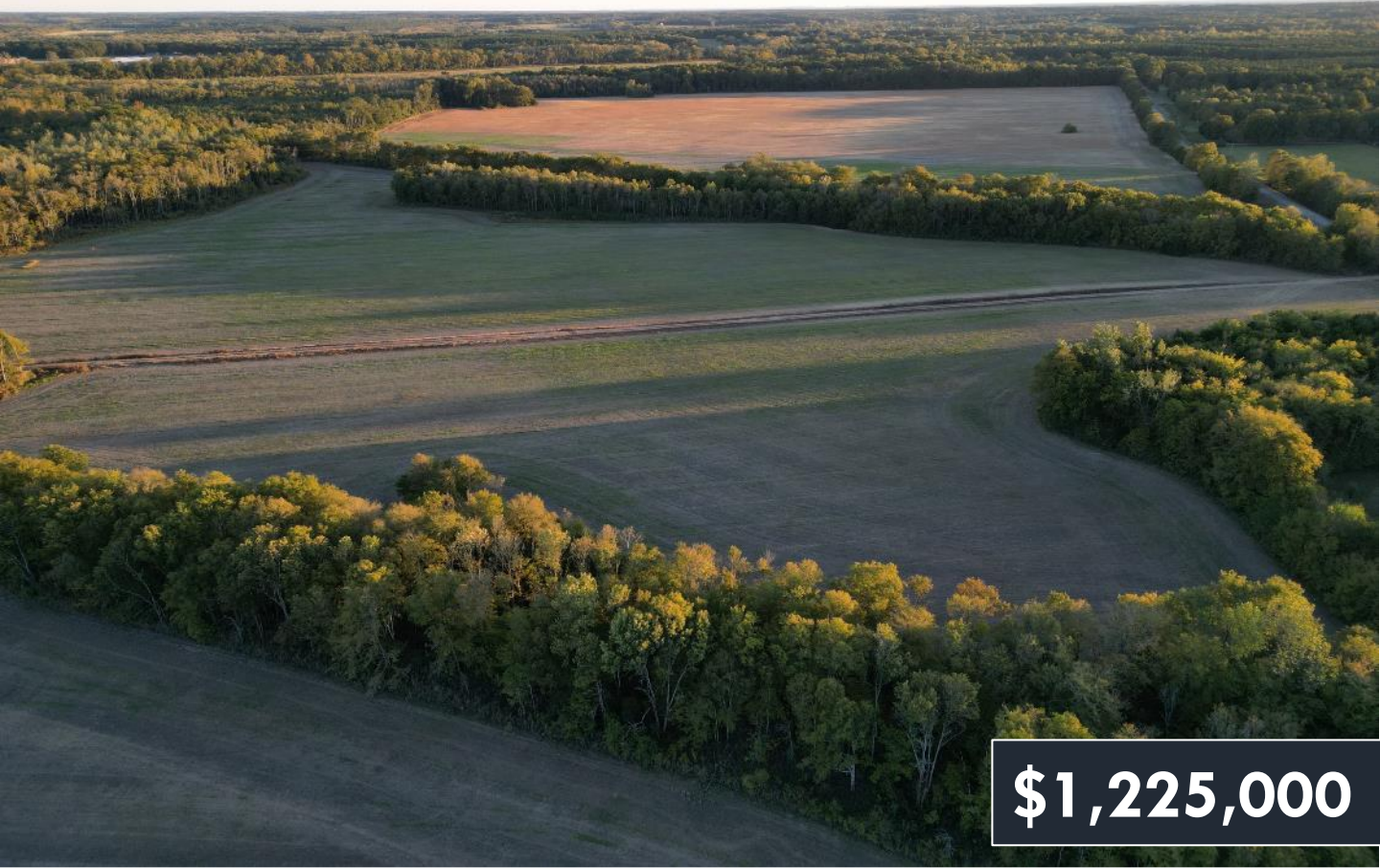


PRIME INVESTMENT AND HUNTING RETREAT

201.78± Acres in Oktibbeha County, MS



\$1,225,000

- 195± Acres of Productive Row Crop Fields
- Hardwood Tree Lines Ideal for Hunting
- Excellent Income Potential from Farmland
- Prime Tree Stand Spots Along Field Edges
- Over 20 Deer Spotted on Initial Inspection
- Plenty of Space for Food Plots, Enhancing Hunting
- Great for Turkey Hunting with Roosting Areas in Tree Lines
- Development Potential with 3,500+ Ft of Frontage on Crawford Road
- Centrally Located Near the Golden Triangle with Easy Access to West Point, Columbus, and Brooksville
- 8 miles from Mississippi State University and 2.5 miles from HWY 45



**WALKER
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REALTOR®

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Walker@TomSmithHomes.com



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Information is believed to be accurate but not guaranteed.





