

DEVELOPMENT/RECREATIONAL TRACT

172± Acres in Oktibbeha County, MS



\$946,000

This 172± acre recreational property is located in Oktibbeha County, MS, just moments away from the city limits of Starkville, and has a lot to offer. Recently clearcut, this versatile property is a blank canvas awaiting your vision. Whether you seek a recreational retreat close to Starkville or looking for a development property, this is the opportunity you've been waiting for. This property is brimming with potential, benefitting from all utilities on-site and an unbeatable location. It is situated close to Starkville, Mississippi State University, and major highways, including MS-12, MS-25, and MS-82, making it unmatched in accessibility. Take your chance to explore this property's endless possibilities. Contact Walker to schedule a private showing!



**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.





**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.





**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.

Entrepreneur
2011-2023
BEST
BROKERAGES

Aerial Map



Click [Here](#) for Interactive Map



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



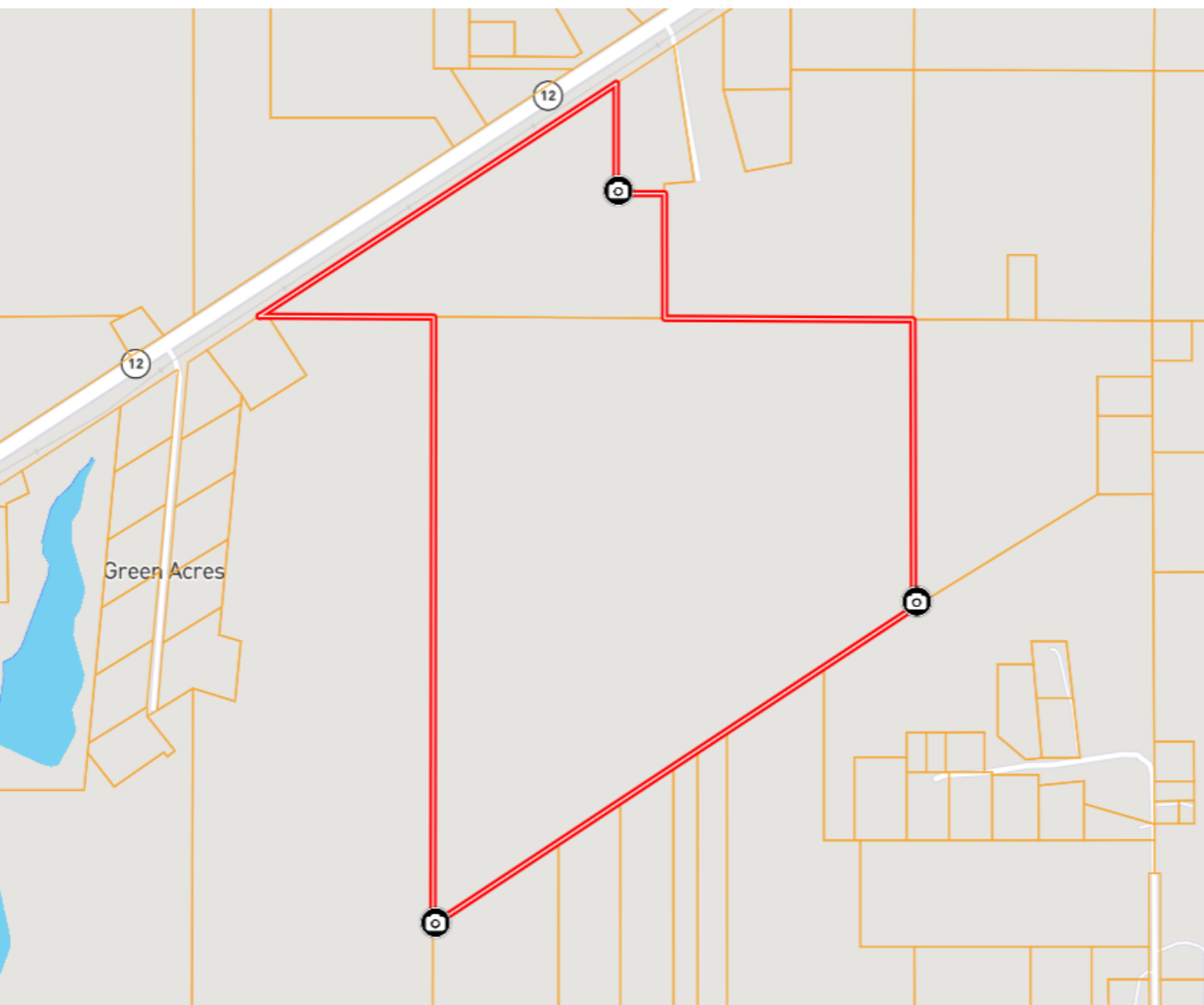
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map



