

Once-in-a-Lifetime Investment Tract

**45.78+/- Acres in
Oktibbeha County,
MS**



\$2,484,836.16

Here is a once-in-a-lifetime opportunity. This 45.78+/- acres in Oktibbeha County, MS, has it all! The beautiful house that looks over this property features 1914 square feet, three bedrooms, three-and-a-half baths, and modern finishes. A 40x40-foot shed behind the house could be used for storing anything you could think of, and there is also a 40x30-foot pole barn for storing equipment such as tractors. The horse barn is a 60x40 foot with 10-foot lean-tos on both sides. There are six holding stalls, a wash stall, a tack room, and a feed room. There is power and water in the horse barn too! Multiple pad-mounted transformers are already in place on the property giving access to underground power in various areas. Multiple septic systems are in place as well. The pastures are fenced in with painted wooden posts with ram wire electric fencing. This property is in the rapidly growing college town of Starkville, MS. This tract is just 2.2 miles from Mississippi State University and minutes to Highway 82 and Highway 45! This property has endless possibilities, from developing game day homes, a neighborhood, RV or trailer park, or even building the next great apartment complex in Starkville! This tract could also be kept as is and used for operating a horse boarding business right down the road from one of the best vet schools in the country! To schedule a private showing, call or text Walker!



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



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Information is believed to be accurate but not guaranteed.





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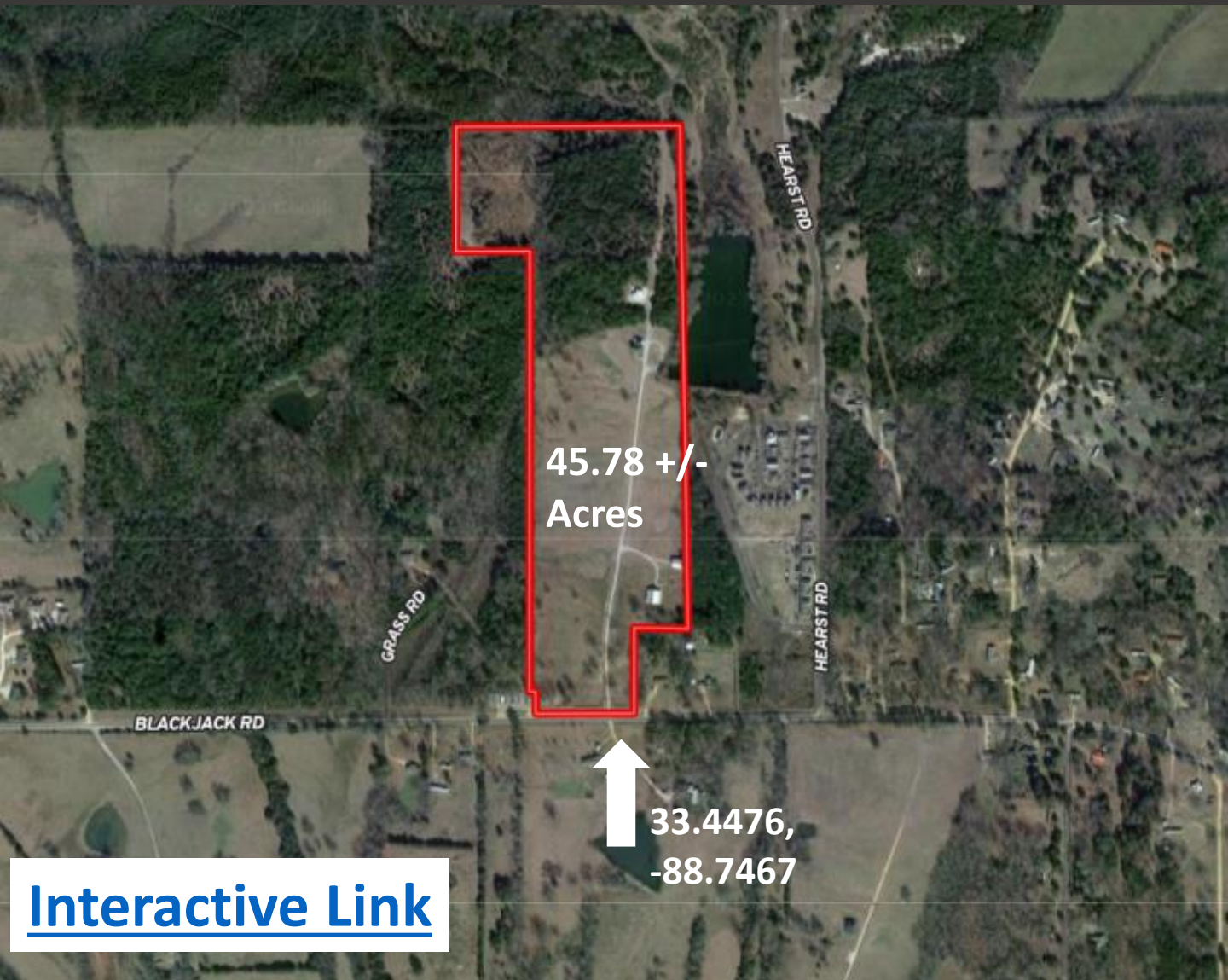
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Aerial Map