This 201.78± acre property in Oktibbeha County is rare, offering both income potential and exceptional hunting opportunities. With approximately 195± acres of row crop fields and the remainder covered in big hardwood tree lines, this tract is perfect for those seeking productivity and recreation. The expansive farmland presents an excellent income-generating opportunity, while the hardwoods along the field edges provide prime spots for tree stands, ideal for hunting the area's large deer population. On the initial inspection, more than 20 deer were spotted grazing in the cut bean fields, and there's plenty of space to plant food plots, creating an ideal hunting setup. Additionally, the property is a haven for turkey hunting, with the tree lines providing perfect roosting areas before they descend into the fields on early spring mornings. This tract also holds strong potential for development, featuring over 3,500 feet of road frontage on Crawford Road and a location central to the Golden Triangle. Located 8 miles from Mississippi State University and 2.5 miles from US-HWY 45, it offers convenient access to West Point, Columbus, and Brooksville. A property like this is a rare opportunity in Starkville, MS. To schedule a private showing, contact Walker Trantum today!



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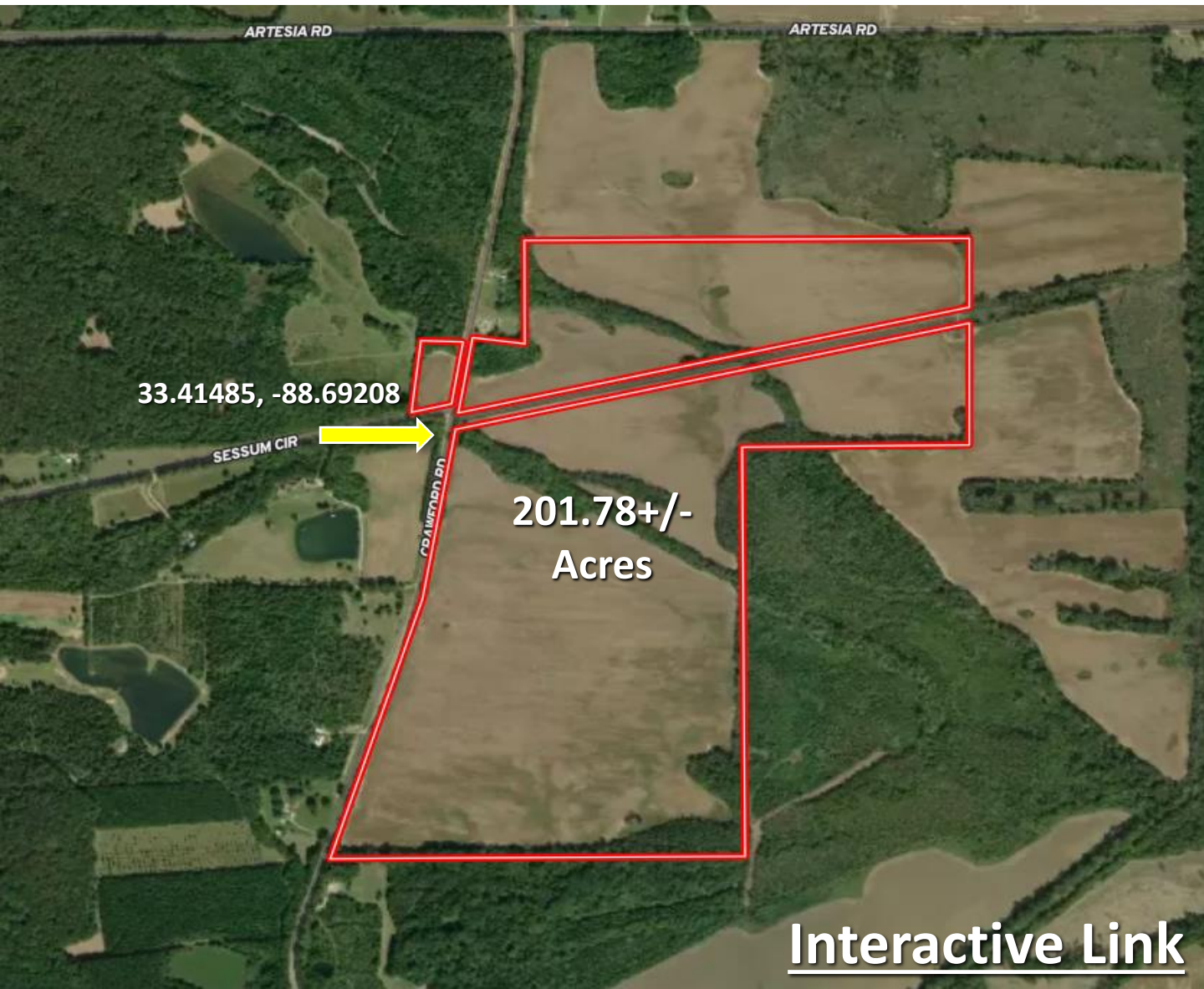
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Aerial Map



