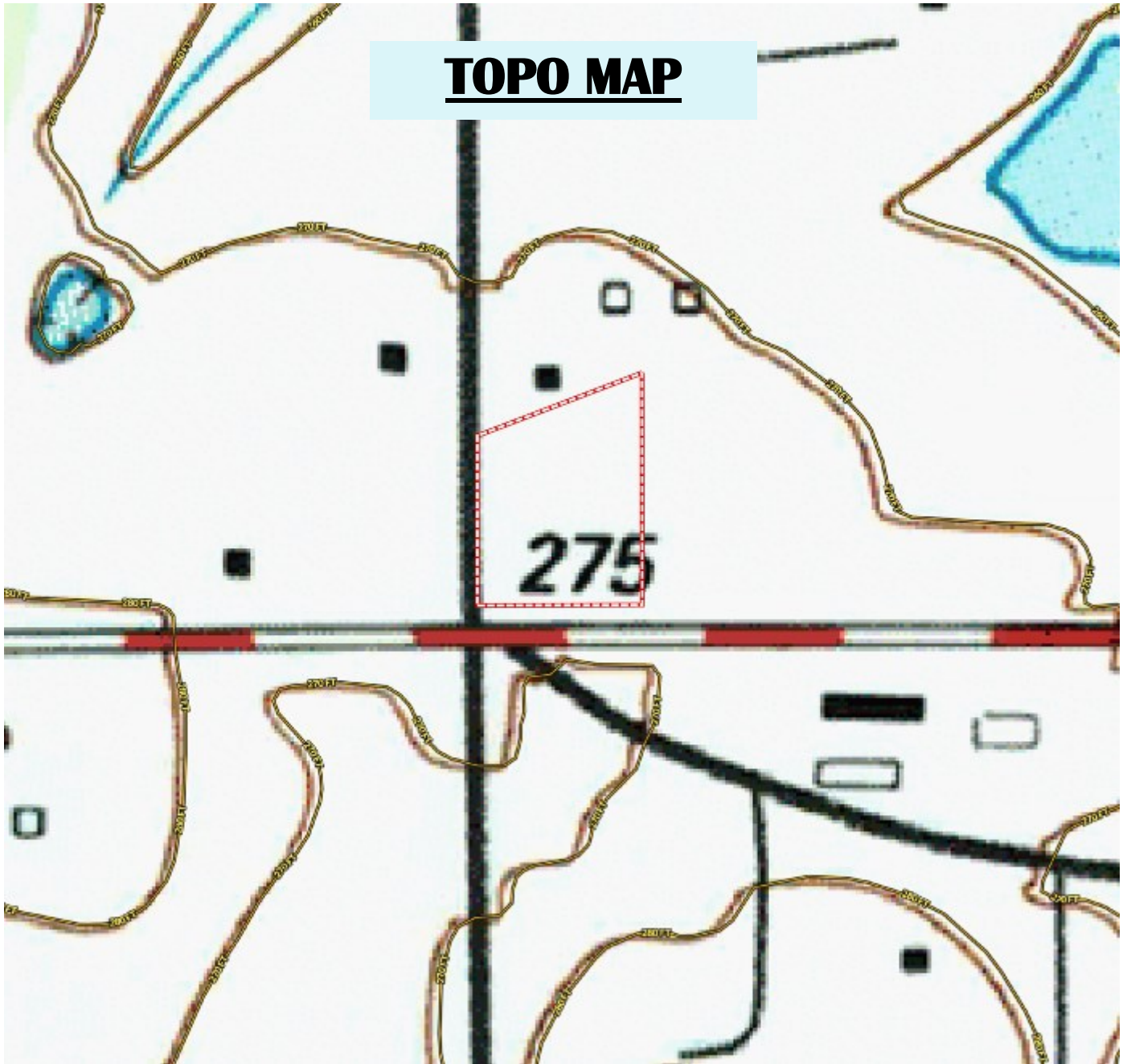


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## TOPO MAP



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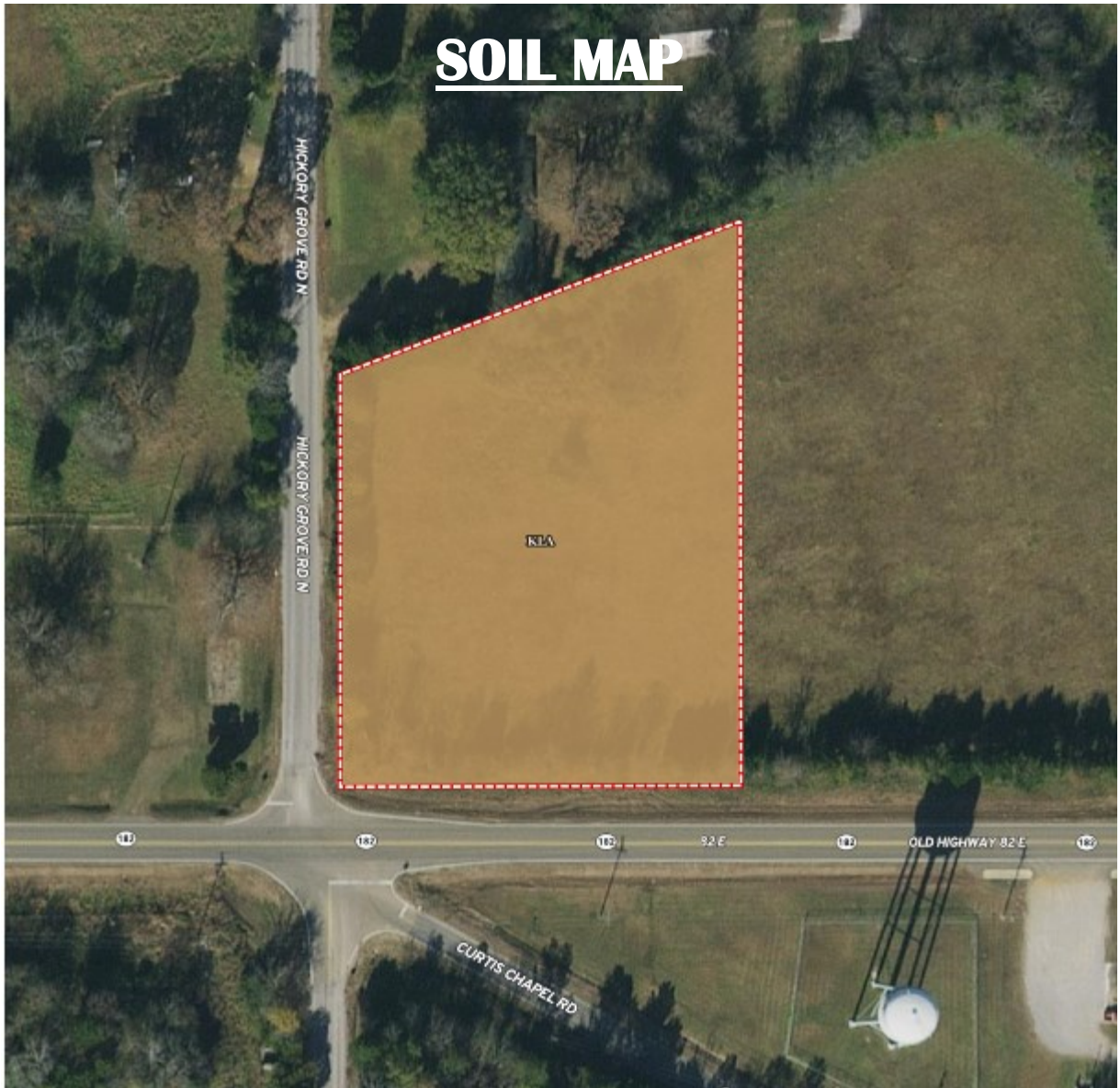
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KIA	Kipling silty clay loam, 0 to 2 percent slopes	2.09	100.0	0	61	3w
TOTALS		2.09(* )	100%	-	61.0	3.0



