

# RECREATIONAL TIMBER TRACT

157.87+/- Acres in Oktibbeha County, MS



\$552,545

This 157.87+/- acre tract in Oktibbeha County, MS, has a lot to offer. This true pine plantation sits in a quiet area outside the Bradley community. With two points of access, over 2,100 feet of road frontage on Gray Road, an established road throughout the property, and a few loading docks from the first thinning, you can access the property with ease. The pines have also been through prescribed burnings in the past years to help develop a diverse understory. There are many homesites to choose from with power and water nearby. If you are looking for a good timber investment, recreational land, a place to hunt, or somewhere to build your dream home, this property can do it all! To schedule a private showing, call or text Walker!

**Directions from Walmart on Highway 12 West in Starkville, MS:** Leaving Walmart, keep right onto Highway 12 West. Travel 9.1 miles then turn right onto Pleasant Ridge Road. Travel 1.6 miles then turn right onto McHann Road. Travel 1.9 miles then turn right onto Gray Road. After .7 miles, the property will be on your left. [GOOGLE MAP LINK](#)



*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.



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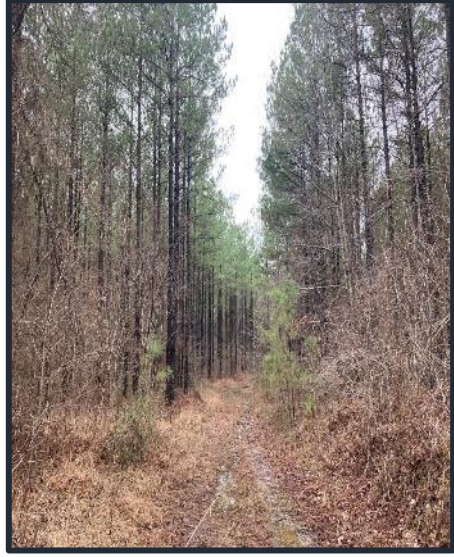


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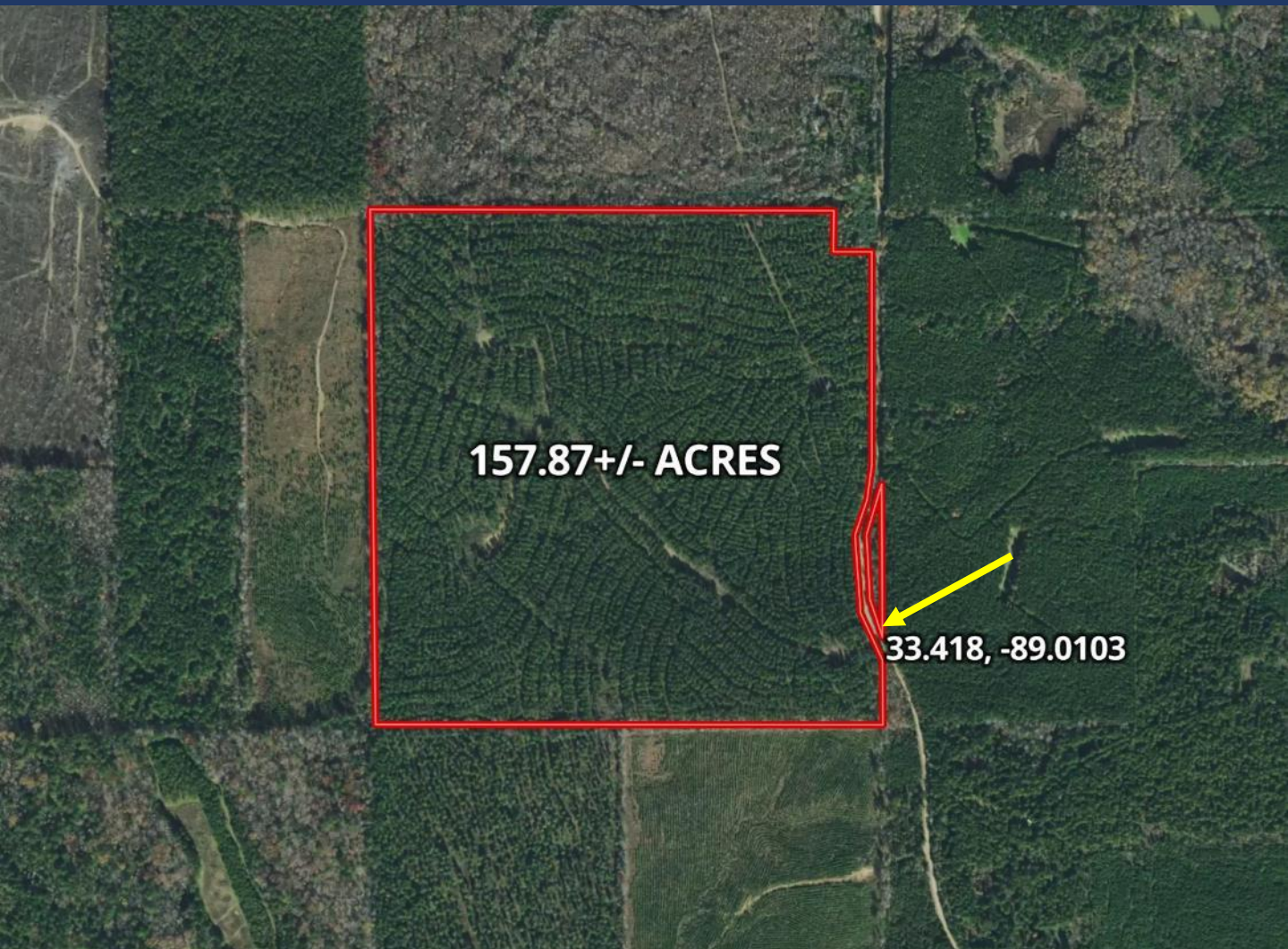
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# AERIAL MAP



