

83+/-acre Homesite and Timber Investment Oktibbeha County, MS



\$415,000

PLANT SOME ROOTS on this 83+/- acre tract that is conveniently located in Oktibbeha County, MS, with paved road frontage on Sykes Road. You could do so much with this property, all while watching your timber investment grow. Much of the timber consists of 25+/- year old planted pines ready and scheduled for first thinning. Some hardwoods line the live creek on the southwest portion of the property. The owner is willing to divide the property into two, approximately 41.5+/- acre parcels. Each 41.5+/-acre parcel has its own potential homesite and lake site the northern property owner having a recorded easement. Utilities are available on Sykes Road. For more information, or to schedule a private showing, contact Harper Day today!

Directions from intersection of Hwy 12 and New Light Road in Starkville, MS: Travel West on Old Hwy 12 for 1.9 miles. Continue straight onto New Light Road and travel 1.3 miles. Turn right onto Sykes road and travel 0.8 miles. The property will be on your right. [INTERACTIVE MAP HERE](#)



Call me today!

HARPER DAY, REALTOR®
Harper@TomSmithLand.com
662.268.6333 office | 662.694.9751 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!

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Aerial Map



33.447,-88.9212

83+/- Acres

SYKES RD



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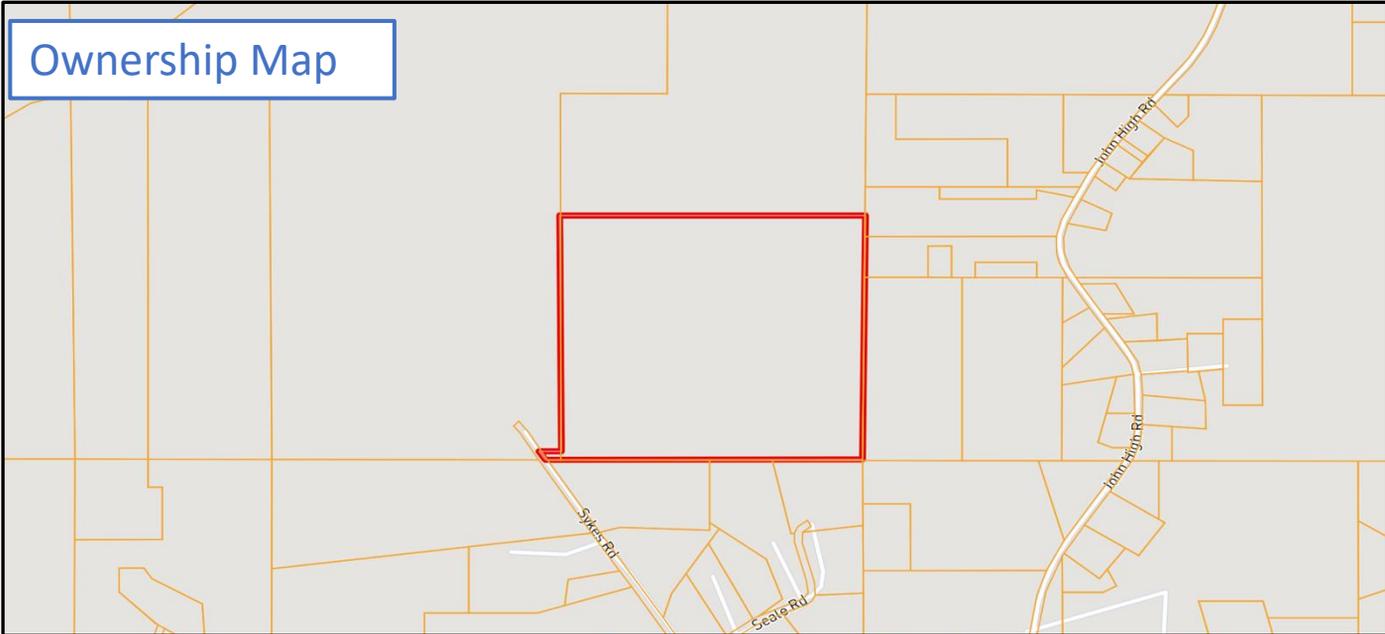
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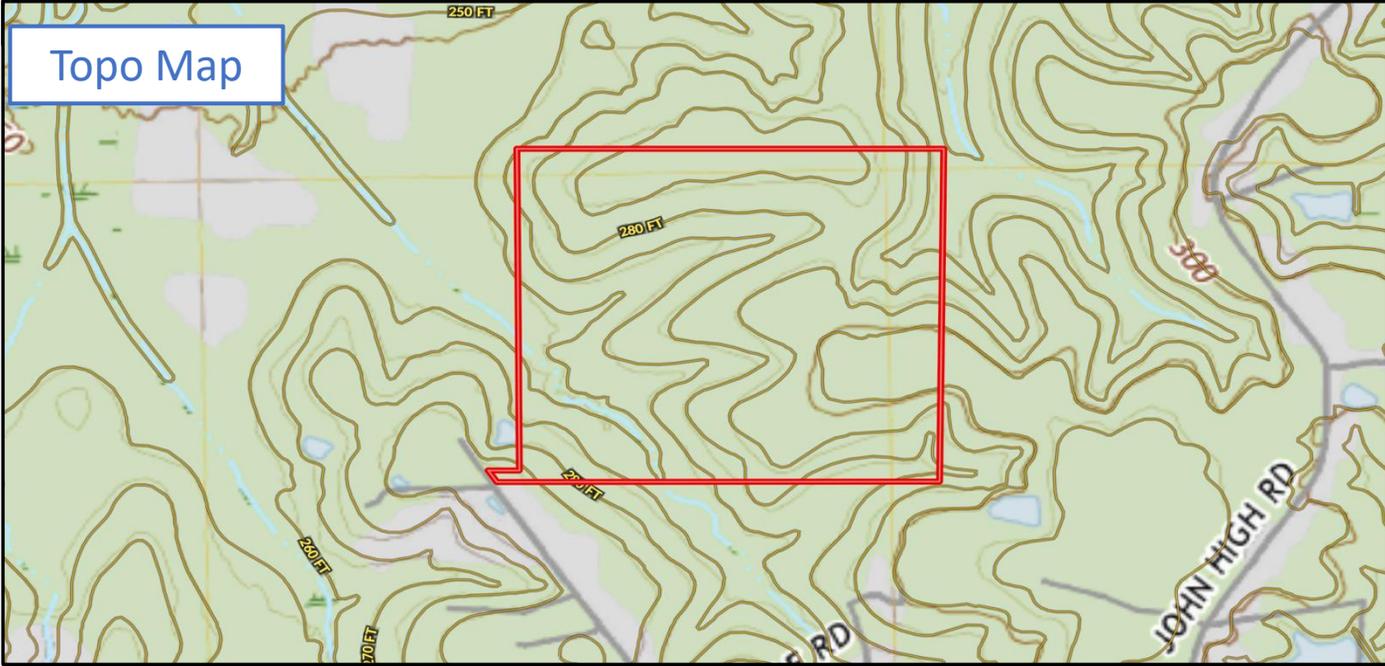
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Ownership Map



