

# OKTIBBEHA COUNTY HOME ON 7.22± ACRES

802 SUNNYLAND DRIVE STARKVILLE MS, 39759



**\$853,650**

**Directions from Hwy 25 and Hwy 12 in Starkville, MS:** Travel south on Hwy 25 for 2.6 miles. Turn left onto Longview Rd. and travel .6 miles. Continue onto W Poor House Road and travel 2.7 miles. Turn right onto Sunnyland Drive. After .2 miles, the house will be on your right. [GOOGLE MAP LINK](#)



**WALKER  
TRANUM**  
REALTOR®

Office: 662.268.6333  
Cell: 662.769.1442

Walker@TomSmithHomes.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2023  
**BEST**  
BROKERAGES

Are you looking for a great place to call home? Welcome to 802 Sunnyland Drive in Starkville, MS. Situated on 7.2± acres, this two-bed, two-bath residence was built in 2001, offering 2,254 square feet of downstairs living space and a 463 square foot apartment upstairs. The large kitchen and dining area overlook the pond and rolling pastures. The split floor plan separates the spacious primary bedroom and bathroom, featuring his and her closets, a luxurious jet bathtub, and more. The covered outdoor patio has been completely glassed in and has a wood-burning fireplace that provides a cozy spot to enjoy the scenic views. The upstairs apartment, accessed through the three-car garage, includes a full kitchen, bathroom, and walk-in closet. Ample attic space offers the potential for additional living space or storage. This property features 1.87± acres dedicated to a serene pond area, complete with two docks and a 1,500 square foot shop. A Generac generator ensures peace of mind during storms. The shop, with its own bathroom and gas heat, could easily convert into a guest house. Both docks are wheelchair accessible, and the stocked pond adds to the property's charm. It is conveniently located just 4 minutes from Mississippi State University. Contact Walker for a private showing. (Agent related to Seller)



