

# Homesite in Oktibbeha County, Mississippi



**Parcel #5 11.1 +/- ACRES**

**\$99,900**

Located in the scenic Oktibbeha County countryside just 12 miles south of Starkville, Mississippi, this captivating 11.1 +/- acre property offers a delightful combination of natural beauty and wooded charm. A portion of the land is covered in lush and serene woods, providing a peaceful retreat for nature enthusiasts. This site includes a permanent easement for a private road, Sonoma Drive. The property features open spaces perfect for various activities while still preserving the overall wooded appeal. Conveniently accessible from frontage on Moor High Road this 11.1 +/- 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.



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Information is believed to be accurate but not guaranteed.

Entrepreneur  
2011-2023  
FRANCHISE  
BEST  
BROKERAGES

# Ownership Map



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# Aerial Map



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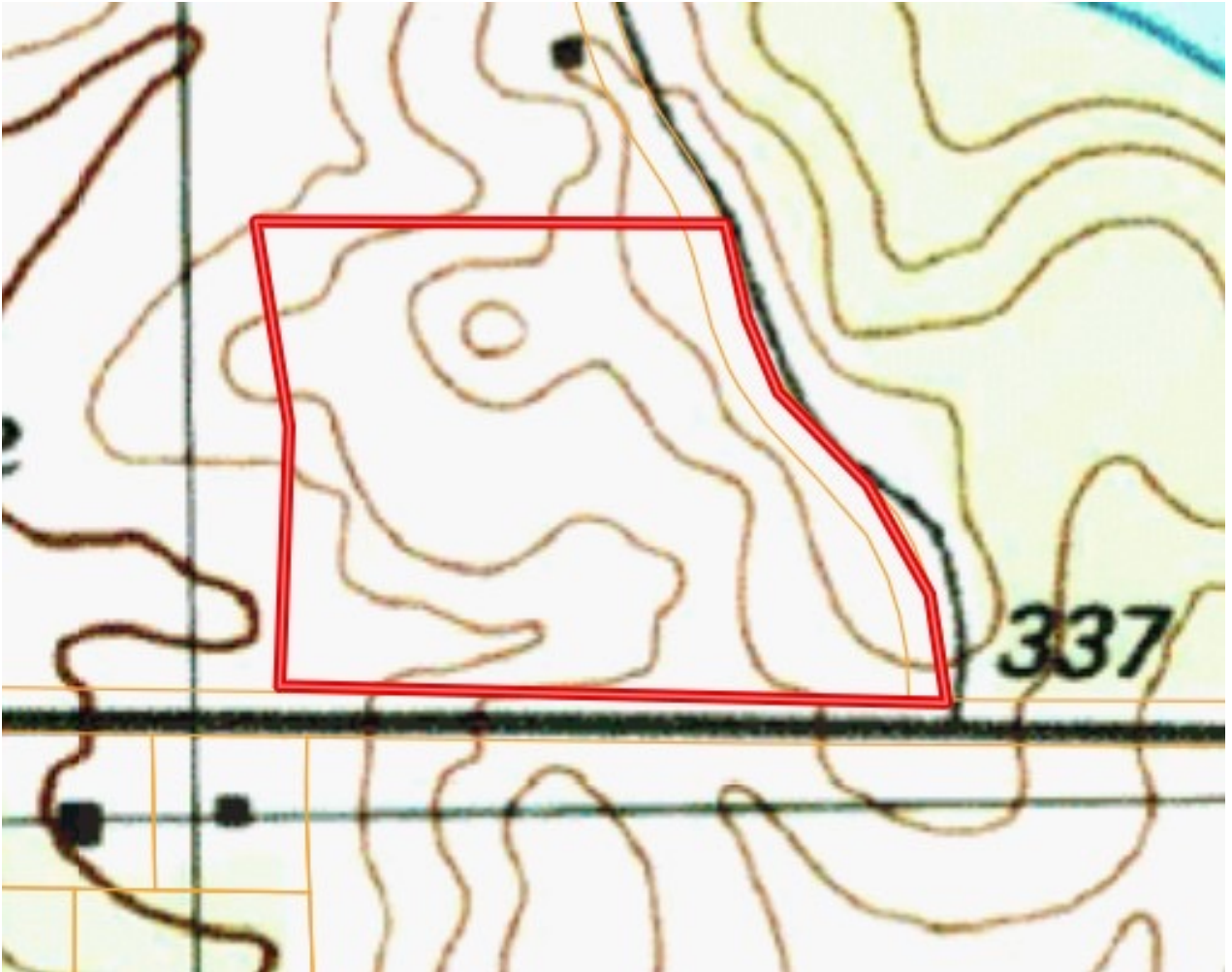
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# Topo Map