[Click Here for Interactive Map Link](#)

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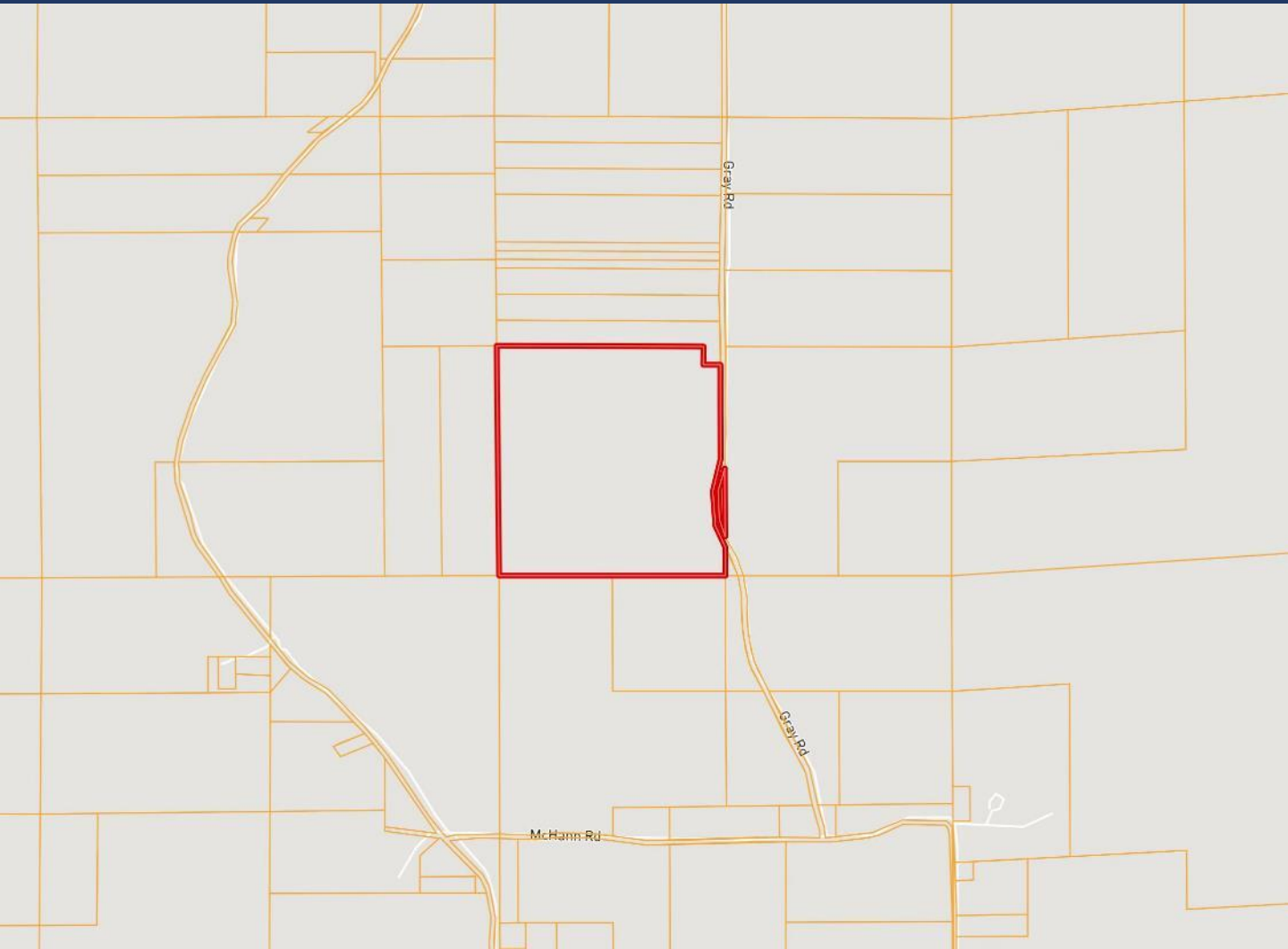
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# OWNERSHIP MAP



