

96 +/- Acre Recreational Tract Oktibbeha County, MS



\$205,440

This nice 96+/- acre tract in Oktibbeha County, MS is located approximately 15 minutes west of Starkville. This tract consists of 36+/- acres of 30+/- year old pines, which were recently 2nd thinned, 26+/- acres of 18+/- year old pines. The remaining 34+/- acres consist of mixed timber, food plots and internal trails. Six established food plots were recently planted. The fresh dozer work on the miles of internal trails makes enjoying the abundant wildlife very convenient. There is a live creek flowing through the southern boundary. A portion of the property is enrolled in CRP, which pays \$1,500 annually. The owner is currently installing a new bridge on a drainage ditch in the middle of the tract. Call today to view this property.

Directions: From the intersection of Craig Springs Rd and Sturgis-Louisville Rd in Sturgis, travel 0.4 miles east on Craig Springs Rd. Turn right onto Woodson Road, travel 600 feet, and the entrance to the property will be on the right.



Call me today!

MICHAEL COOPER, REALTOR®

MCooper@TomSmithLand.com

662.268.6333 office | 662.285.8686 cell

135 Jefferson Street | Starkville, MS 39759



Expect More. Get More.

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Information is believed to be accurate but not guaranteed.



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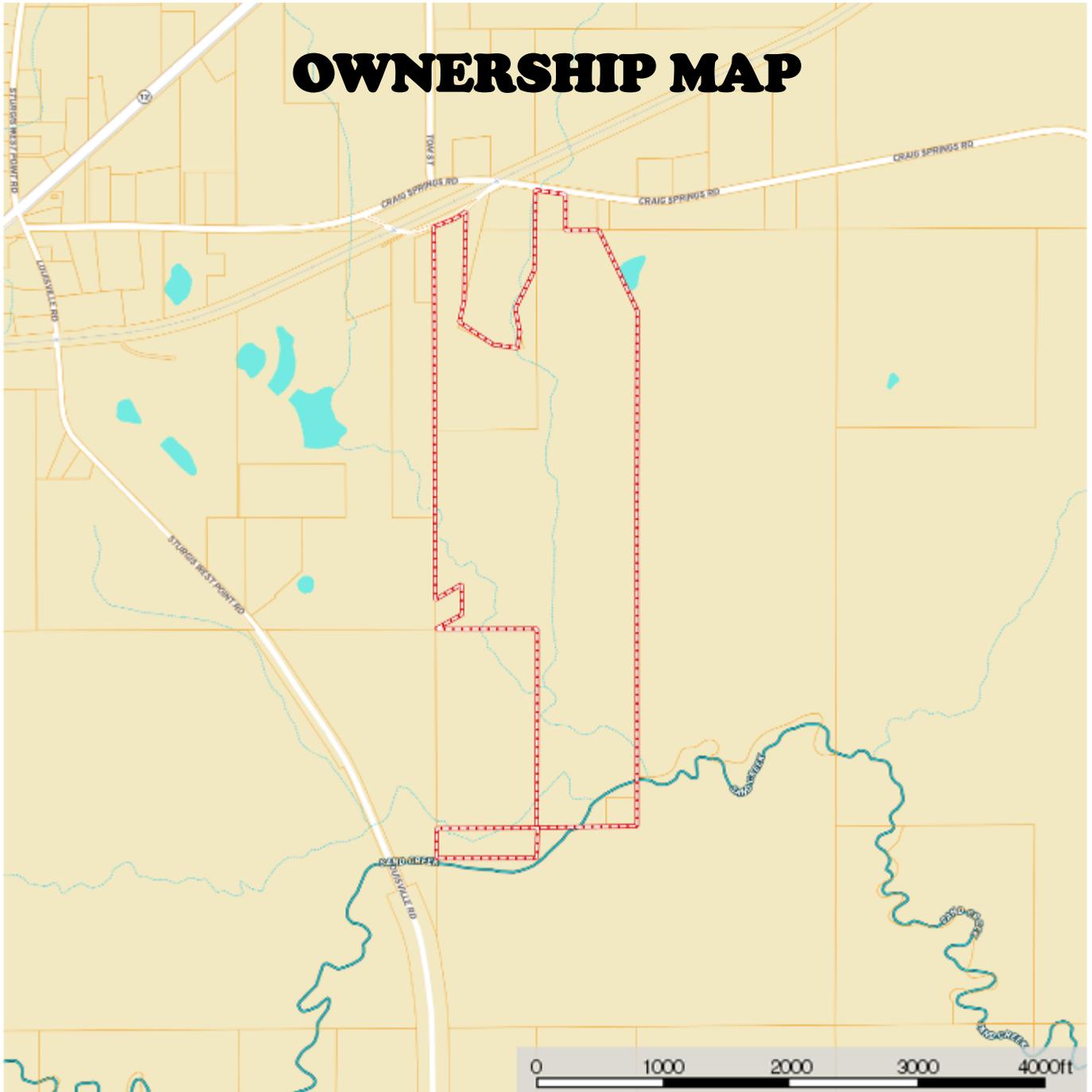
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OWNERSHIP MAP



