

2+/- Acres Oktibbeha County, MS

Potential Development Tract



\$125,000

This 2+/- acre lot is located just past Hickory Grove Road on 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 west 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 just east of Hickory Grove Road on the north side of Hwy 182.

[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!

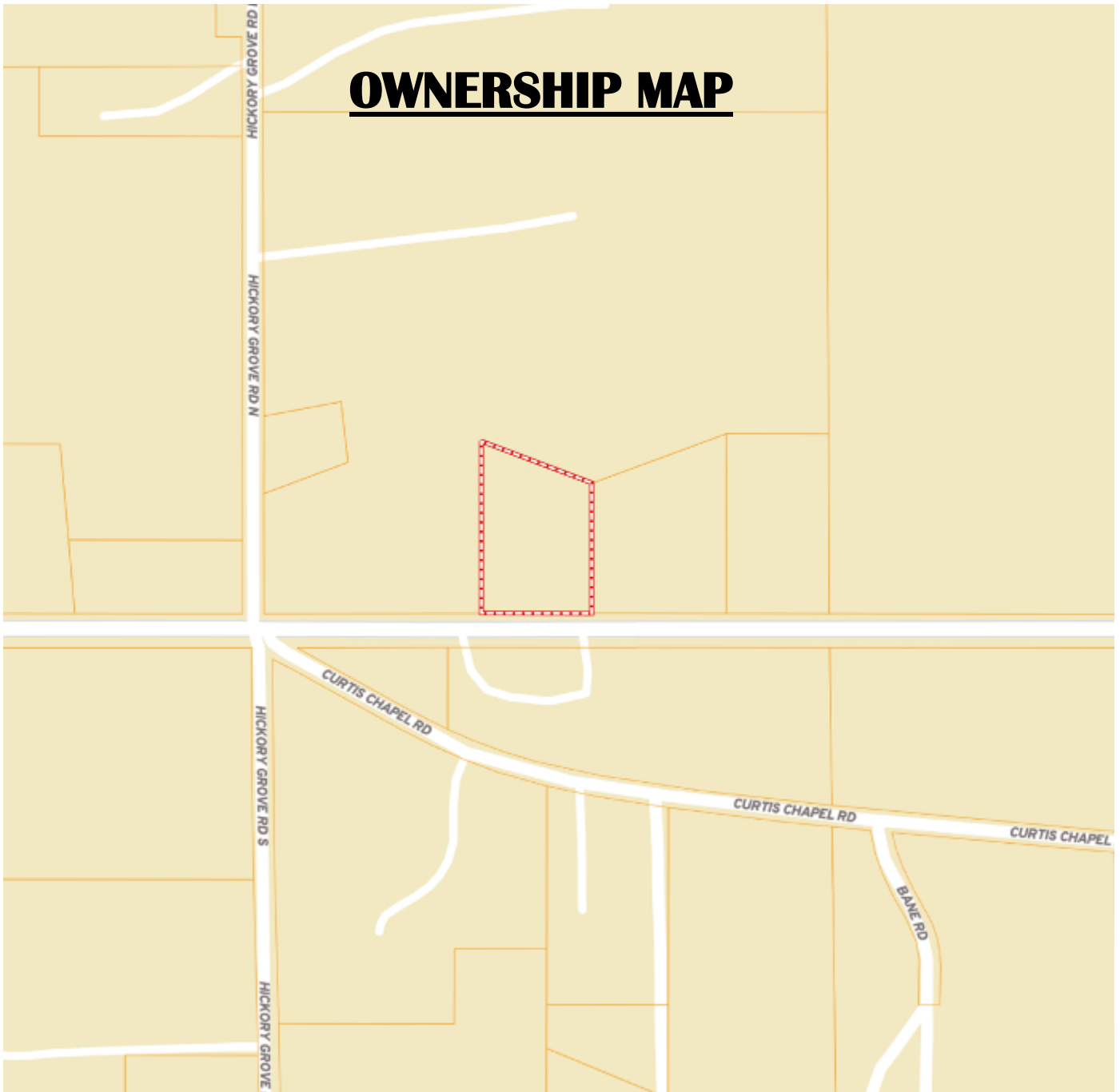
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OWNERSHIP MAP



