

# 88.1+/- Acre Recreational Timber Tract Oktibbeha County, MS



## \$264,300

This 88.1+/- acre recreational timber tract is located in Oktibbeha County, MS with paved road frontage on Maben-Bell Schoolhouse Road. The majority of the timber consist of approximately 66 acres of planted pines. This timber was planted in 1999 and is enrolled in CRP that pays \$2,303 annually. There are several established internal trails, great for riding ATVs with the family and friends and making hunting the abundant game very convenient. There is a nice live creek on the northern property line with several mature hardwood patches along the perimeter which would make for some good hunting opportunities. Utilities are located at the road. Call Michael Cooper today to schedule a showing!

Directions: From the intersection of Hwy 389 and Hwy 82 in Starkville, MS travel north for 9 miles on Hwy 389. Turn left onto Maben-Bell Schoolhouse Road, travel approximately 4 miles 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.

## TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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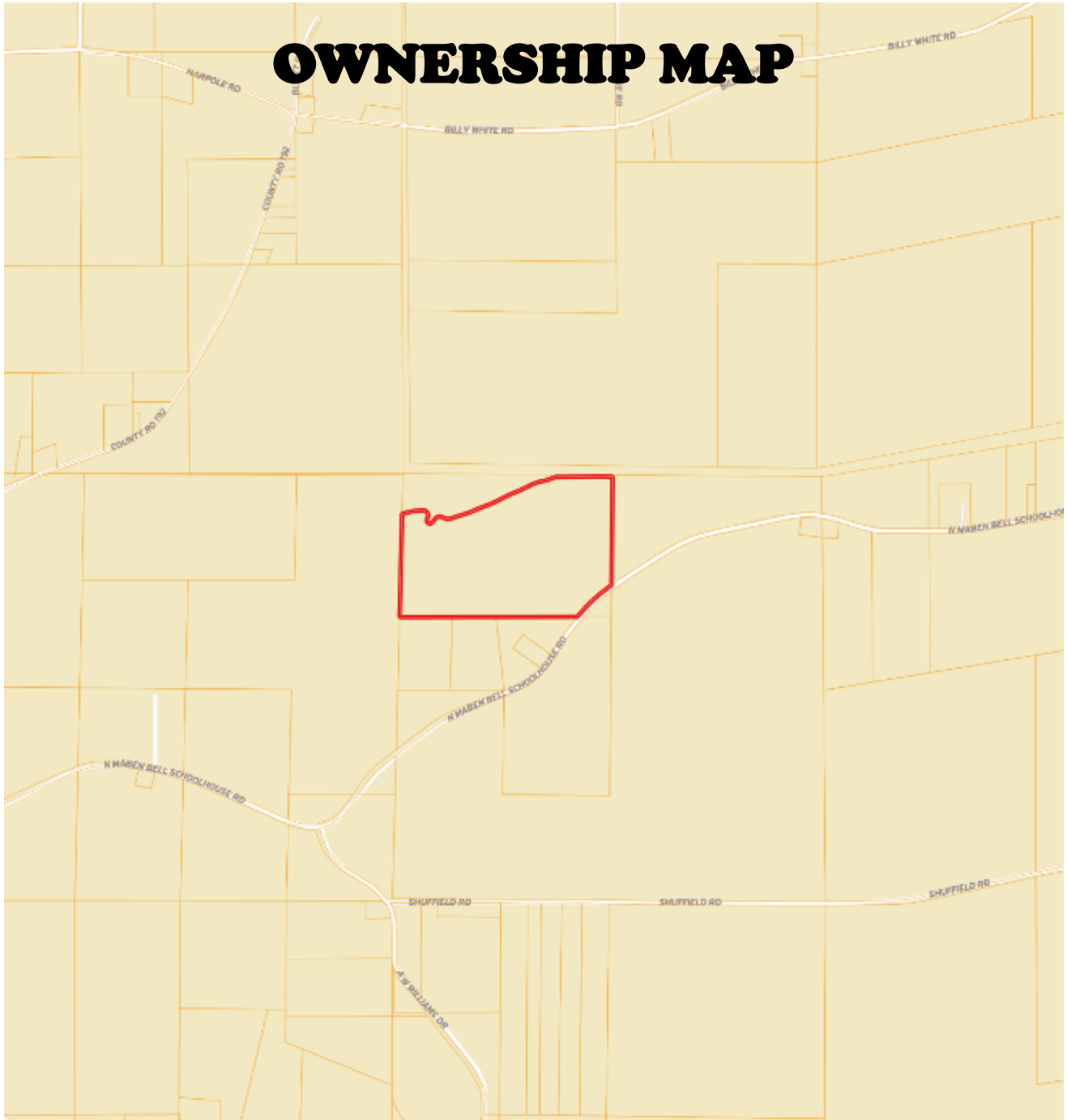
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# OWNERSHIP MAP



