

RECREATIONAL INVESTMENT PROPERTY

60± Acres in Oktibbeha County, MS



\$96,000

This 60± acre tract in Oktibbeha County offers outstanding recreational opportunities and future timber potential. The land was cut over and replanted with pine trees about three years ago, setting the stage for substantial long-term growth. With abundant deer and other wildlife, this property is a hunter's paradise—ideal for food plots, shooting lanes, and tree stands. The mix of young pines and natural regrowth provides excellent bedding and cover, creating the perfect habitat for game. Don't miss out on this exceptional property—contact Leland or Michael today for more details or to schedule a showing!



LELAND SELBY
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Expect More. Get More.



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Information is believed to be accurate but not guaranteed.



Aerial Map



[Click Here for the Landid Interactive Map Link](#)

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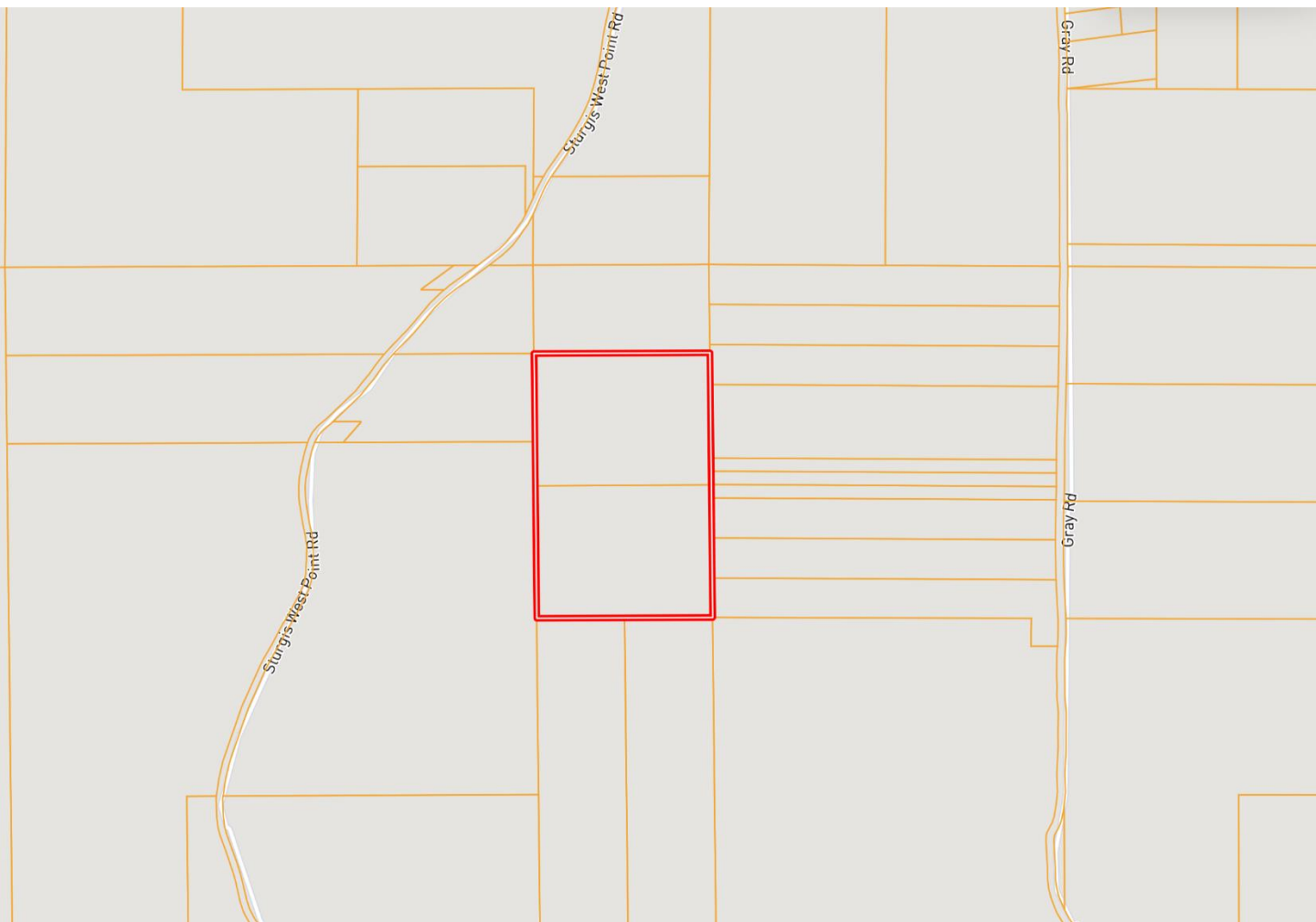
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Ownership Map