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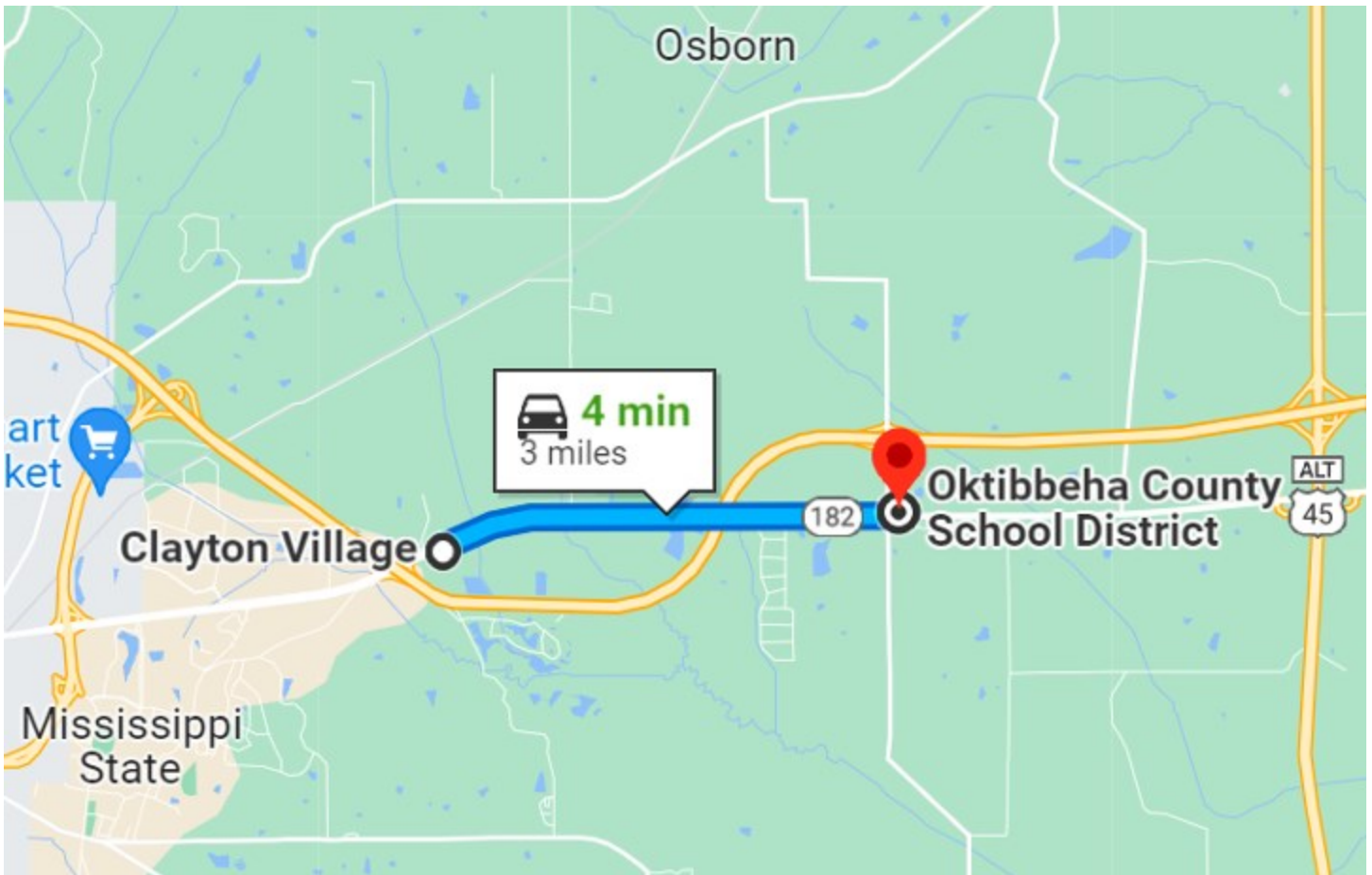


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# DIRECTIONAL MAP



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