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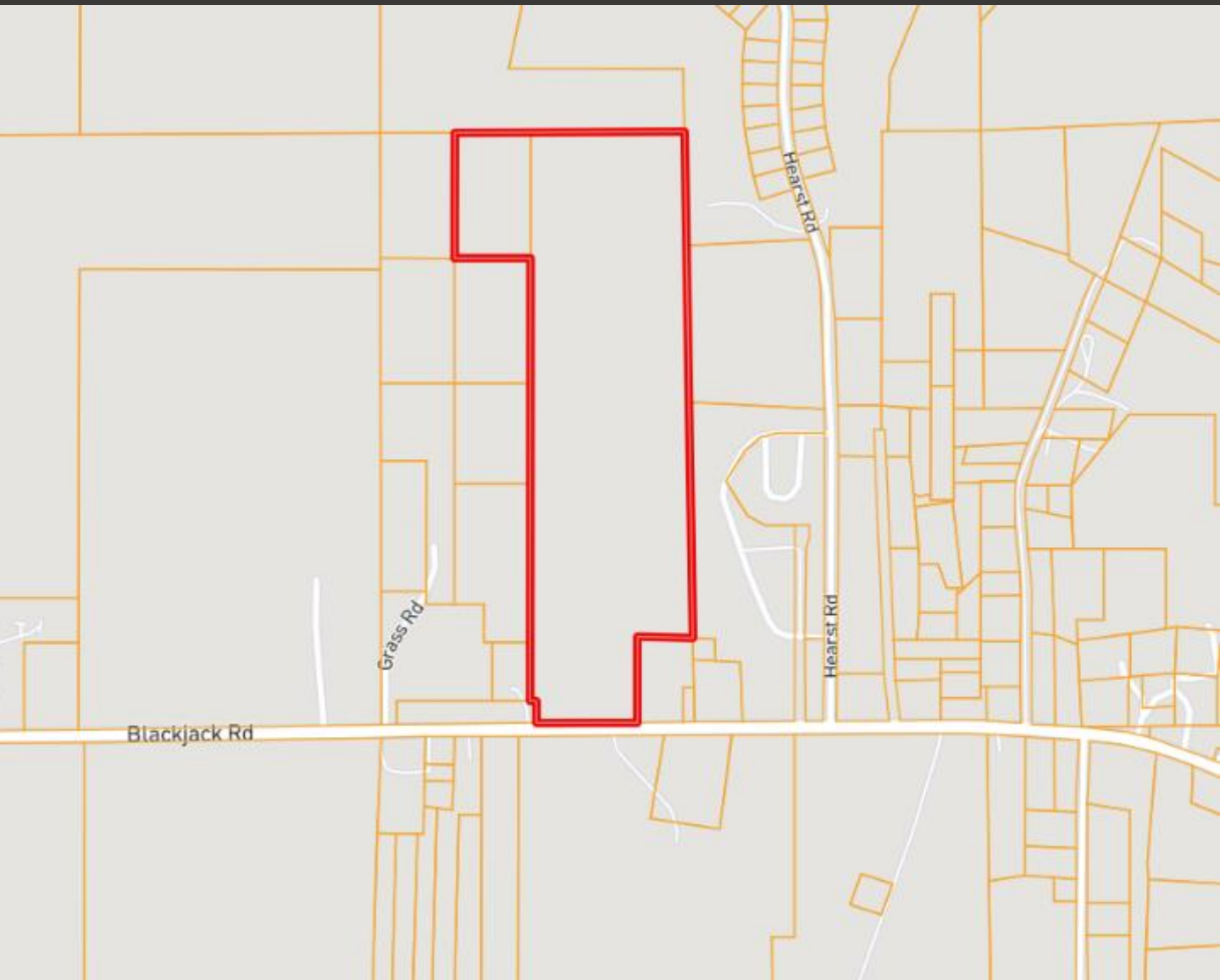
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Ownership Map