Topo Map



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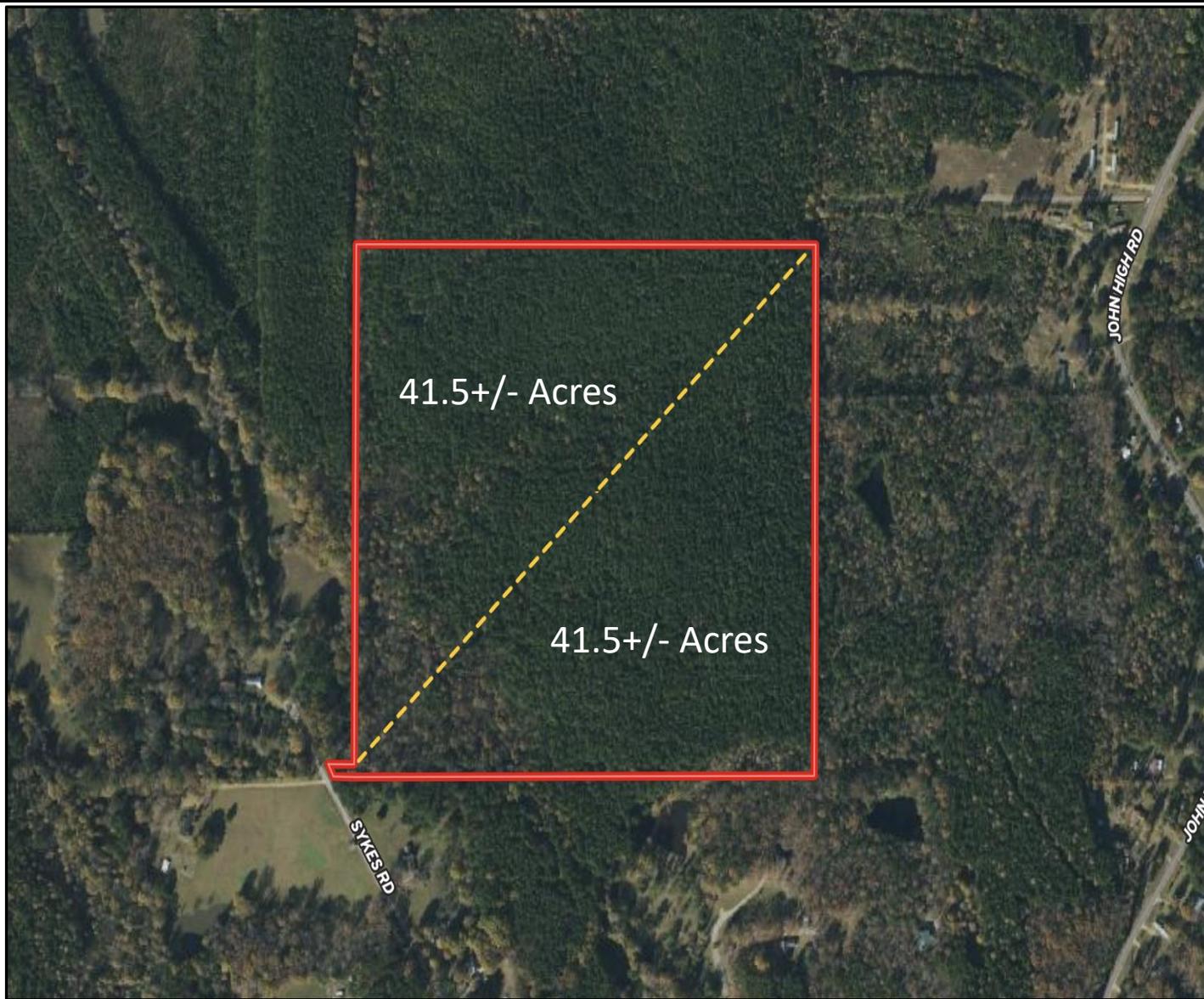
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Map of 41.5+/- Parcels