**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.



Flood Map



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333
Cell: 662.769.1442

Walker@TomSmithHomes.com



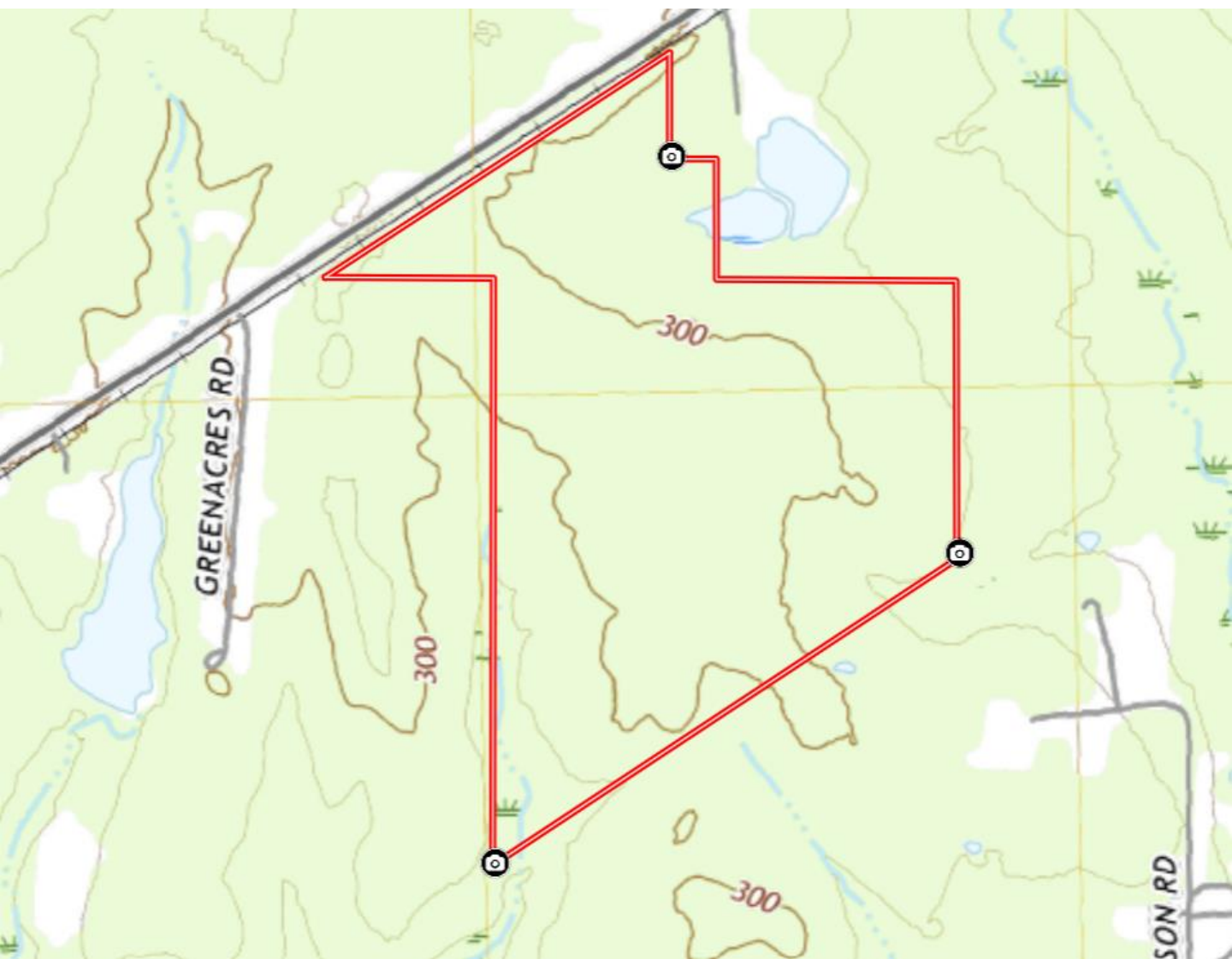
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Topography Map



