



THE COWPUNCHER ARENA

43.9± Acres in Oktibbeha County, MS

\$1,240,000



**WALKER
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TomSmithLandandHomes.com

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Welcome to The Cowpuncher Arena! This unique equestrian property in Oktibbeha County is just minutes from Starkville, in Maben, MS. Ready for its new owners, this turn-key ranch features:

- A 10-stall barn with eight 12x16 stalls and two 12x12 stalls
- A 6-stall barn with six 12x20 stalls and panels
- A 30x40 hay barn
- A 96x120 barn with an 80x120 warm-up arena, men's and women's facilities, showers, coin-operated laundry, 340 sqft retail space, and a tool/storage room

The property also features a substantial main arena, just under 21,000 sqft, featuring:

- New LED lighting
- A 24-foot lean-to on the south side with four stalls
- A 36-foot lean-to on the north side
- Nine covered 24x24 cattle pens
- A working tub
- Roping chute with return
- Insulated and cooled PA box
- Rider's lounge/concession building (all furnishings and appliances included)
- 330 sqft conference room
- Lighted parking lot
- 25 RV spaces with water and 30 amp and 100v hookups

This property is perfect for training, running a business, or hosting rodeos. Located near one of the top Veterinary Medicine schools in the country, it's a rare find in Mississippi.

The property also includes a beautiful 4,200-square-foot home with four bedrooms and two bathrooms. The open-concept design welcomes you, with the primary living room flowing into the spacious kitchen. The split floor plan places three bedrooms and an additional family room, office, and bathroom on the East side of the home, while the west side features the primary bedroom and bathroom. From the front porch, enjoy views of horses grazing in the pasture along the main entrance from the highway.

Set on 43.9+/- rolling acres on Hwy 82 just outside Starkville, the property includes 25+/- acres of hay ground, two ponds, and giant oaks. It's completely fenced and cross-fenced for grazing control and herd separation. The hunting is excellent, with giant whitetails and long beards frequently seen. The location is ideal, as it is just 15 minutes from Starkville, 35 minutes from Columbus, 7 minutes from Mathiston, and 2 hours from Jackson, MS. To schedule a private showing, call or text Walker!

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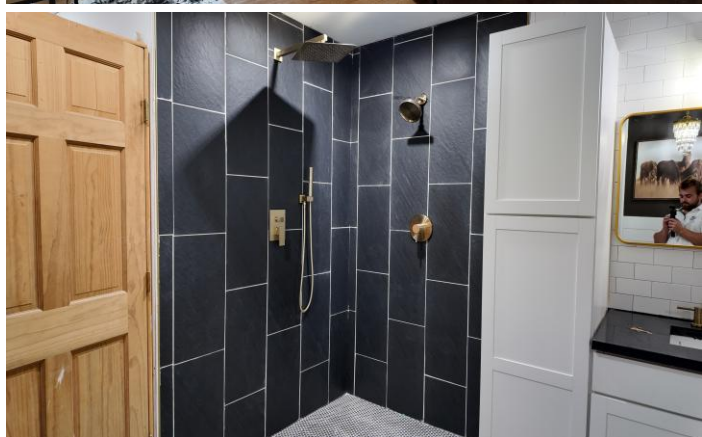
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2011-2024
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AERIAL MAP