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FEMA Flood and Water Feature Map



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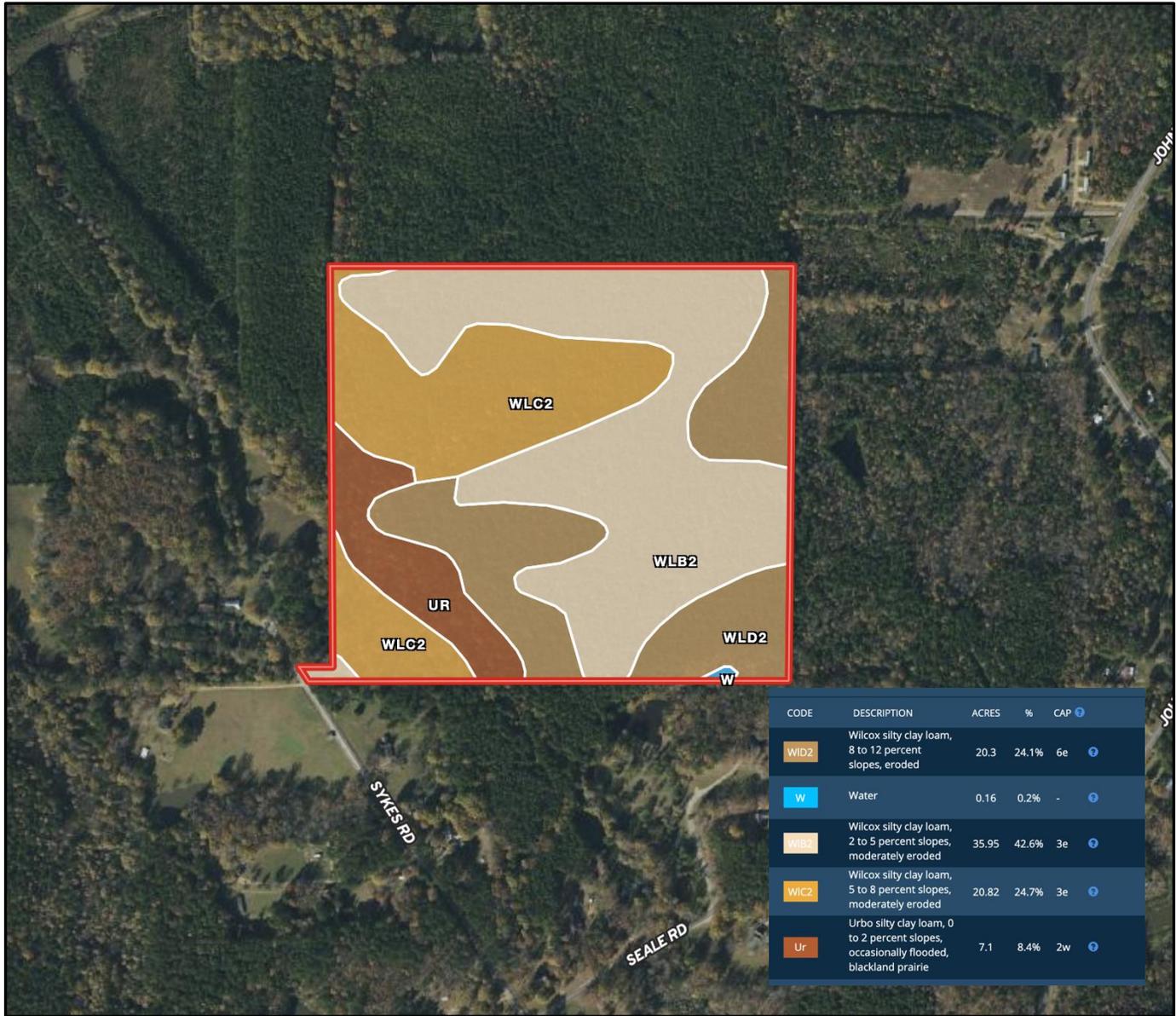
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Soil Map and Detail



