

# 35+/- Acre Homesite Oktibbeha County, MS



**\$119,000**

This 35+/- acre property is conveniently located at the corner of Big Creek Road and Sturgis Maben Road in Oktibbeha County, MS. This property offers a nice potential homesite located in the middle of the tract. There is a mixture of mature timber throughout and a small stocked pond in the southwest corner. The wildlife is abundant whether you are a hunter or just like watching from your backyard. Utilities are located on Big Creek Road (gravel) and also Sturgis Maben Road (paved). Call Michael Cooper today to schedule a showing!

Directions: From the intersection of Sturgis Maben Road and Hwy 12 in Sturgis, travel north on Sturgis Maben Road approximately 5 miles. Turn left onto Big Creek Road and travel 800 feet. The entrance to the property will be on the right. [Google Maps Link](#)



*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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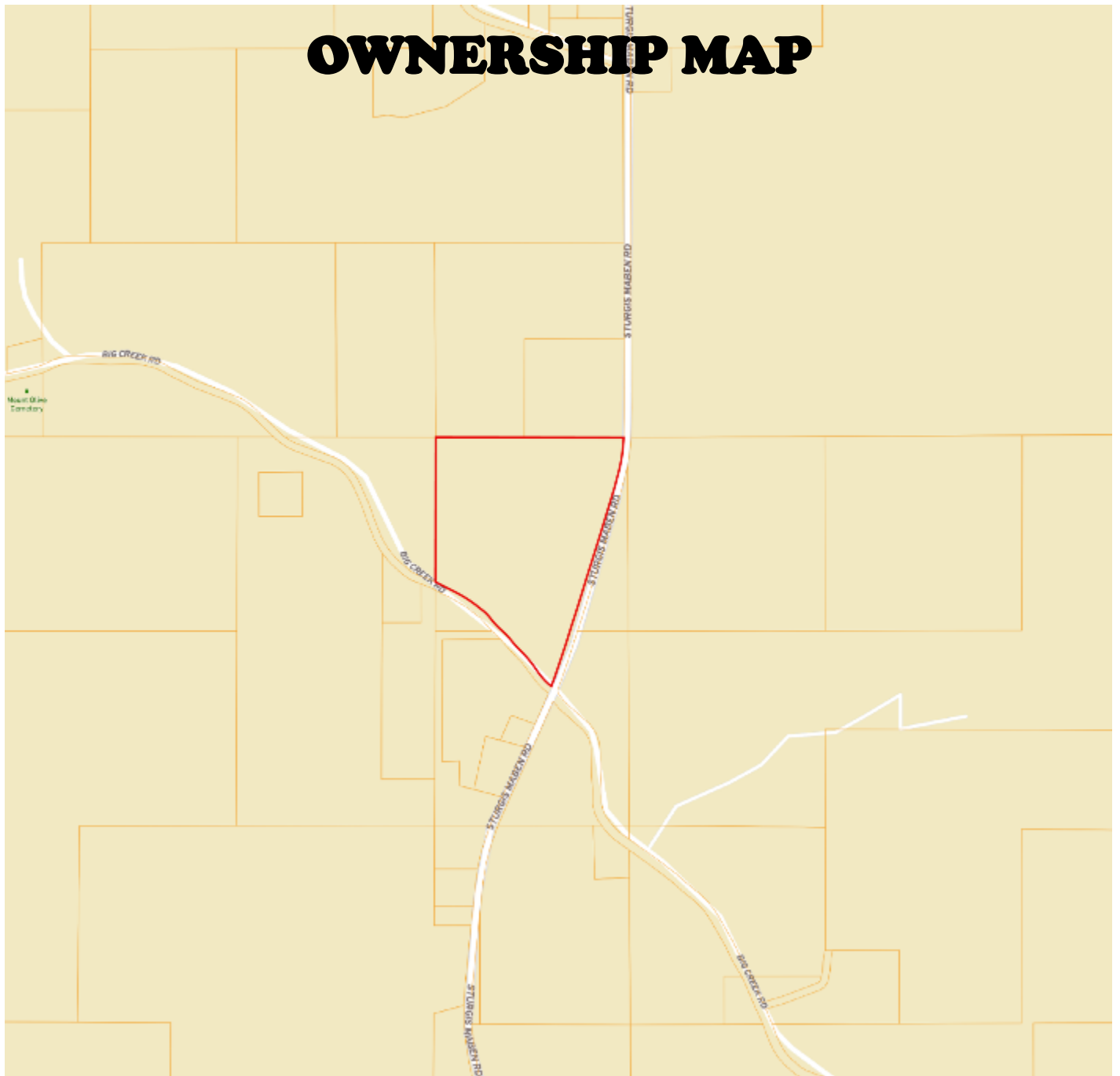