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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OIE3	Oktibbeha soils, 8 to 17 percent slopes, severely eroded	6.76	64.38	0	50	6e
OhC2	Oktibbeha fine sandy loam, thick solum variant, 5 to 8 percent slopes, eroded	3.69	35.14	0	54	4e
SuC2	Sumter silty clay loam, 5 to 8 percent slopes, moderately eroded	0.05	0.48	0	20	4e
TOTALS		10.5(*)	100%	-	51.26	5.29

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# Three Lots Available



Two additional lots are available adjacent to this 11.1 +/- acre lot.

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

The westmost lot (Parcel #3) is 8.6 +/- acres and listed at \$73,100.

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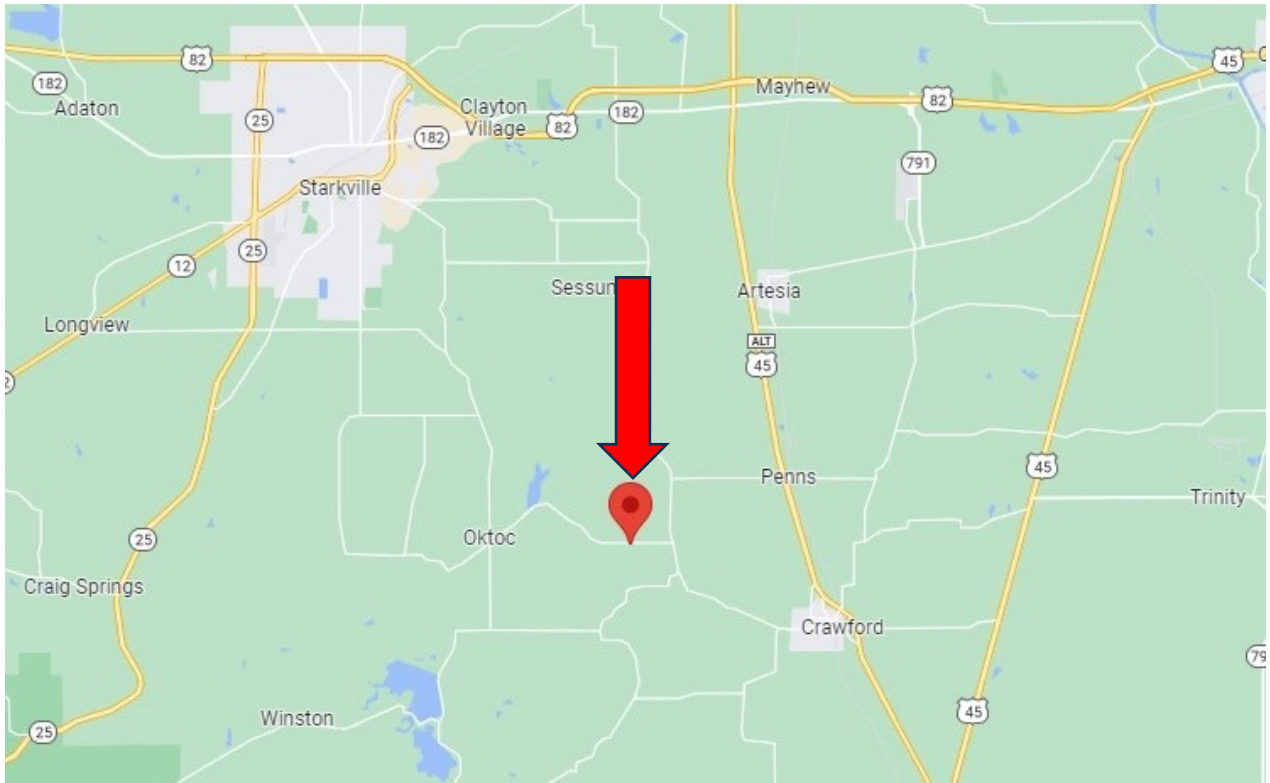
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# Directional Map



**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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