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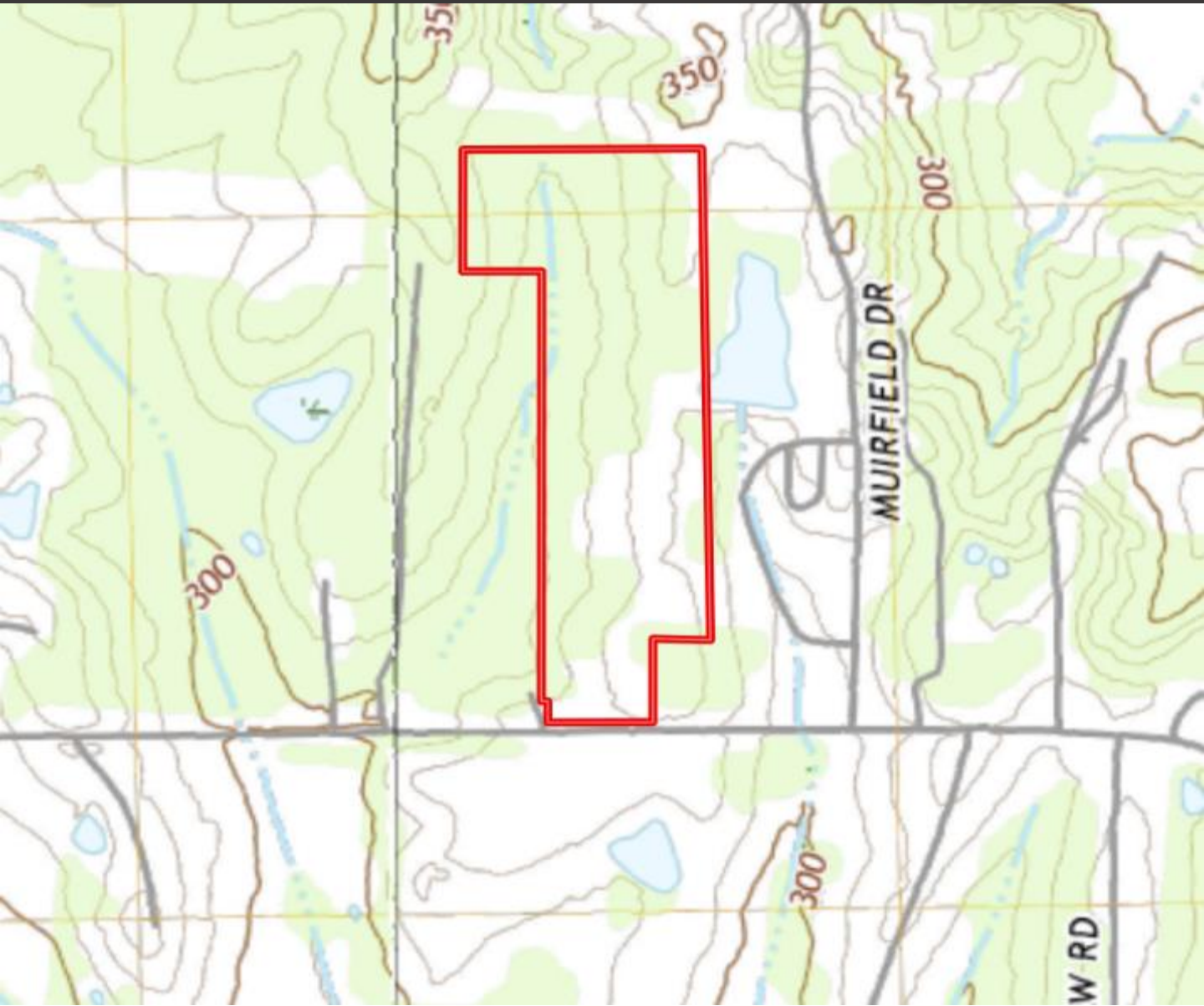
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Topography Map