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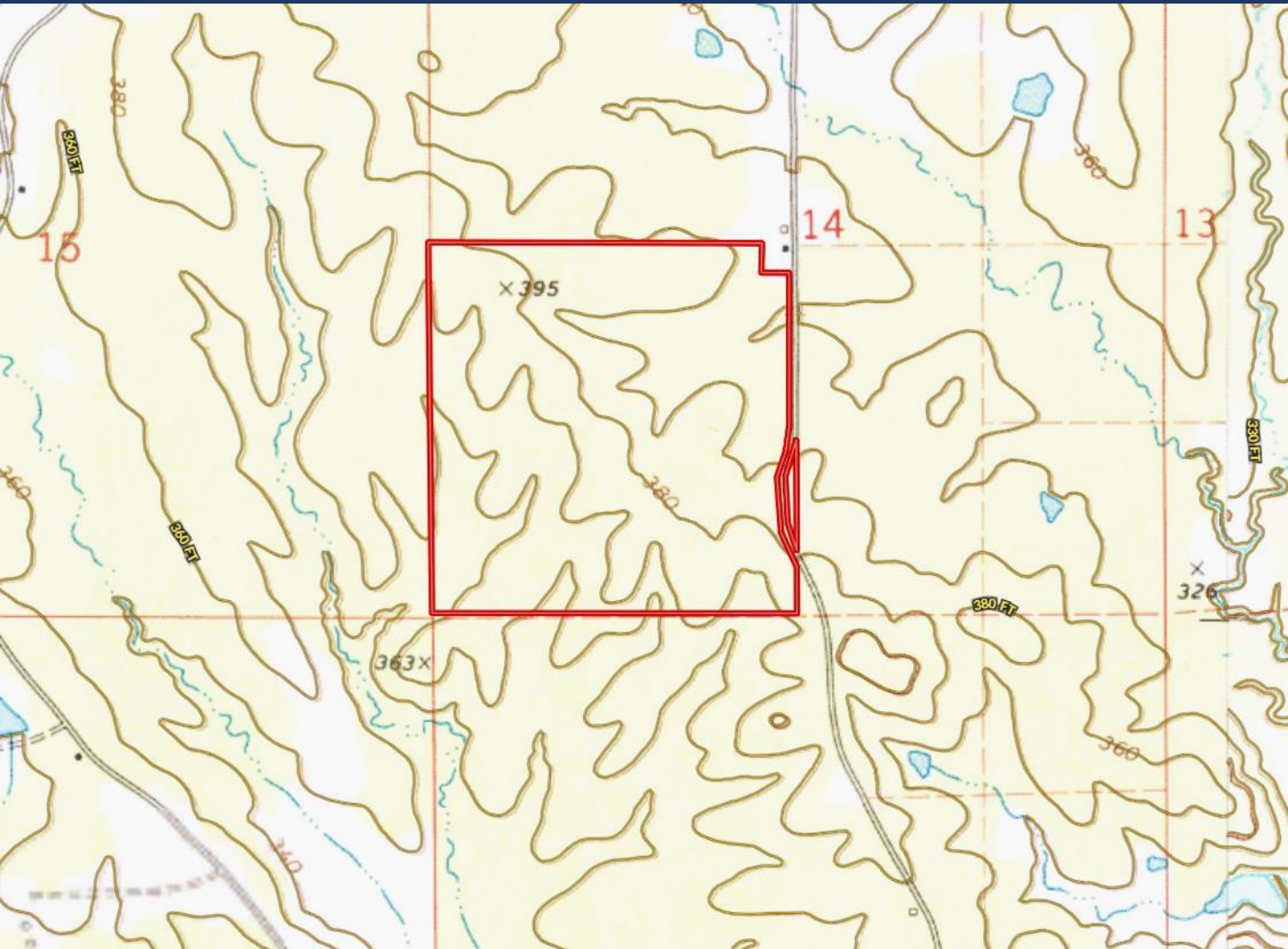
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# TOPOGRAPHY MAP



