

# Home Site in Oktibbeha County, Mississippi



Parcel #3 8.6 +/-ACRES

**\$73,100**

Located in the scenic Oktibbeha County countryside just 12 miles south of Starkville, Mississippi, this captivating 8.6 +/- acre property offers a delightful combination of natural beauty and wooded charm. A significant portion of the land is covered in lush and serene woods, providing a peaceful retreat for nature enthusiasts. The property features open spaces perfect for various activities while still preserving the overall wooded appeal. Conveniently accessible from frontage on Moor High Road with an access point that includes a culvert. This 8.6 +/- acre property in Oktibbeha County presents a unique opportunity to embrace the beauty of nature while enjoying the convenience of easy access. Whether you seek a private getaway or a canvas for your creative vision, this property provides the perfect balance of wooded and open pasture. Build a home and enjoy a country lifestyle just a few minutes from the bustling college town. Two additional parcels are adjacent to this parcel.



**MICHAEL  
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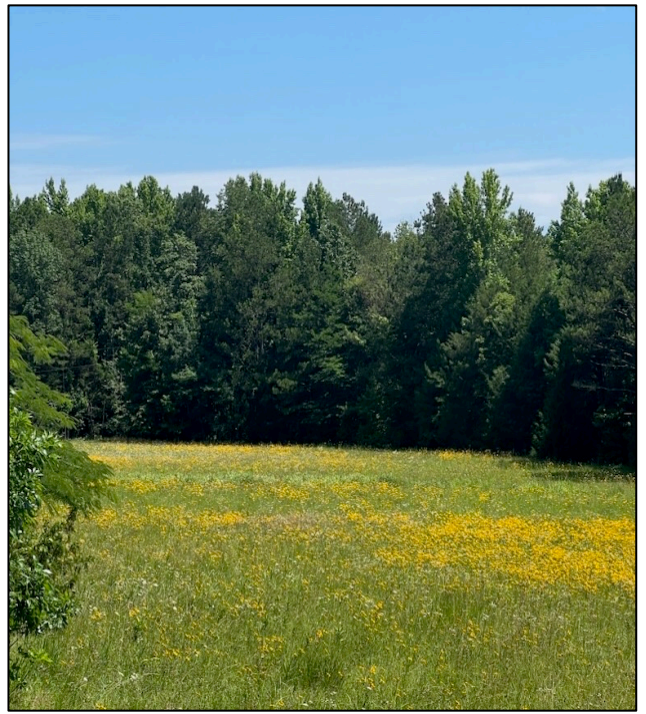
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[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.







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# Ownership Map



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# Aerial Map



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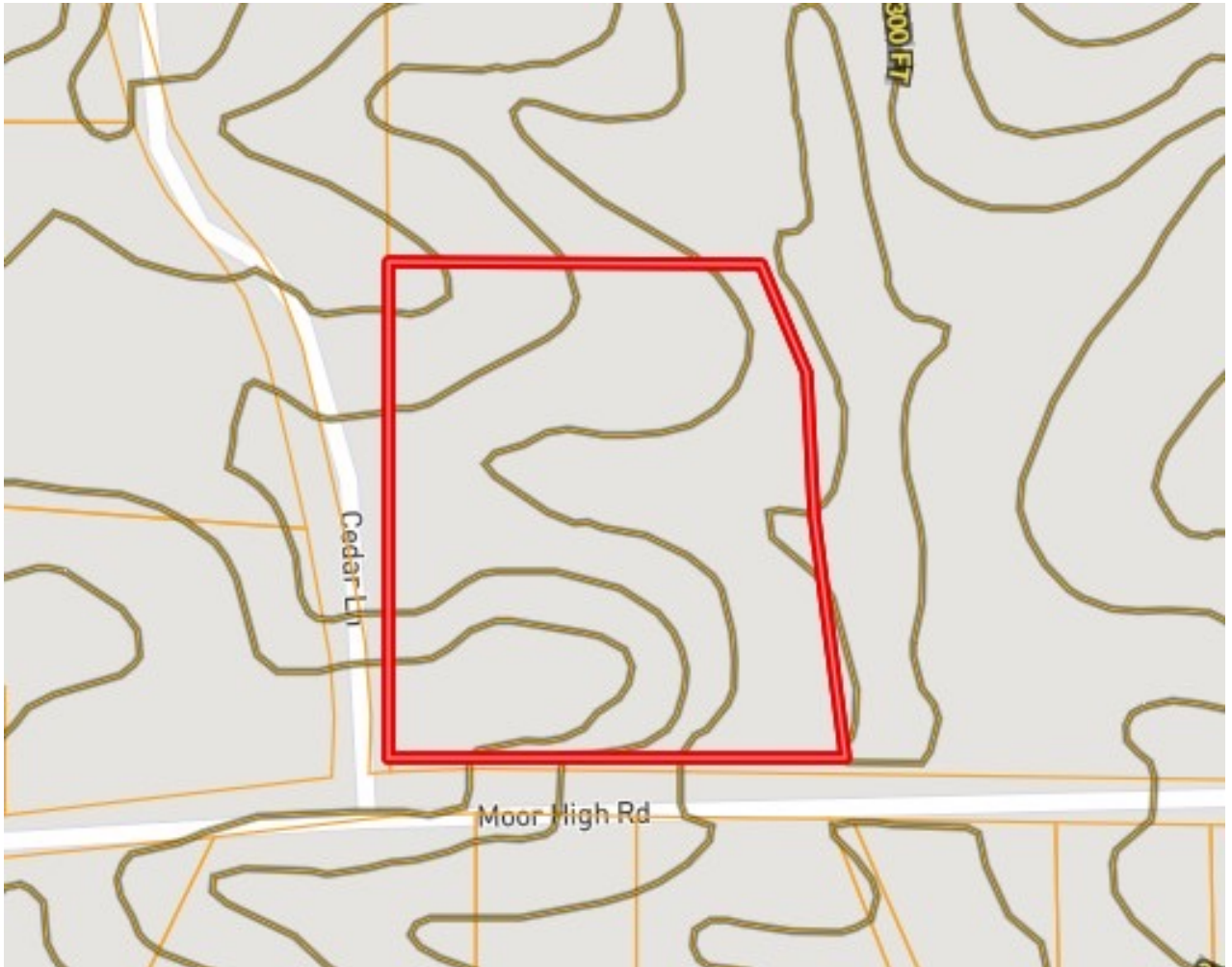
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# Topo Map