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# Aerial Map



Click [Here](#) for Interactive Link



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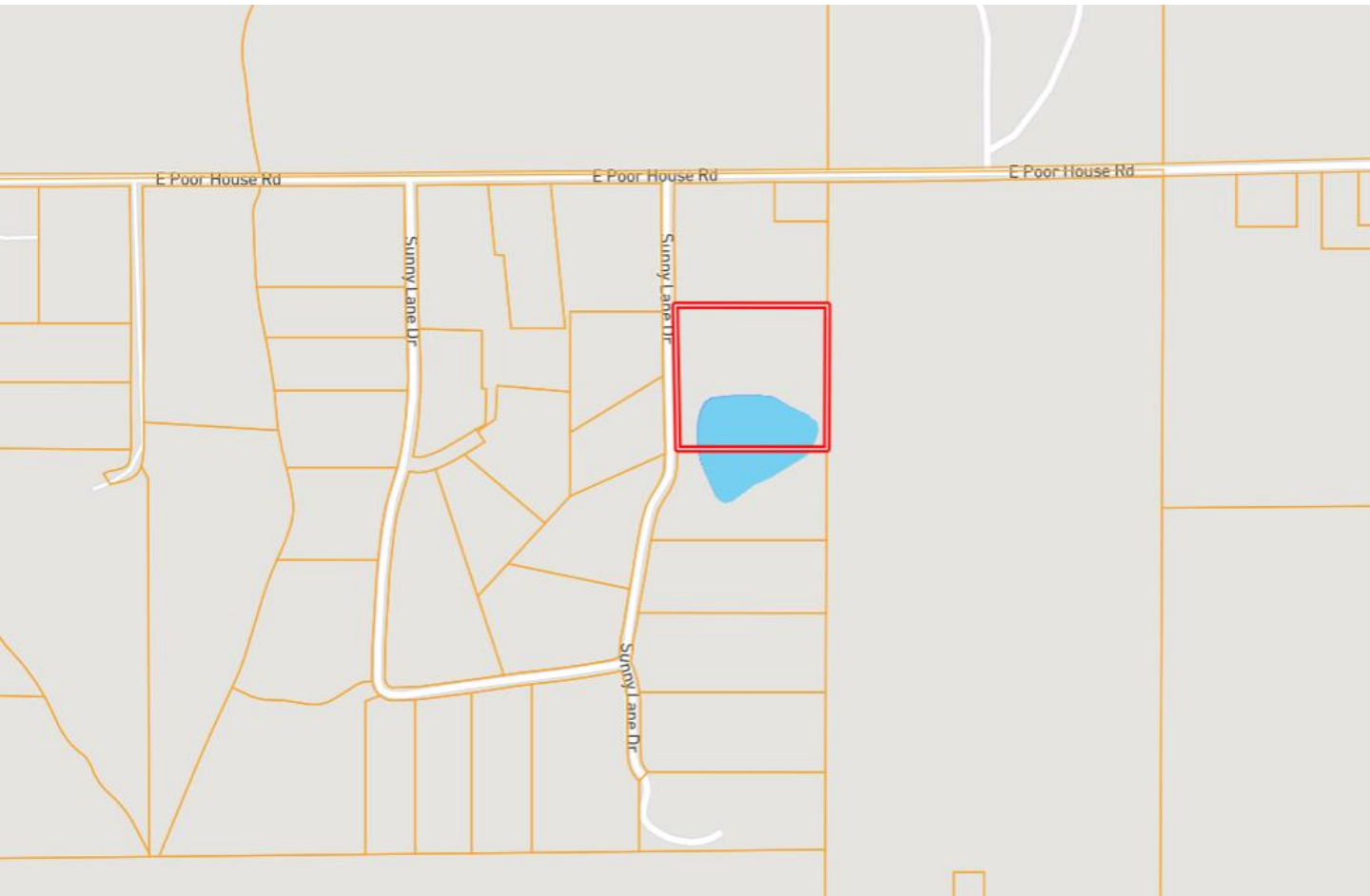
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# Ownership Map



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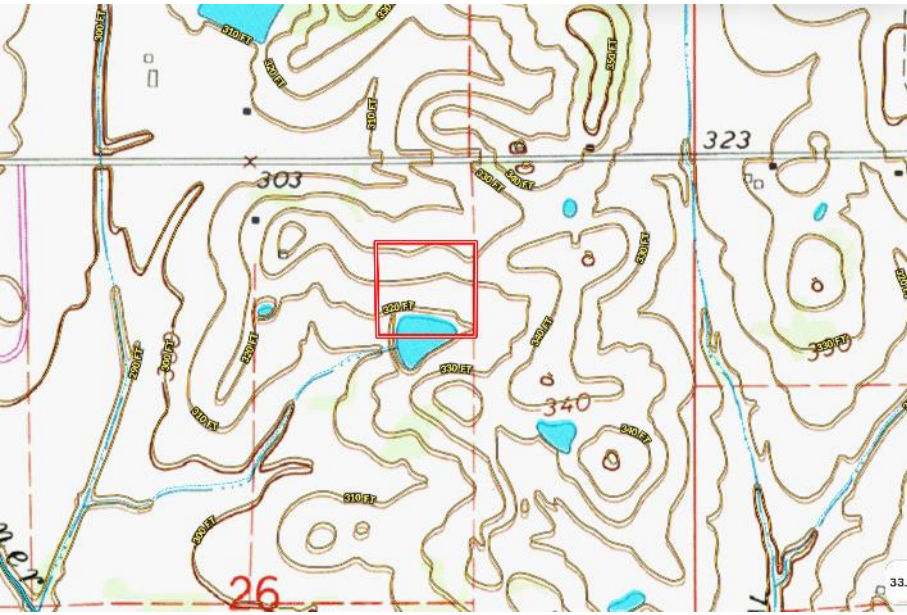
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**Flood  
Map**