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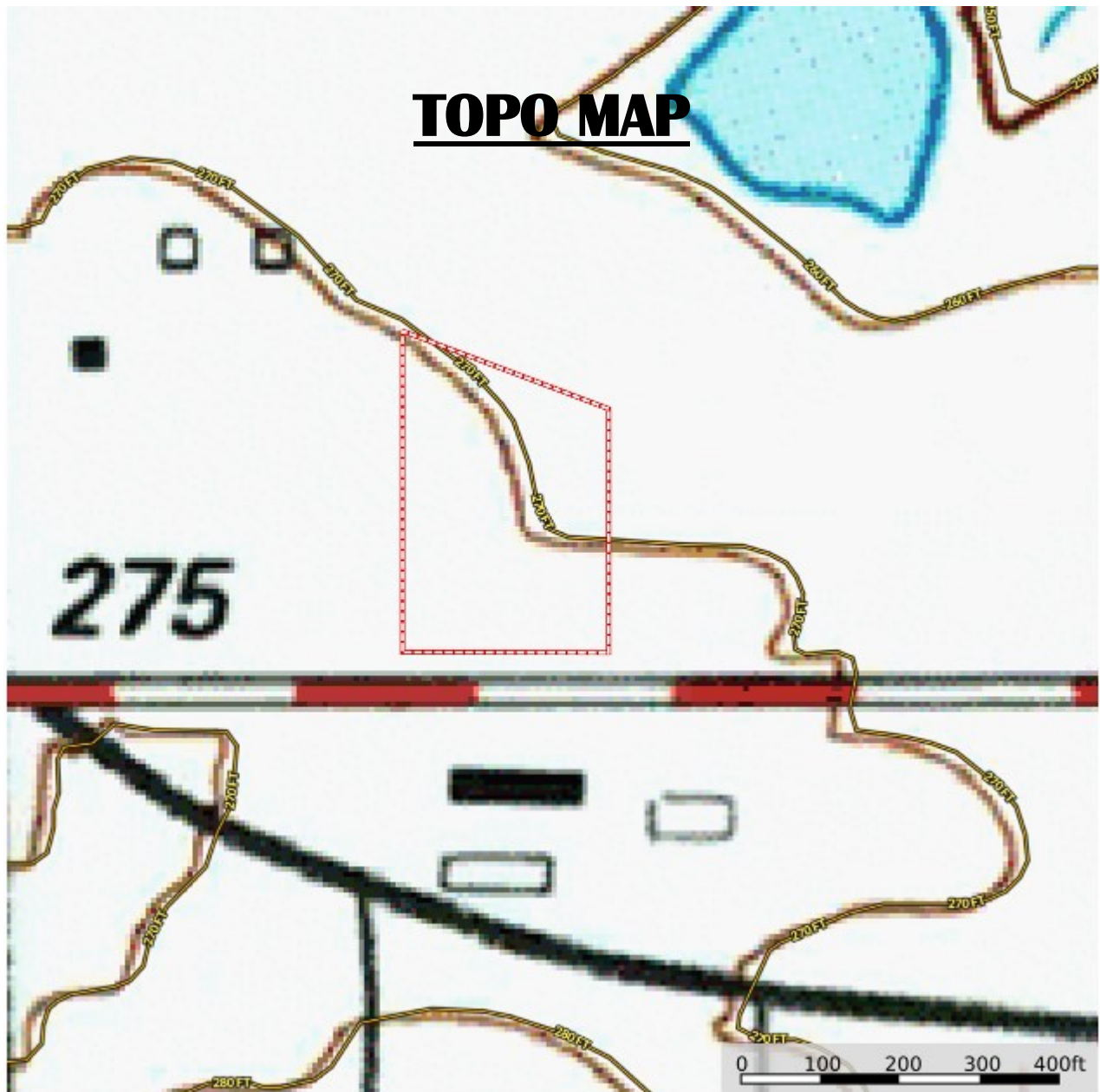
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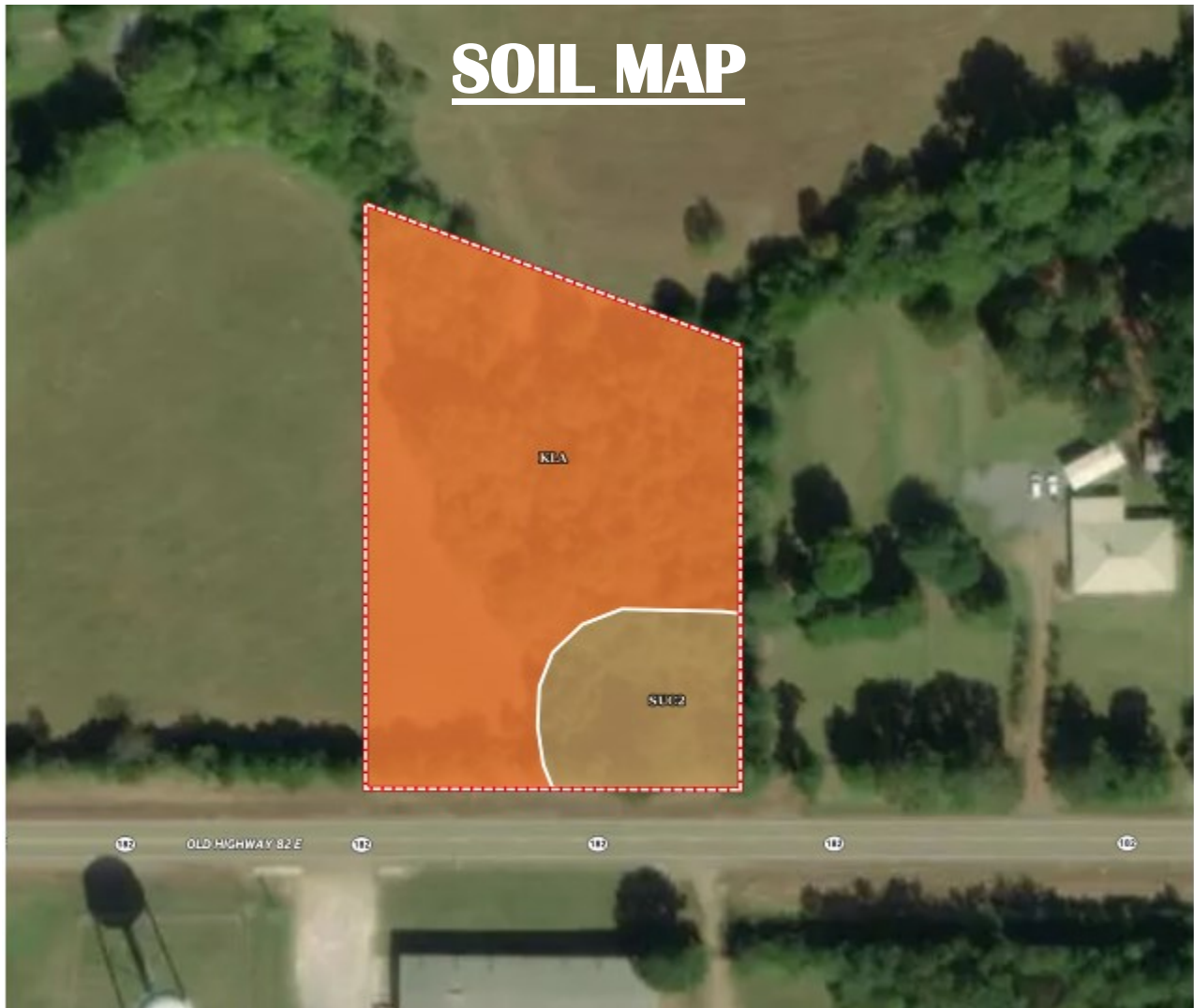
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KIA	Kipling silty clay loam, 0 to 2 percent slopes	1.75	82.16	0	61	3w
SuC2	Sumter silty clay loam, 5 to 8 percent slopes, moderately eroded	0.37	17.37	0	20	4e
TOTALS		2.12(*)	100%	-	53.59	3.17