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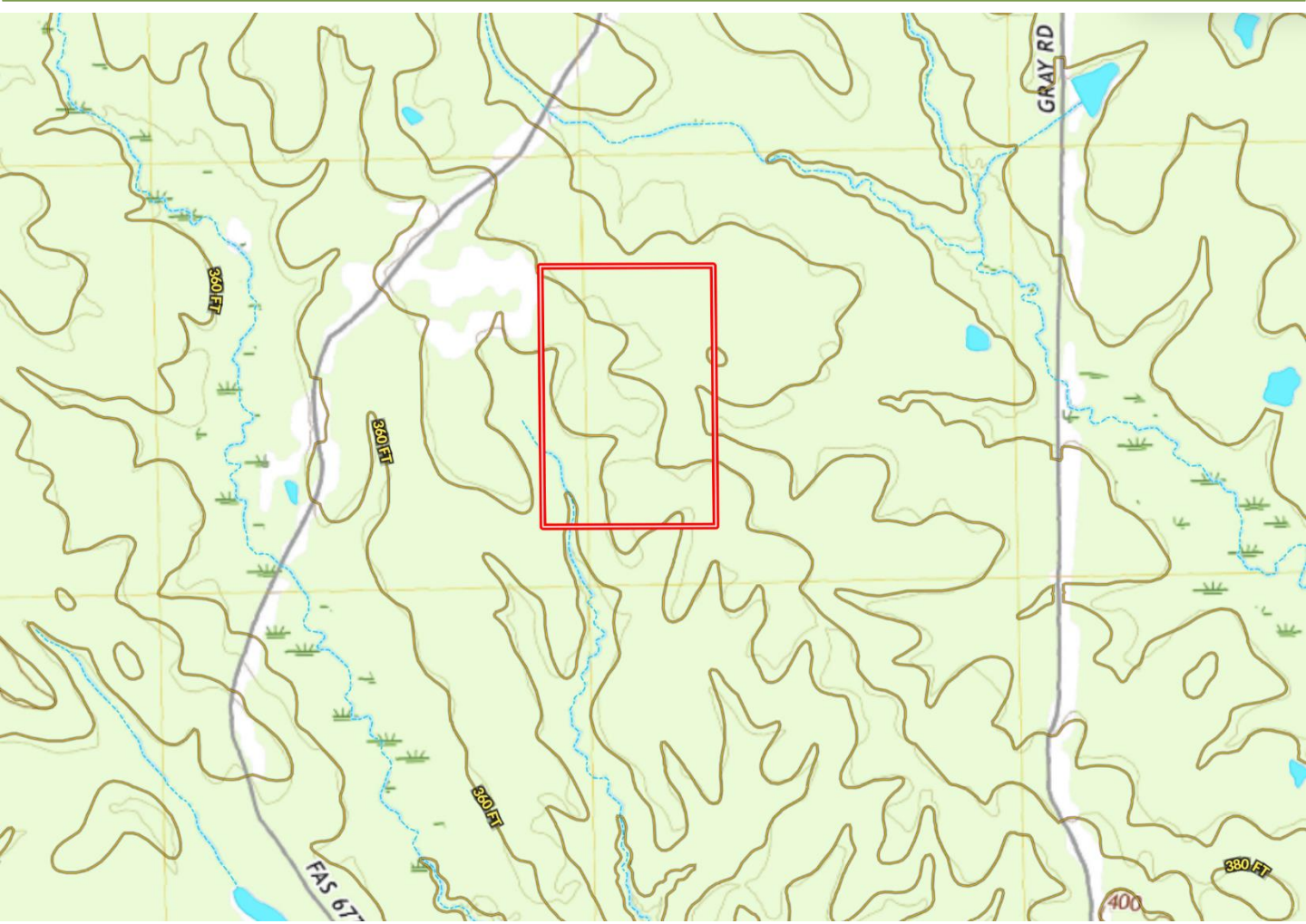
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Topo Map