**Topo  
Map**



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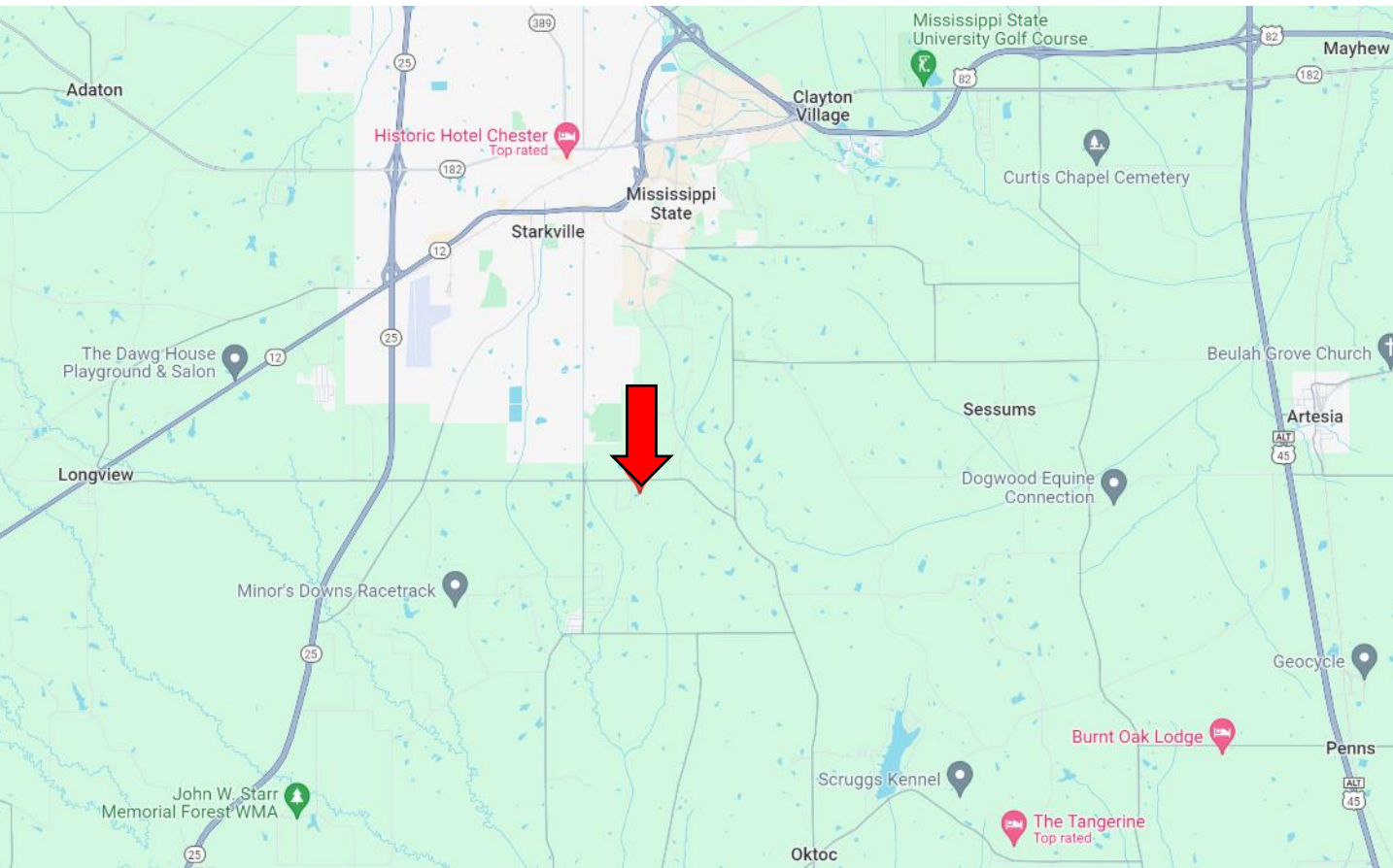
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# Directional Map



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