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# OWNERSHIP MAP



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# AERIAL MAP

[INTERACTIVE MAP](#)



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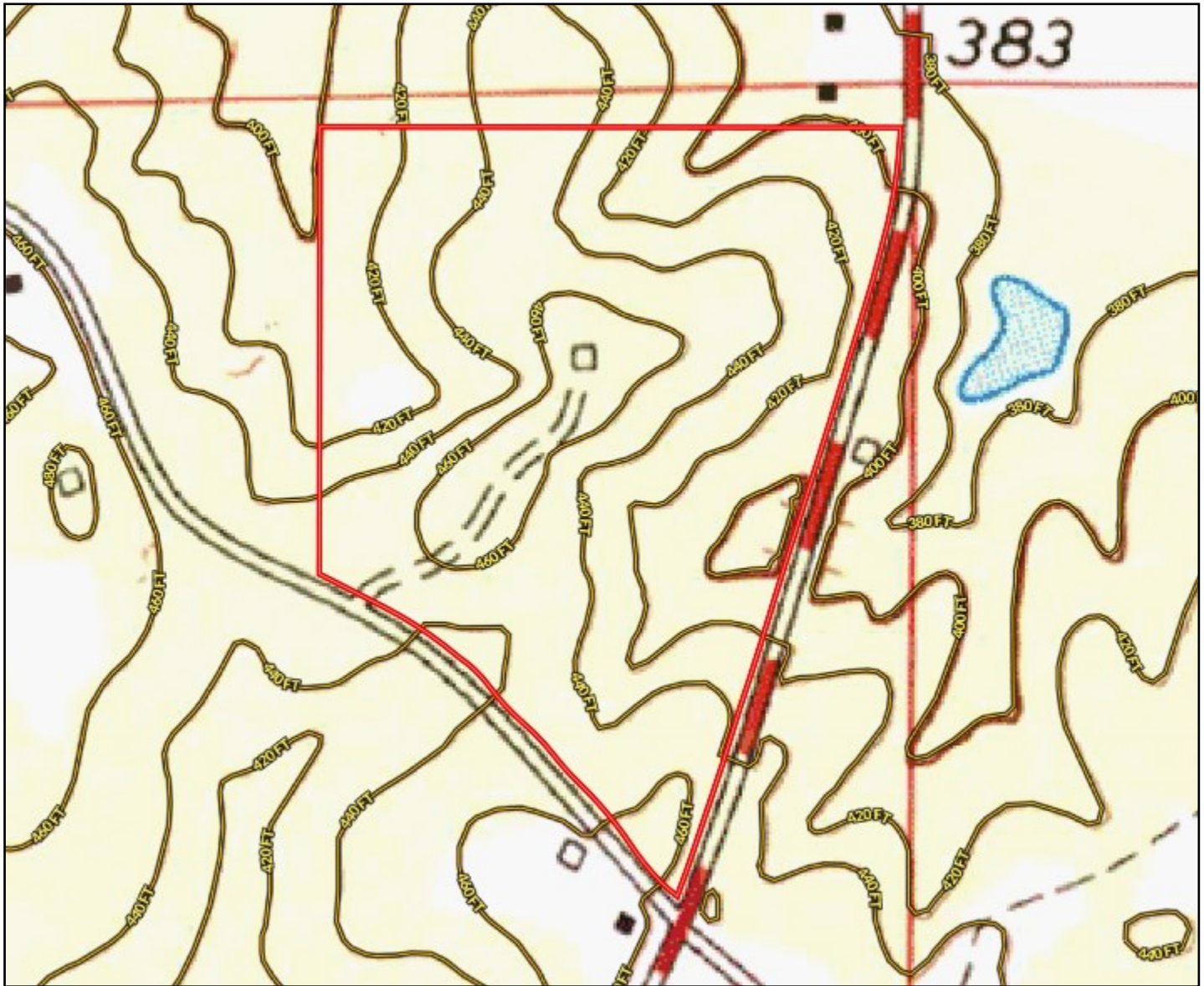
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# TOPO MAP