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# AERIAL MAP



88.1+/- ACRES

33.5574  
-89.0714



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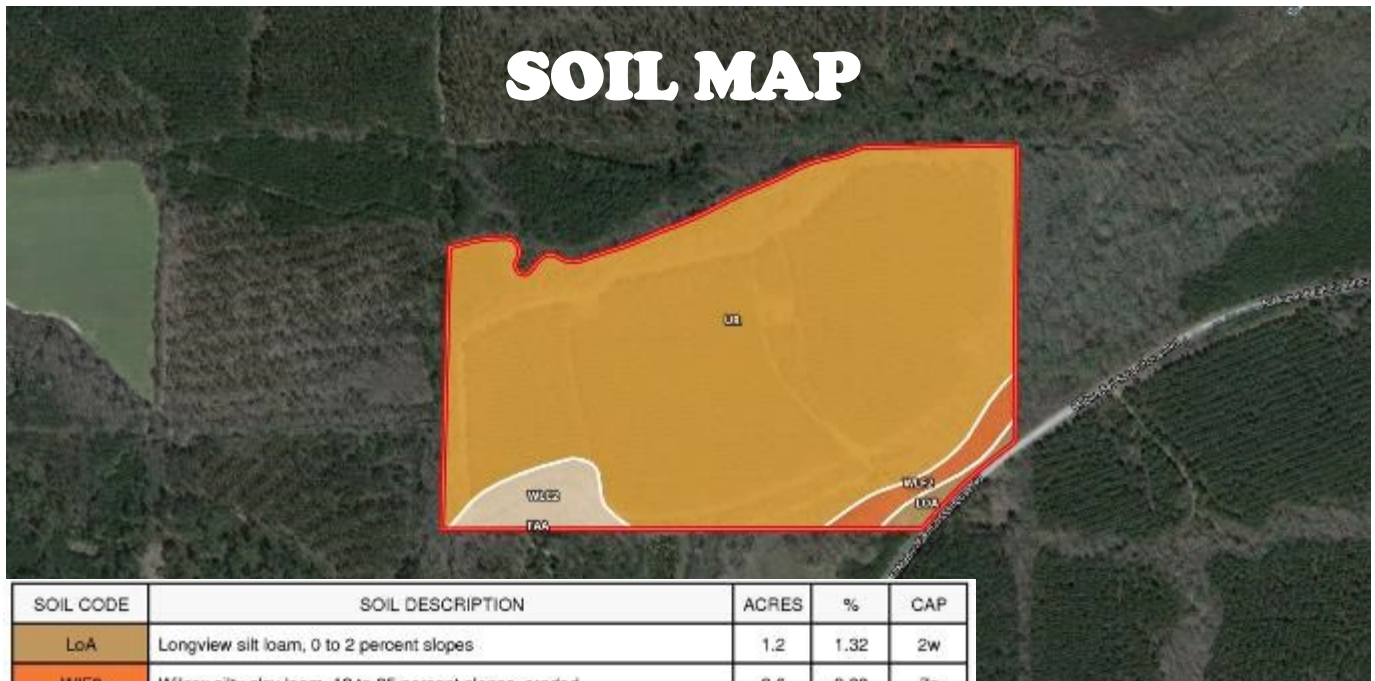
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# TOPO MAP



# SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LoA	Longview silt loam, 0 to 2 percent slopes	1.2	1.32	2w
WIF2	Wilcox silty clay loam, 12 to 35 percent slopes, eroded	2.6	2.98	7e
WIC2	Wilcox silty clay loam, 5 to 8 percent slopes, moderately eroded	3.8	4.38	3e
Ur	Urbo silty clay loam, 0 to 2 percent slopes, occasionally flooded, blackland prairie	80.3	91.31	2w
FaA	Falkner silt loam, 0 to 2 percent slopes	0.0	0.01	2w
TOTALS		67.9	100%	2.19