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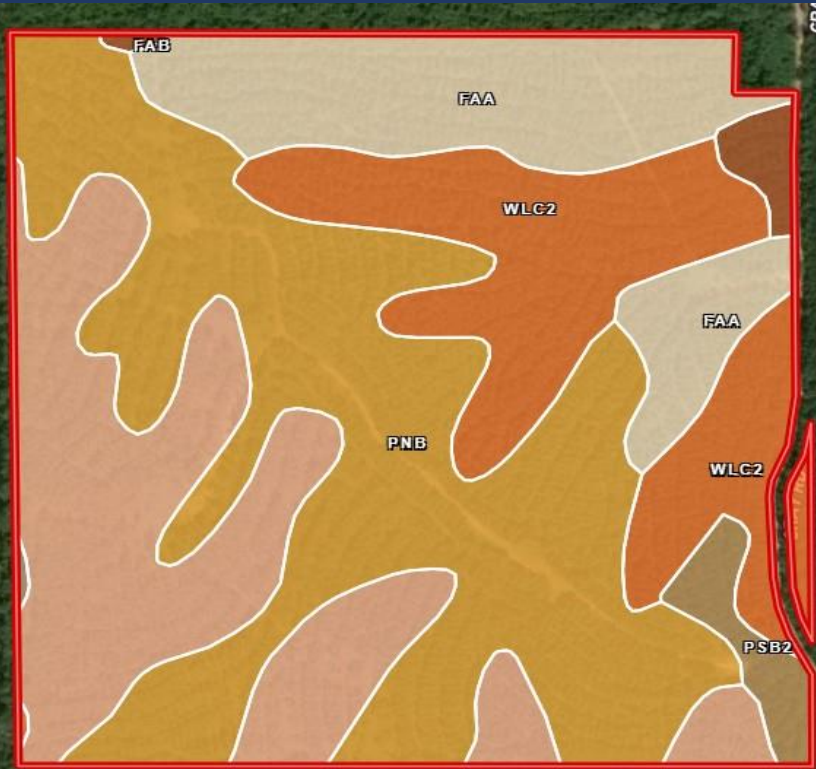
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PnB	Prentiss silt loam, 2 to 5 percent slopes	59.62	38.34	0	54	2e
PsC2	Providence silt loam, heavy substratum, 5 to 8 percent slopes, eroded (dulac)	36.52	23.48	0	49	3e
WIC2	Wilcox silty clay loam, 5 to 8 percent slopes, moderately eroded	28.79	18.51	0	44	3e
FaA	Falkner silt loam, 0 to 2 percent slopes	24.62	15.83	0	62	2w
PsB2	Providence silt loam, heavy substratum, 2 to 5 percent slopes, eroded (dulac)	3.57	2.3	0	50	2e
FaB	Falkner silt loam, 2 to 5 percent slopes	2.08	1.34	0	60	3e
PnA	Prentiss silt loam, 0 to 2 percent slopes	0.19	0.12	0	51	2w
Mu	Mathiston silt loam, 0 to 2 percent slopes, occasionally flooded	0.1	0.06	0	84	2w