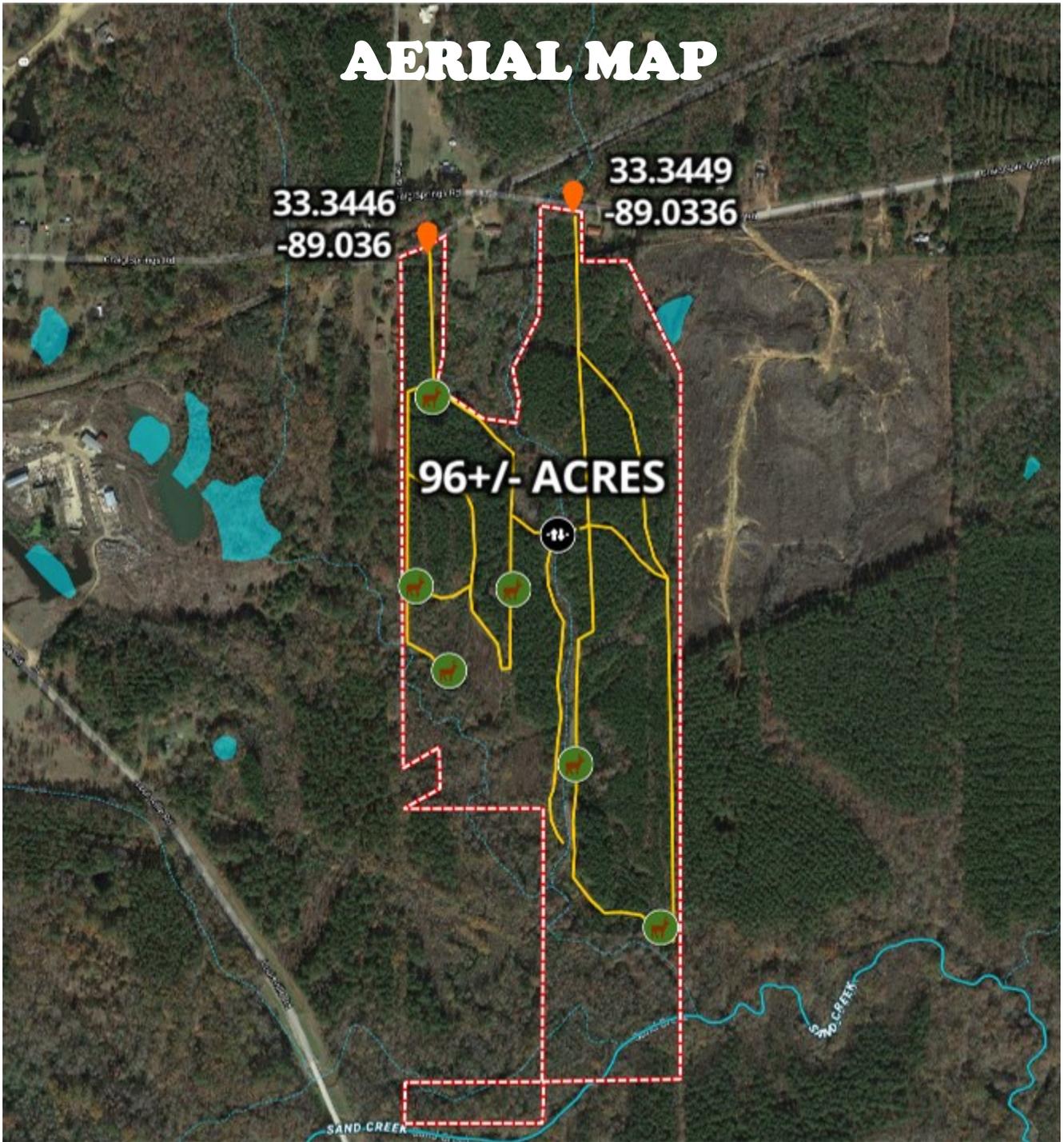
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AERIAL MAP