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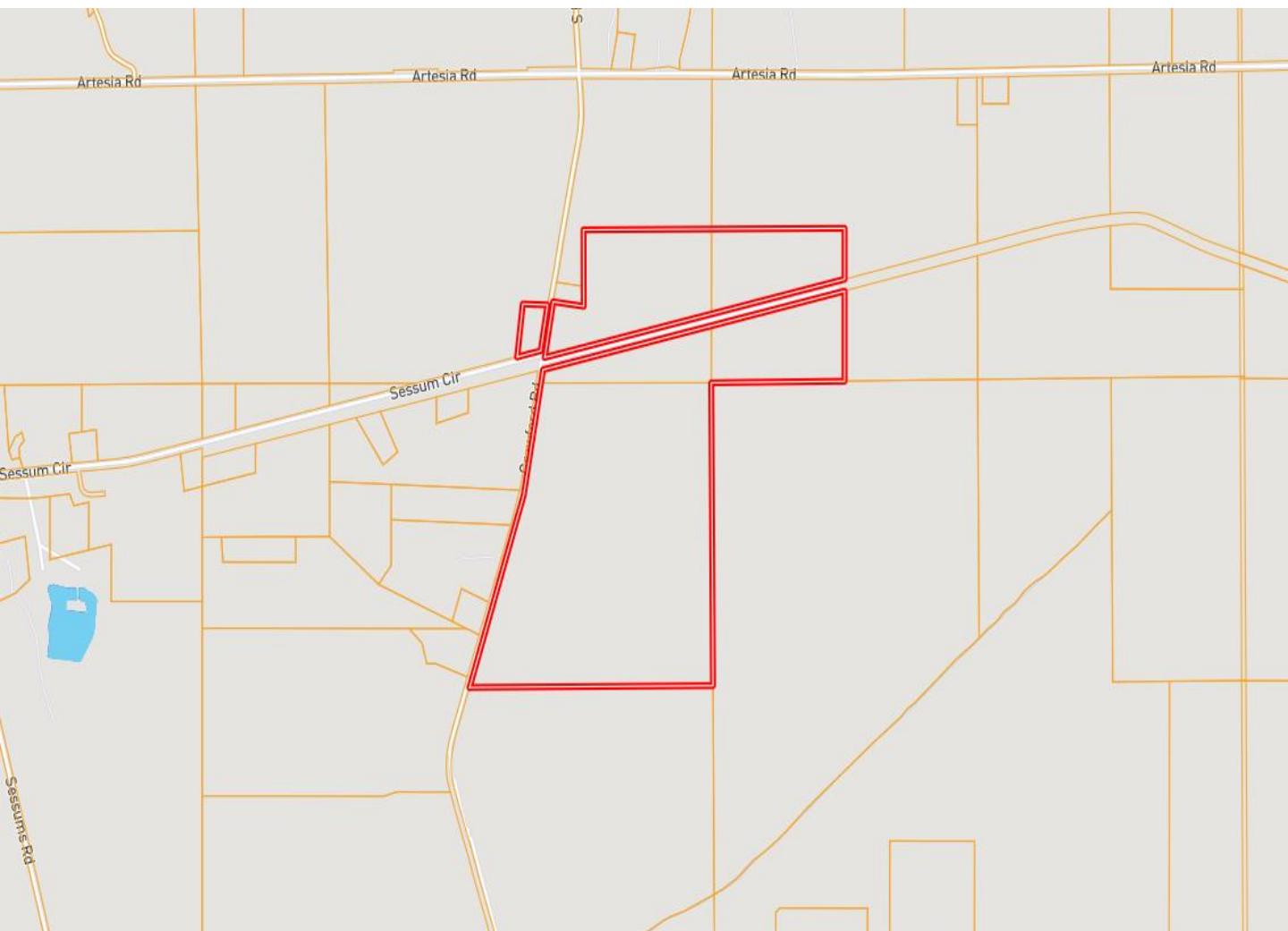