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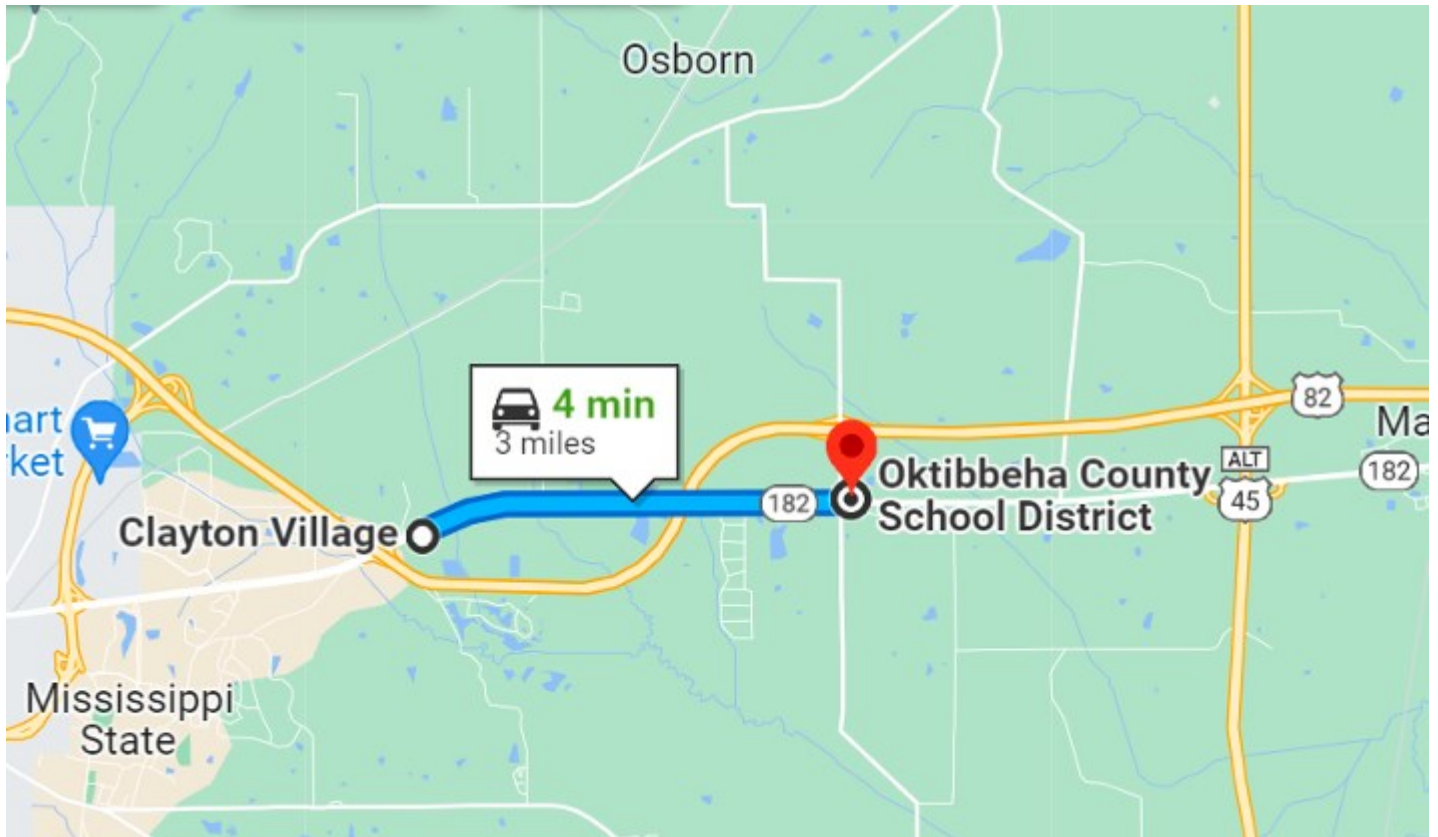
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DIRECTIONAL MAP



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