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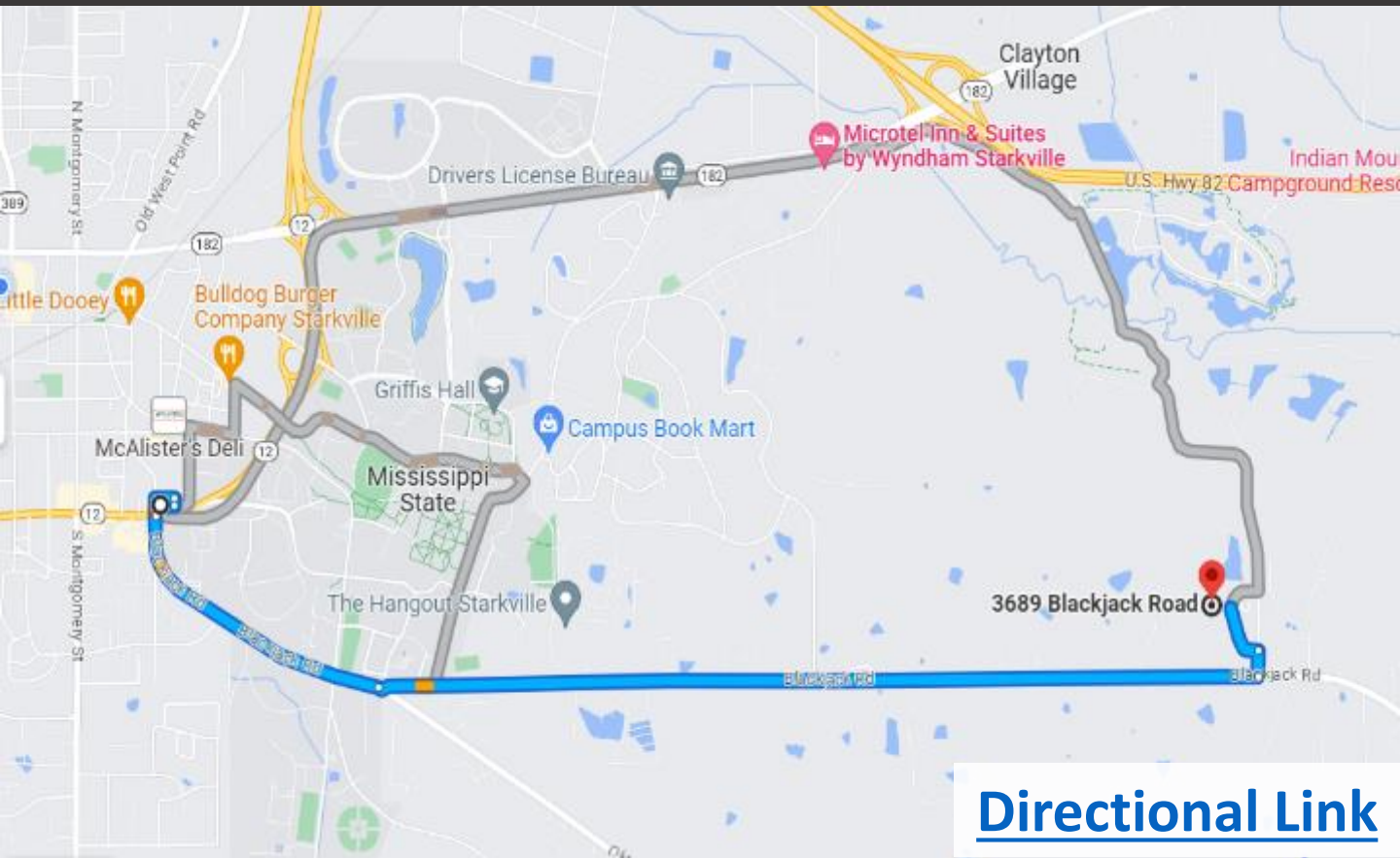
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Directional Map



[Directional Link](#)

Directions from Hwy 12 and Blackjack Road in Starkville, MS: Travel Blackjack Road for 1 mile. Then at the roundabout continue on Blackjack Road. After 2.7 miles the property will be on your left



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