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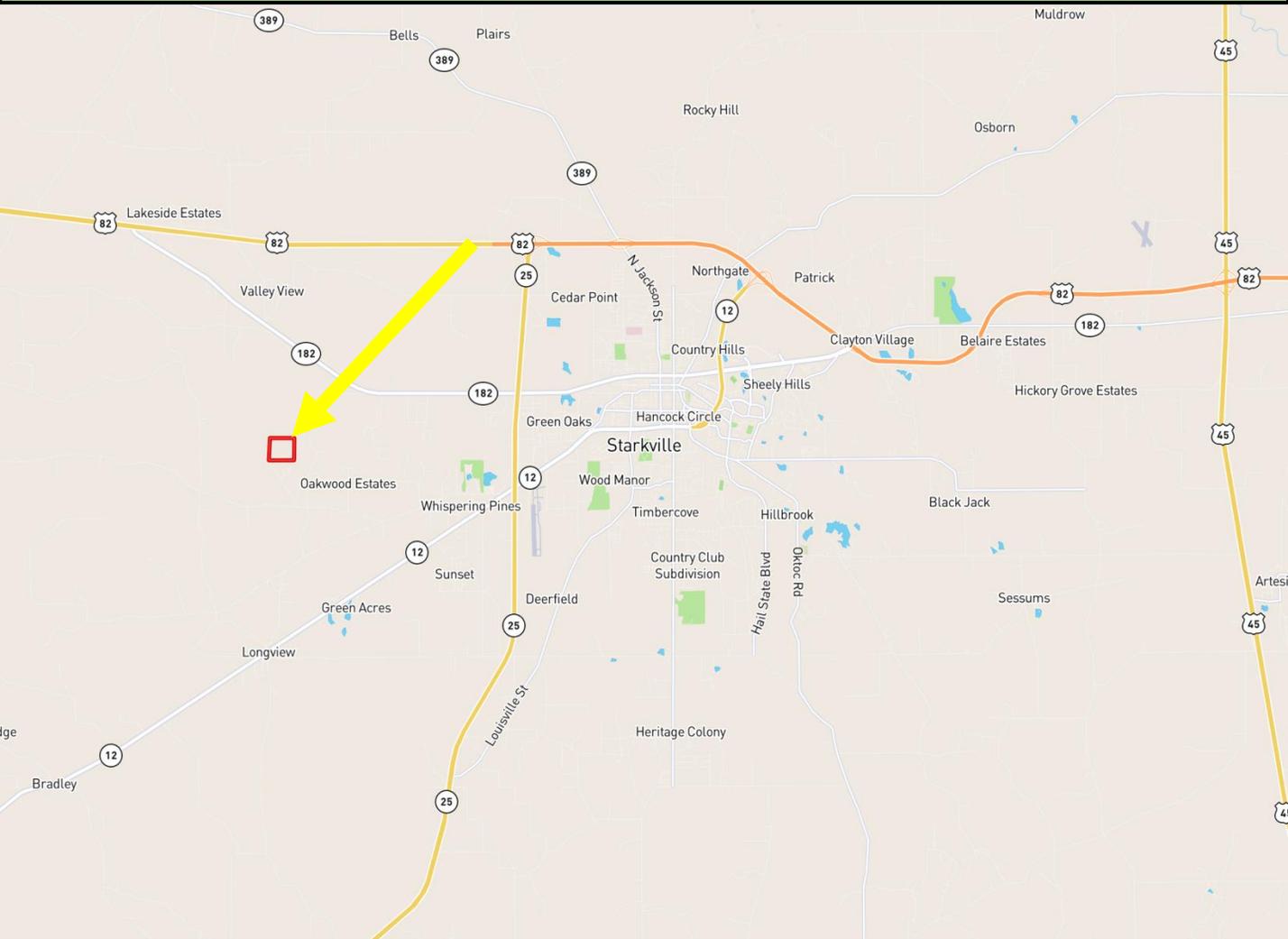
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Directional Map



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