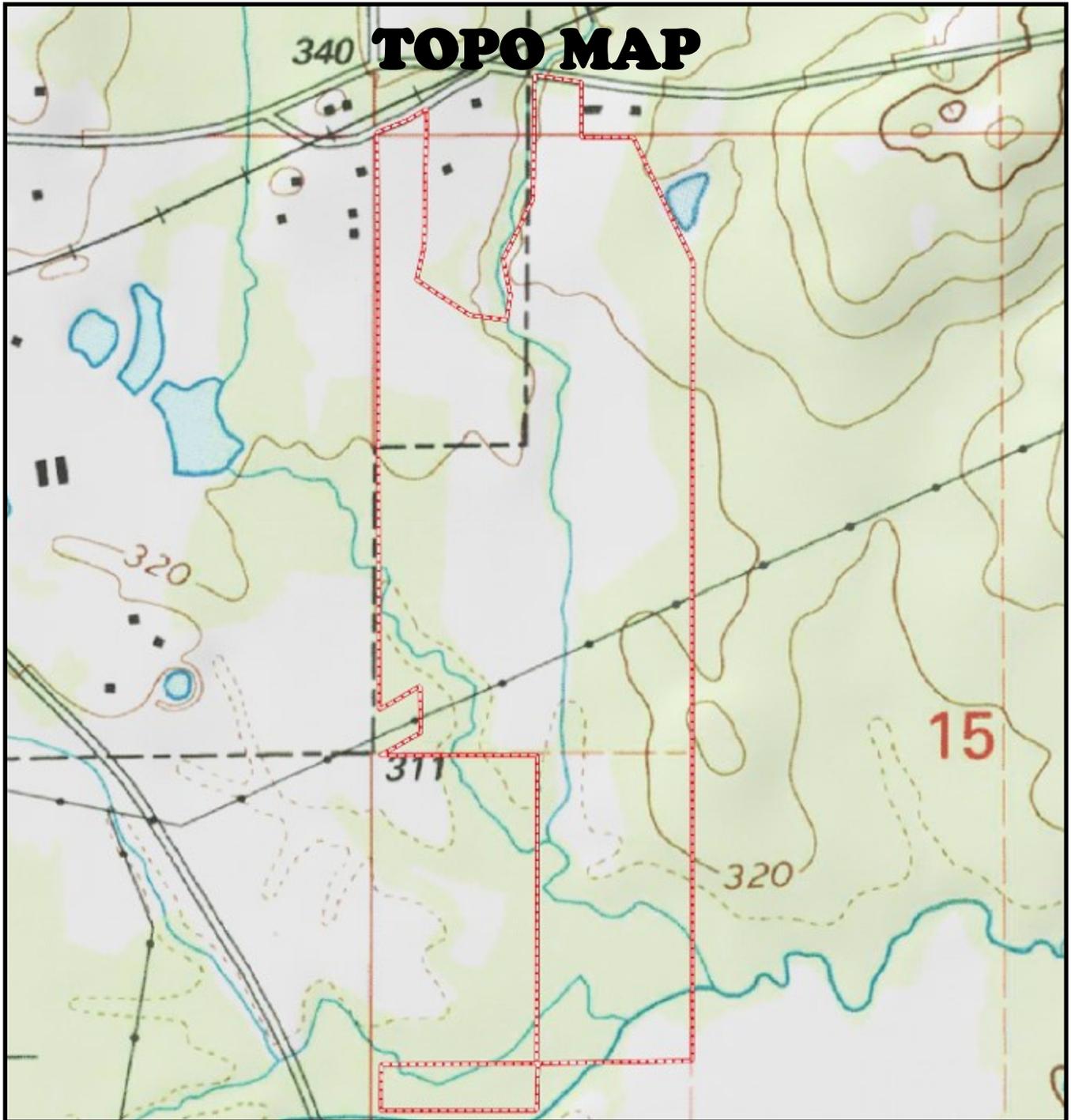


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
W	Water	0.0	0.04	-
St	Stough fine sandy loam, 0 to 2 percent slopes	16.0	16.67	2w
SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	5.5	5.76	3e
Mu	Mathiston silt loam, 0 to 2 percent slopes, occasionally flooded	2.7	2.78	2w
MiF	Maben and Ruston soils, 12 to 30 percent slopes (maben and smithdale)	6.4	6.67	7e
FaA	Falkner silt loam, 0 to 2 percent slopes	7.6	7.92	2w
MbD2	Maben fine sandy loam, 8 to 12 percent slopes, eroded	1.6	1.63	4e
PnB	Prentiss silt loam, 2 to 5 percent slopes	2.2	2.34	2e
Ms	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	45.6	47.63	2w
Oc	Ochlocknee loam (jena)	8.2	8.55	2w
TOTALS		96.8	100%	2.42