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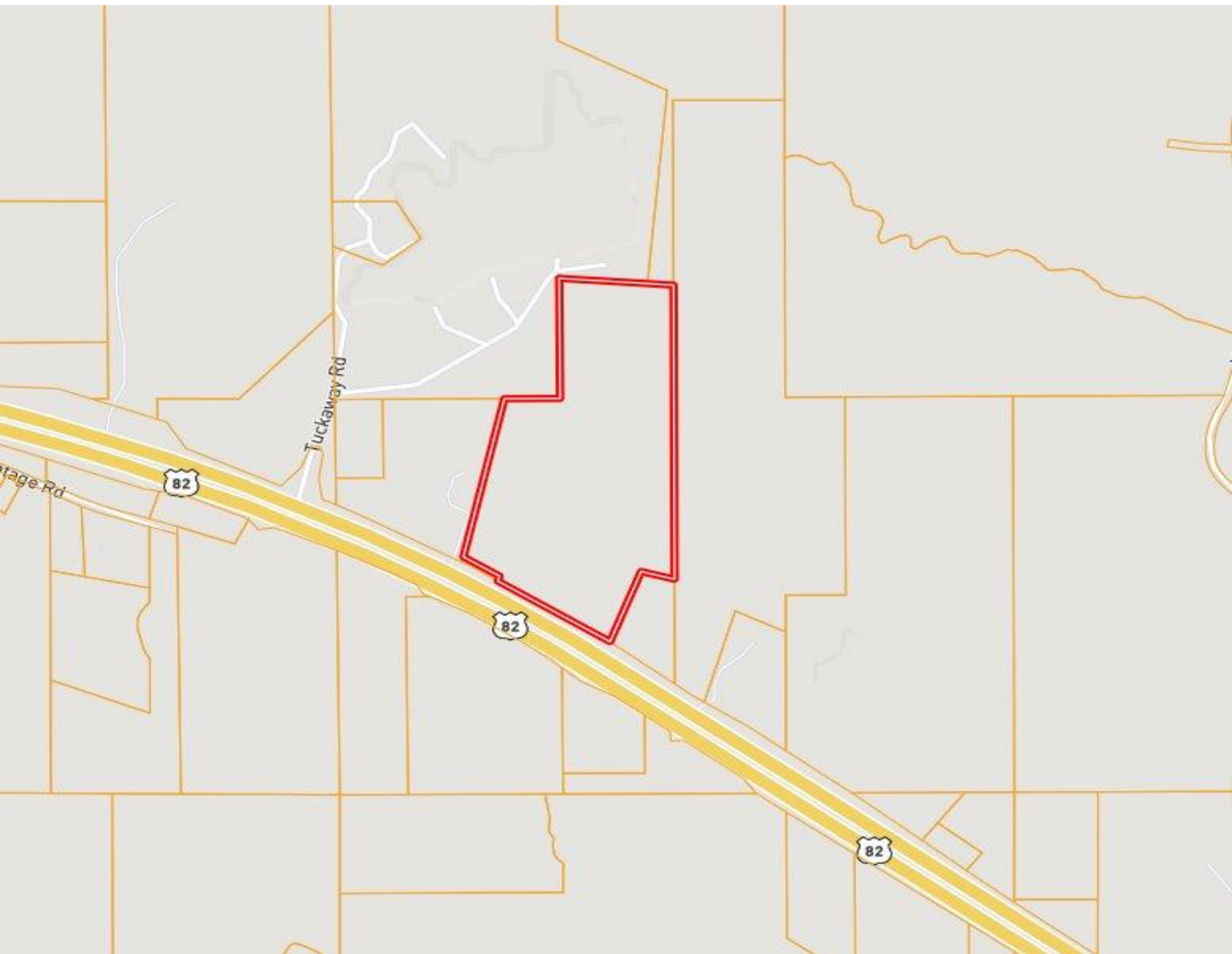