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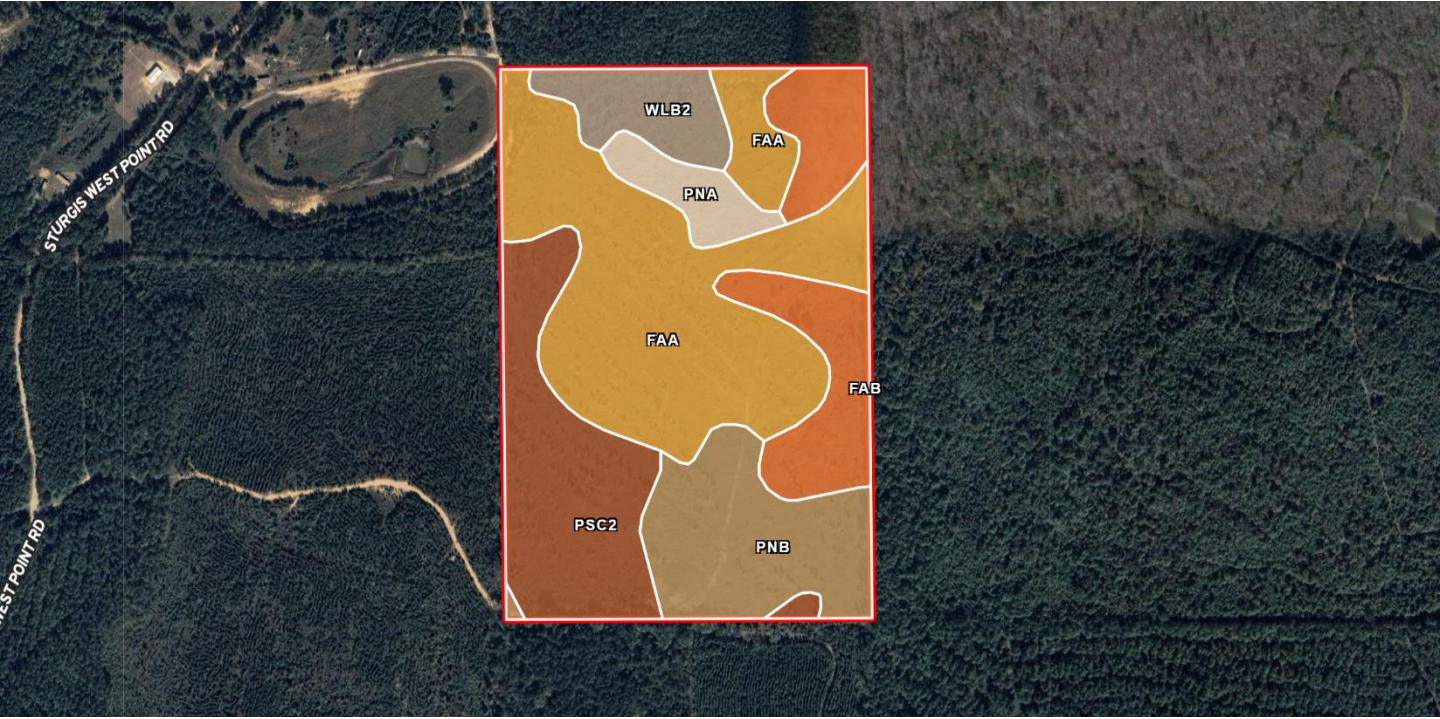


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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
FaA	Falkner silt loam, 0 to 2 percent slopes	23.45	38.91	0	61	2w
PsC2	Providence silt loam, heavy substratum, 5 to 8 percent slopes, eroded (dulac)	11.63	19.3	0	49	3e
PnB	Prentiss silt loam, 2 to 5 percent slopes	9.74	16.16	0	54	2e
FaB	Falkner silt loam, 2 to 5 percent slopes	8.84	14.67	0	60	3e
WIB2	Wilcox silty clay loam, 2 to 5 percent slopes, moderately eroded	3.99	6.62	0	45	3e
PnA	Prentiss silt loam, 0 to 2 percent slopes	2.62	4.35	0	51	2w