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Ownership Map



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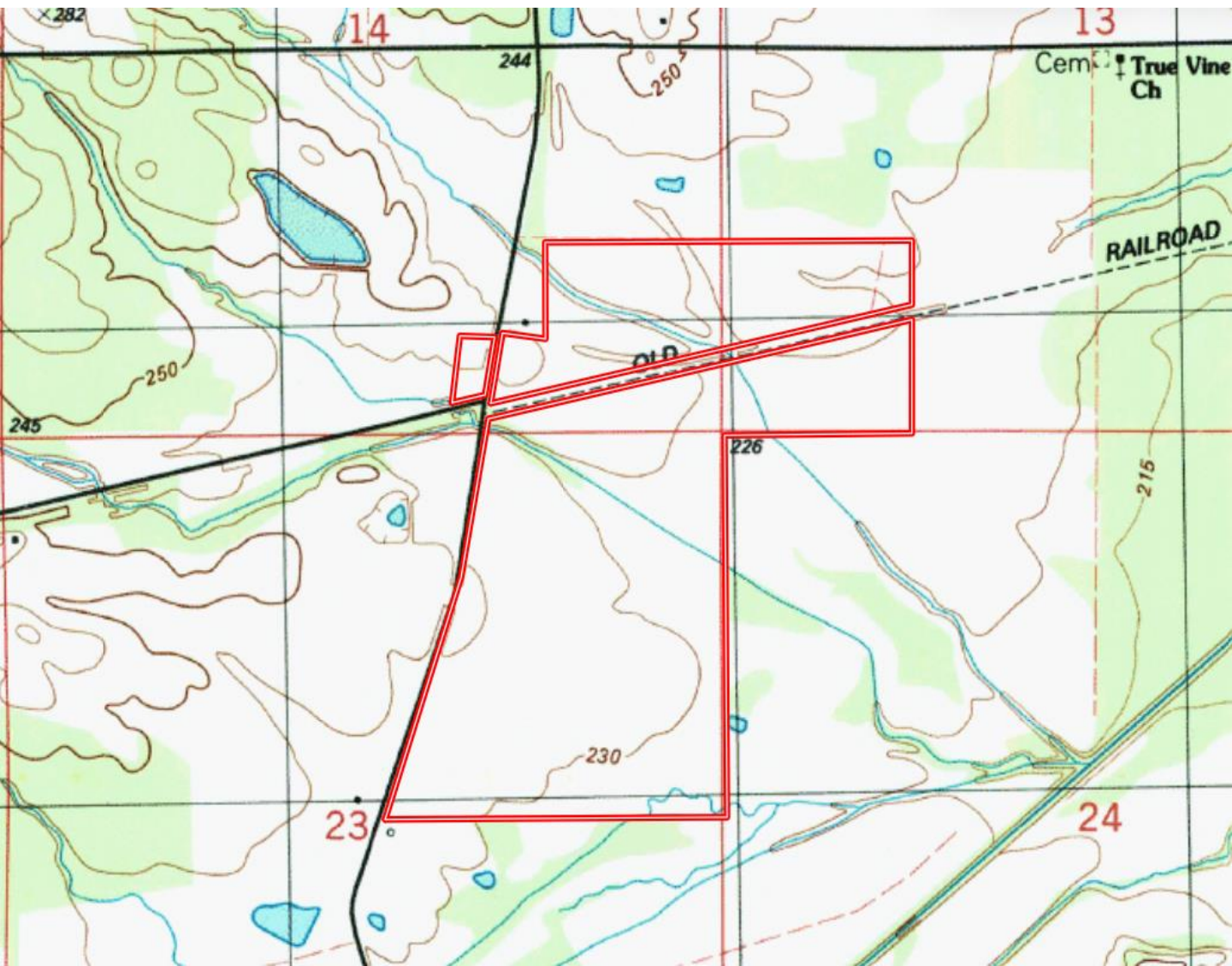
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Topo Map