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OWNERSHIP MAP



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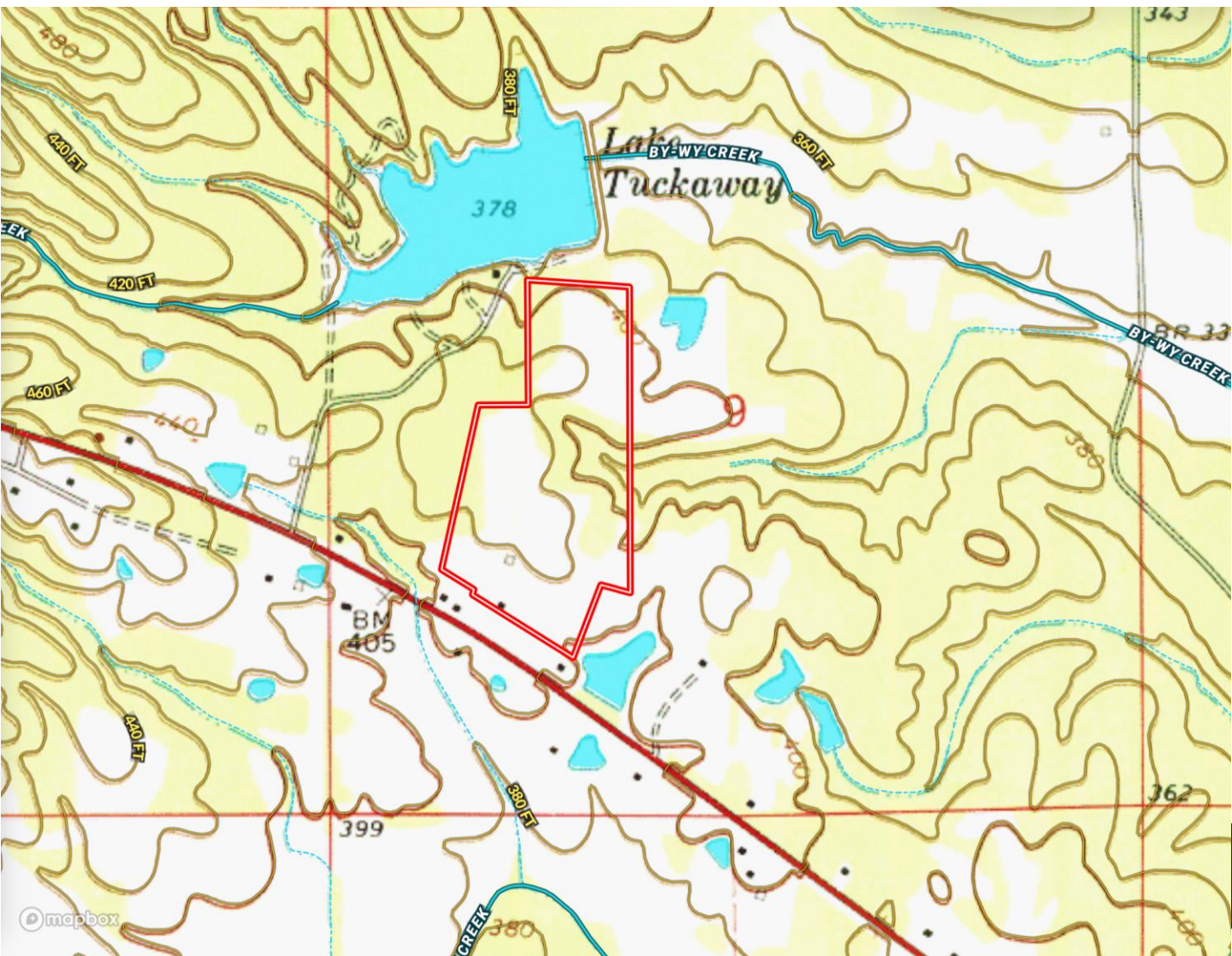
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TOPOGRAPHY MAP