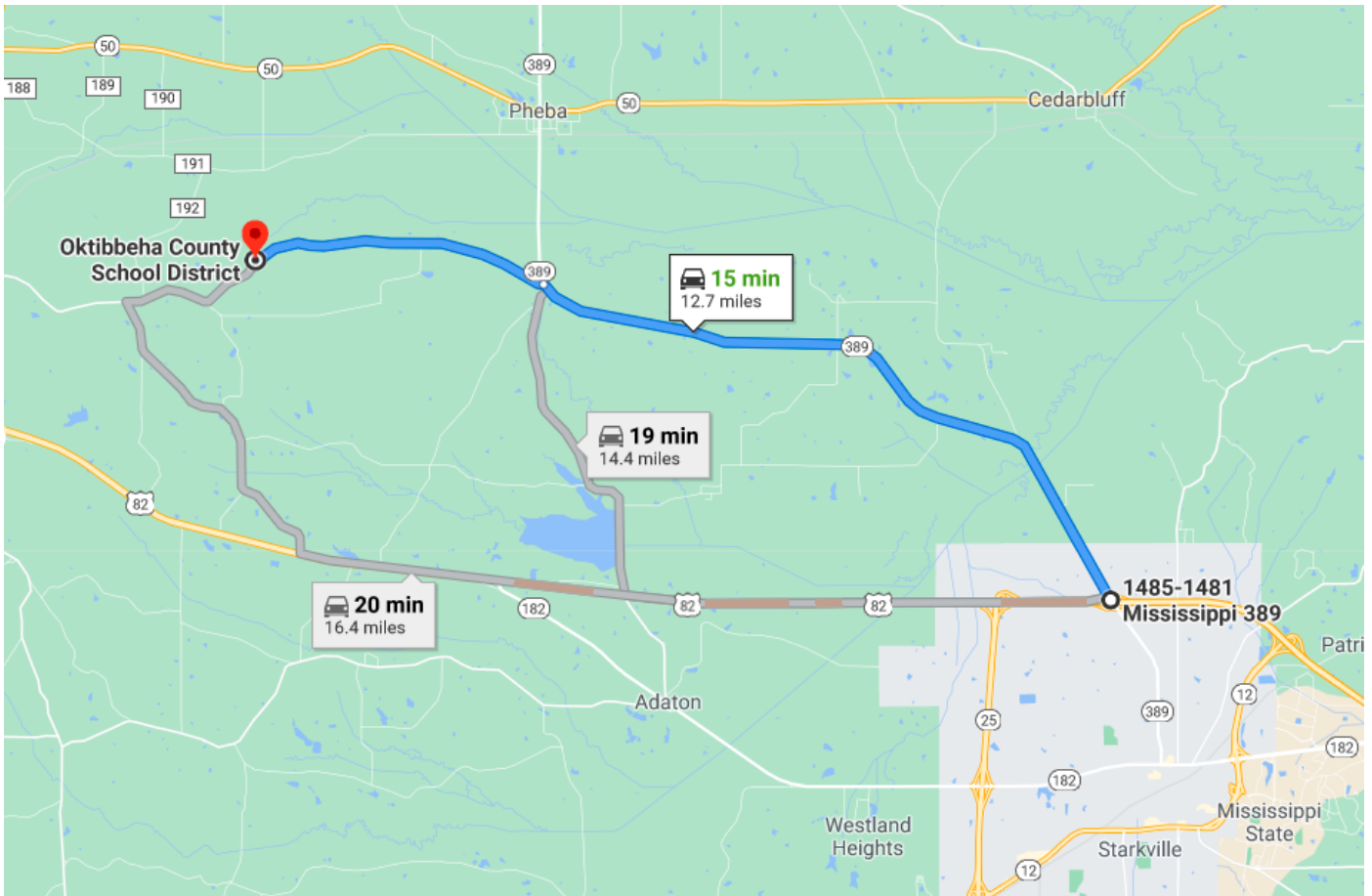
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# DIRECTIONAL MAP



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