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# Soil Map



SOIL CODE	SOIL DESCRIPTION	%	ACRES	Corn
OIE3	Oktibbeha soils, 8 to 17 percent slopes, severely eroded	53.82	4.86	-
Mt	Marietta fine sandy loam	42.64	3.85	90.0
OIB2	Oktibbeha silty clay loam, 2 to 5 percent slopes, moderately eroded	3.54	0.32	55.0
TOTALS		100%	9.03(*)	40.32

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2011-2023  
BEST  
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# FEMA Floodplain Map



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# Three Lots Available



Two additional lots are available adjacent to this 8.6 +/- acre parcel.

The middle lot (Parcel #4) is 10.03 +/- acres and listed at \$80,240.

The eastmost lot (Parcel #5) is 11.10 +/- acres and listed at \$99,900 and has road frontage on both Moor High Road and access on a private drive (Sonoma Drive).

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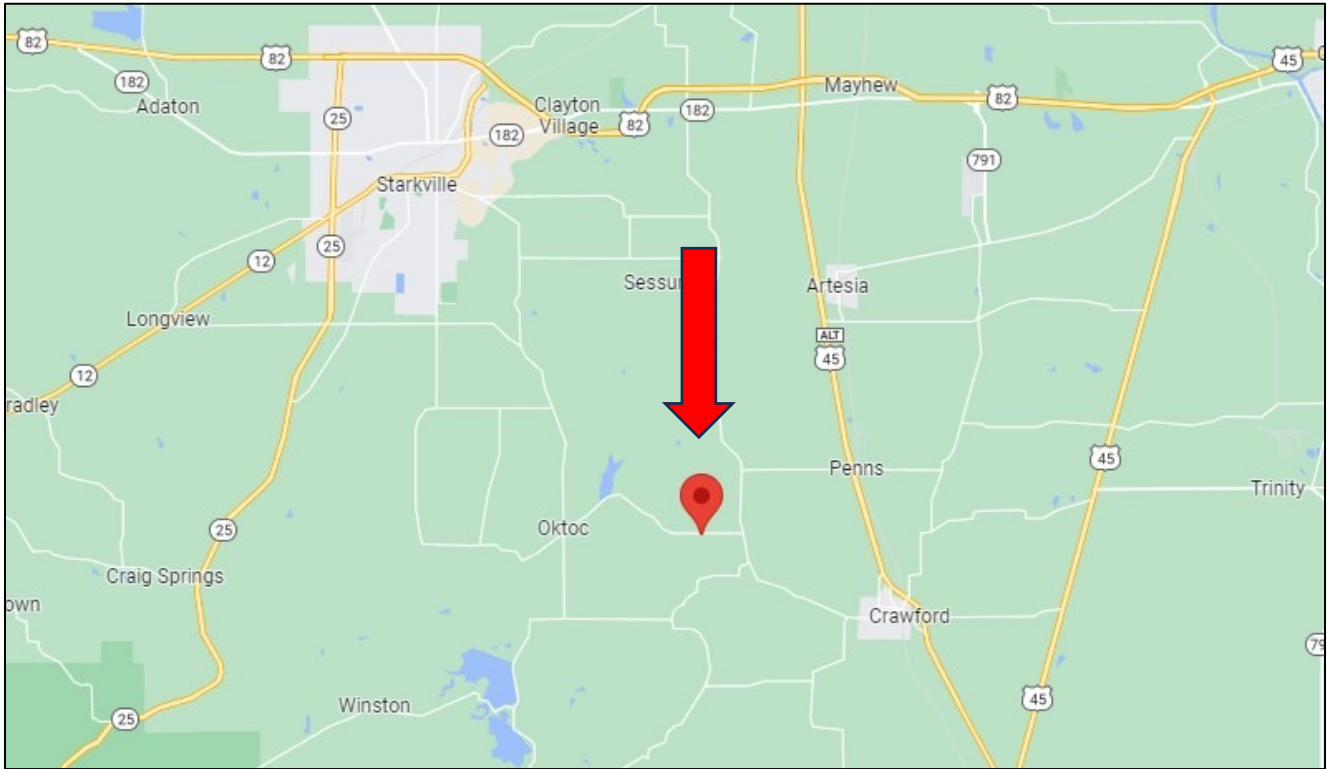
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# Directional Map



**From intersection of South Montgomery Street and Poorhouse Road**, travel East on Poorhouse Rd for 2.2 miles. Turn right to travel South on Oktoc Rd for 6.7 miles, then left to travel East on Robinson Rd for 1.5 miles, then slight right on Moor High Rd. Continue for 2.3 miles and property will be on your left.



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