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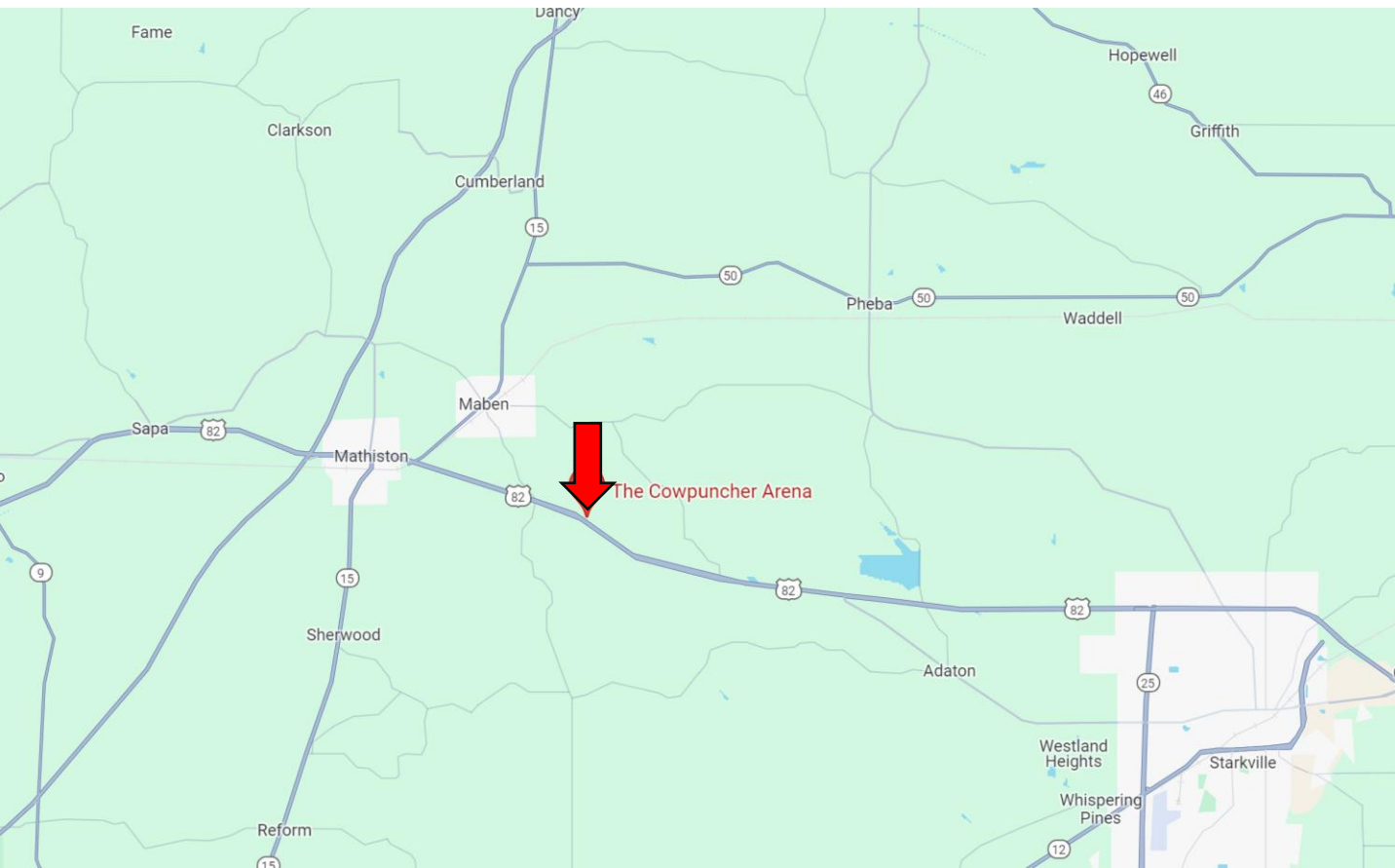


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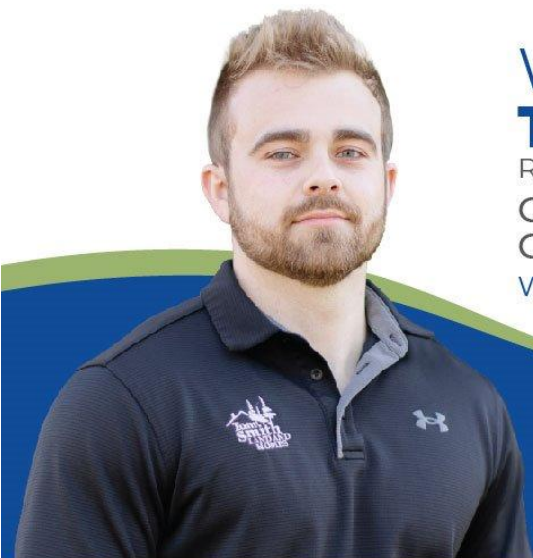
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DIRECTIONAL MAP



Directions from Hwy 25 and Hwy 82 in Starkville, MS: Merge onto US-82 West and travel 11.9 miles towards Mathiston. The property will be on your right.
3664 US-82, Maben, MS 39750 [GOOGLE MAP LINK](#)



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