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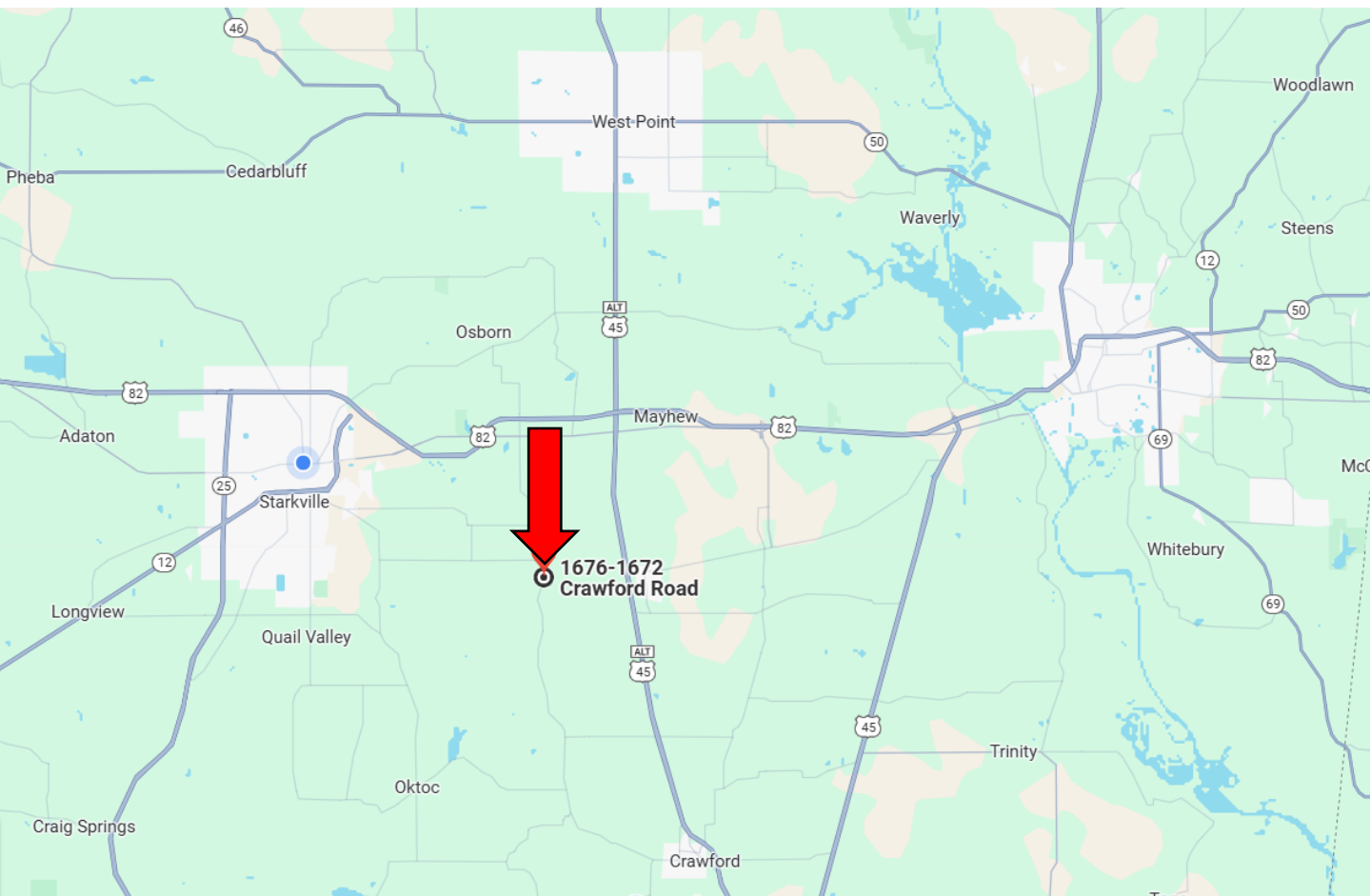


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Directional Map



Directions from Hwy 12 and Blackjack Road in Starkville, MS: Travel south on Blackjack Road for 1 mile. At the traffic circle, take the first exit onto Oktoc Road and travel 1.9 miles. Turn left onto Artesia Road and travel 4.8 miles. Turn right onto Crawford Road. After .4 miles, the property will be on both sides of the road.
[GOOGLE MAP LINK](#)



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