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333
Cell: 662.769.1442

Walker@TomSmithHomes.com



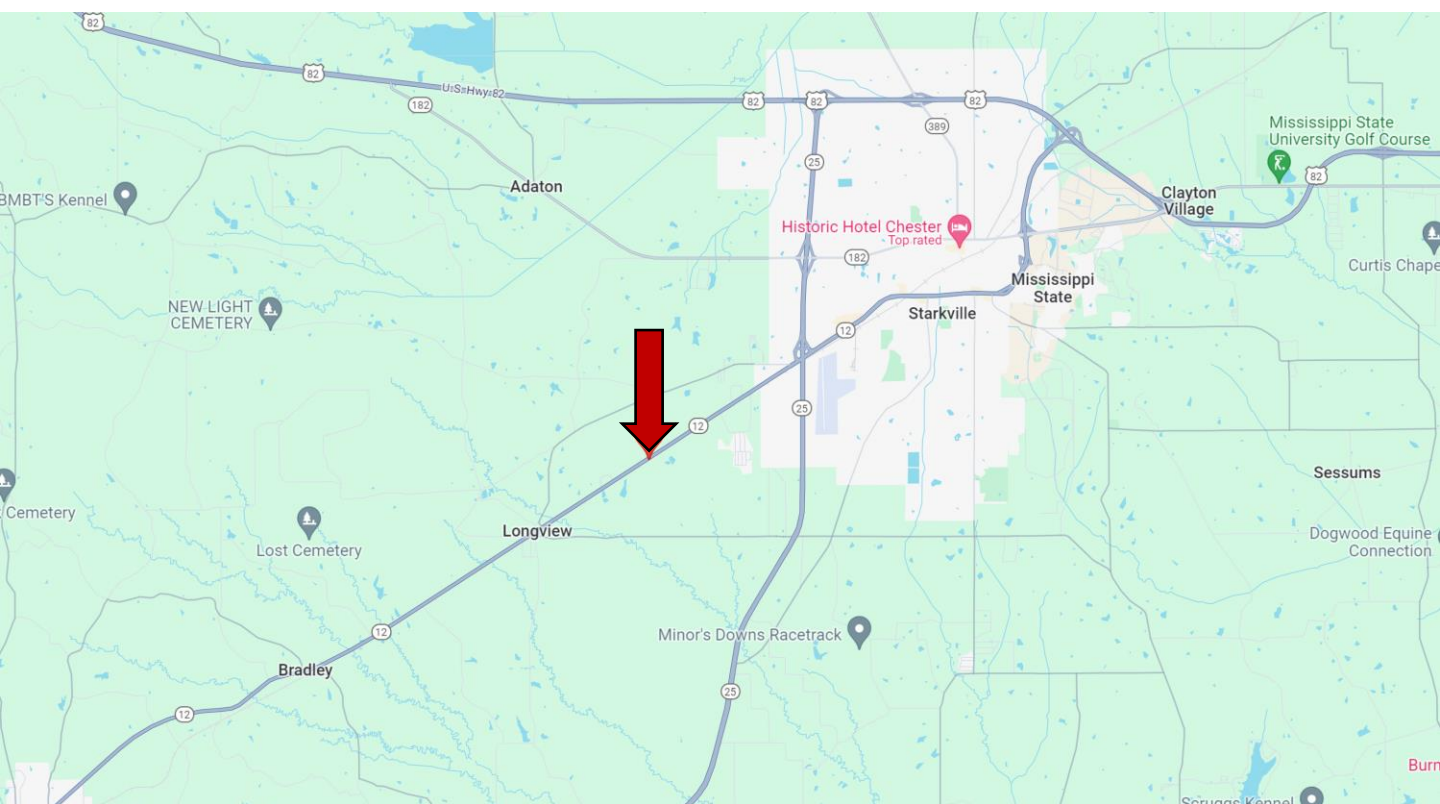
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map



Directions from Hwy 25 and Hwy 12 in Starkville, MS: Travel west on Hwy 12 for 2.95 miles.
The property will be on your left. [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.