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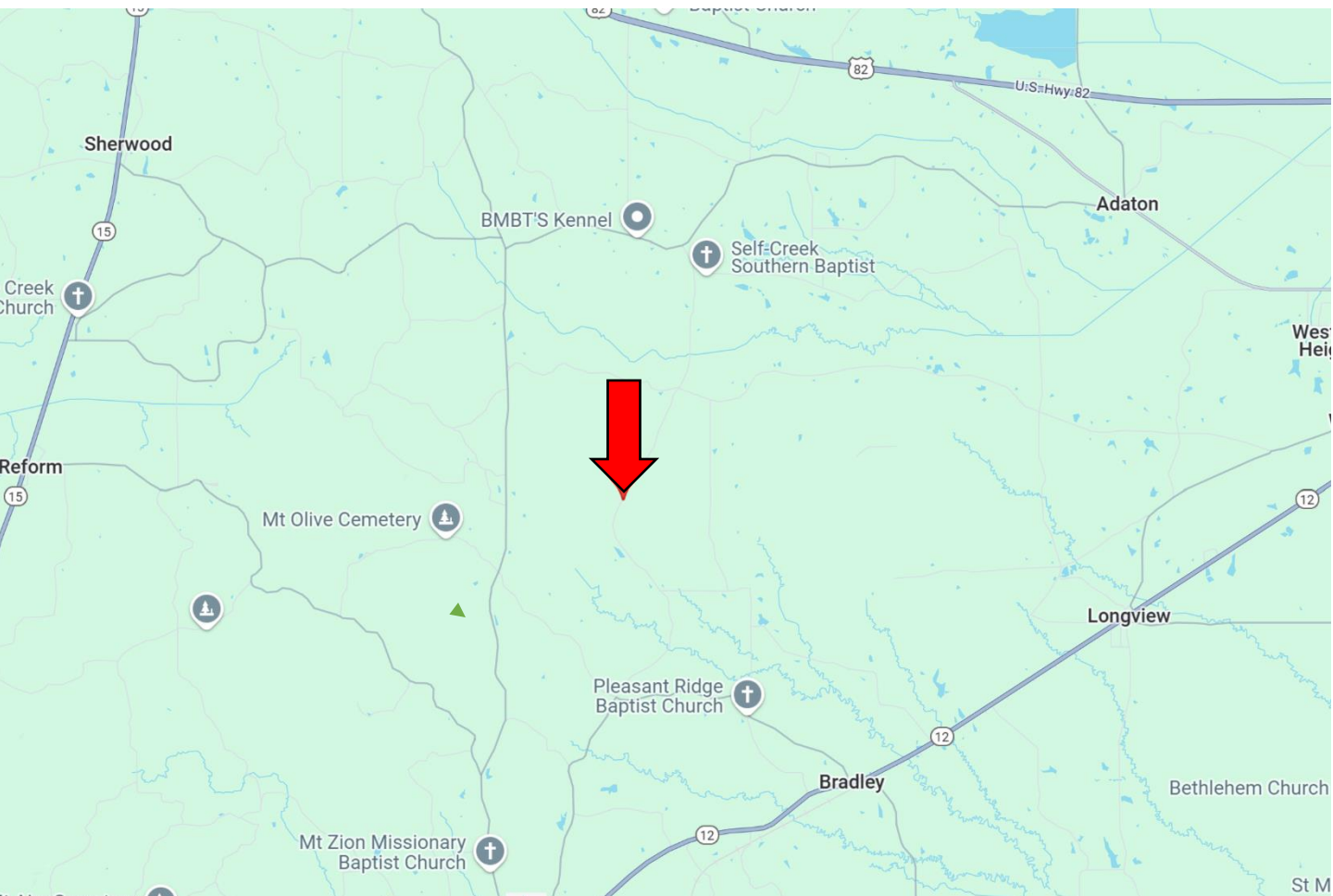
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Directional Map



Directions from the intersection of Hwy 12 and Sturgis Maben Rd. in Sturgis, MS: Travel Sturgis Maben Rd for 5.8 miles. The easement to the property will be on your right. [GOOGLE MAP LINK](#)



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