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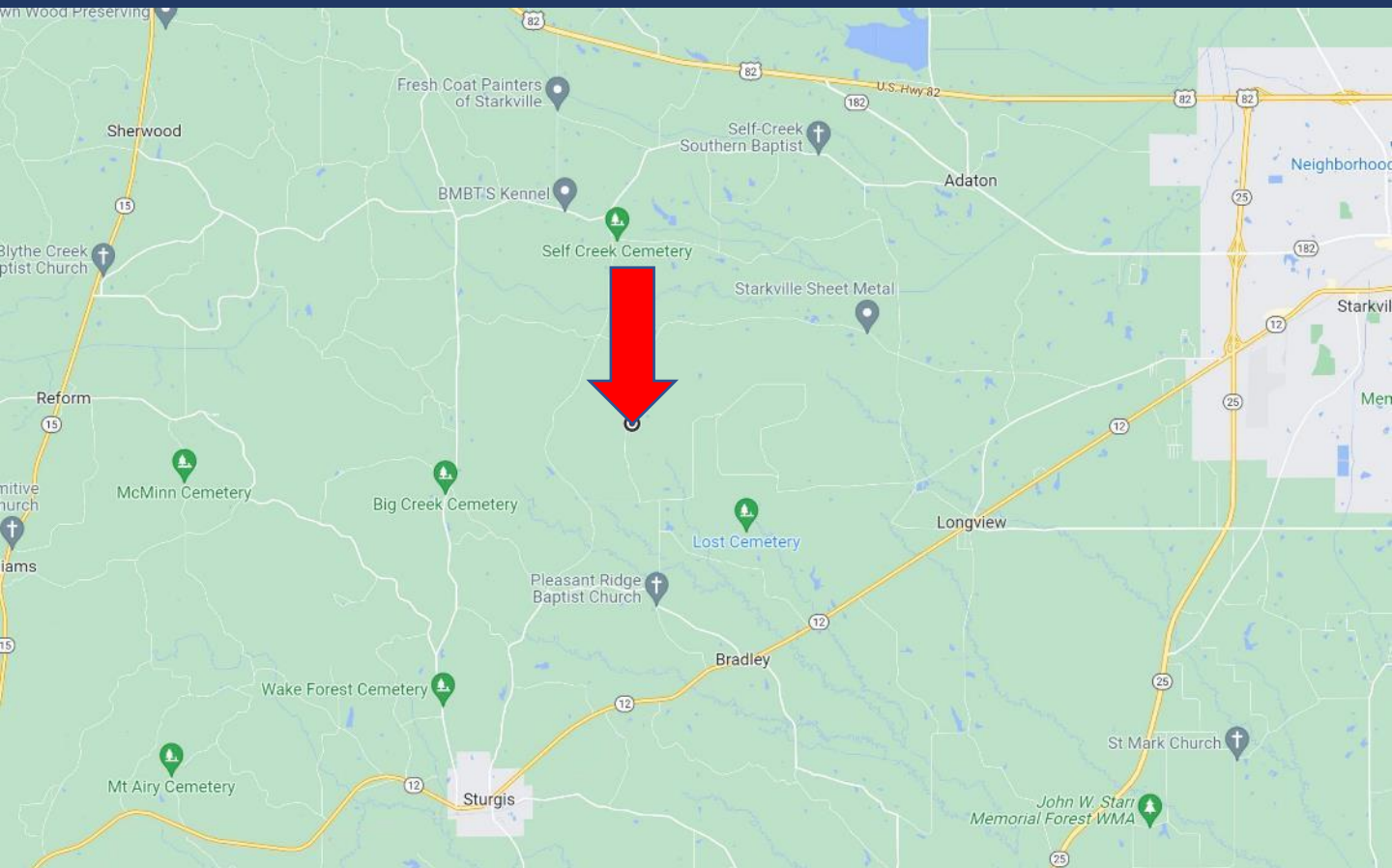
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# DIRECTIONAL MAP



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