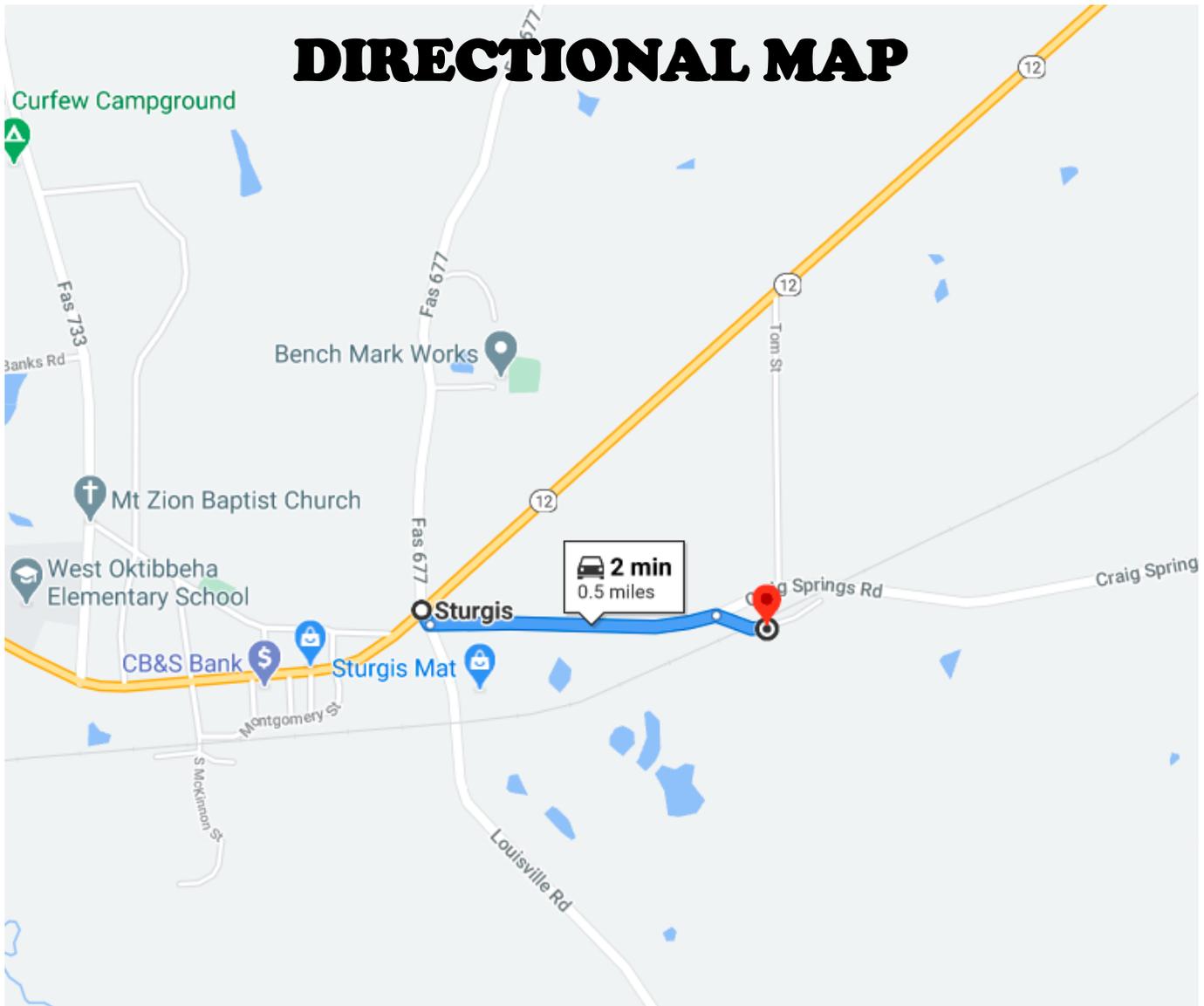
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DIRECTIONAL MAP



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