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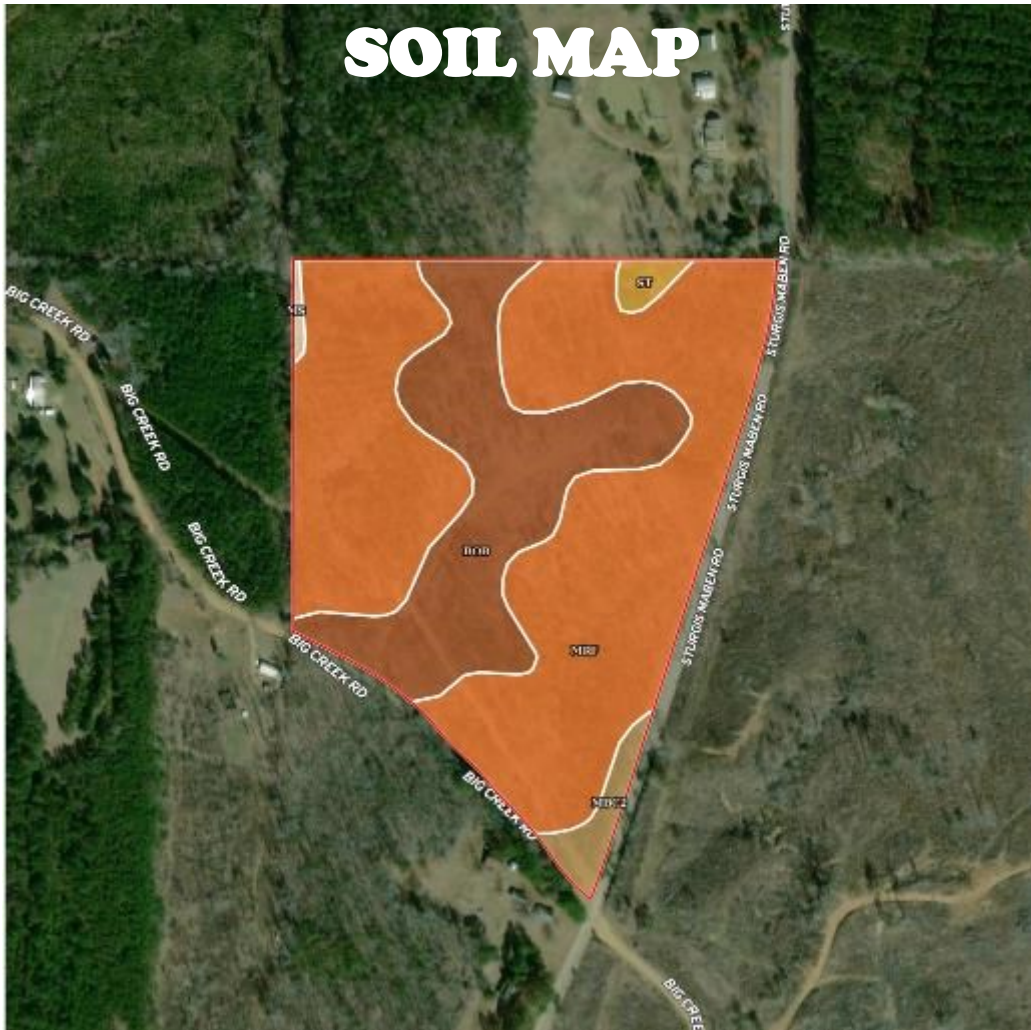


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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MbC2	Maben fine sandy loam, 5 to 8 percent slopes, eroded	0.9	2.72	3e
MrF	Maben and Ruston soils, 12 to 30 percent slopes (maben and smithdale)	23.0	68.13	7e
Ms	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	0.1	0.43	2w
St	Stough fine sandy loam, 0 to 2 percent slopes	0.4	1.25	2w
BoB	Boswell fine sandy loam, 2 to 5 percent slopes	9.3	27.46	3e
TOTALS		33.7	100%	5.71



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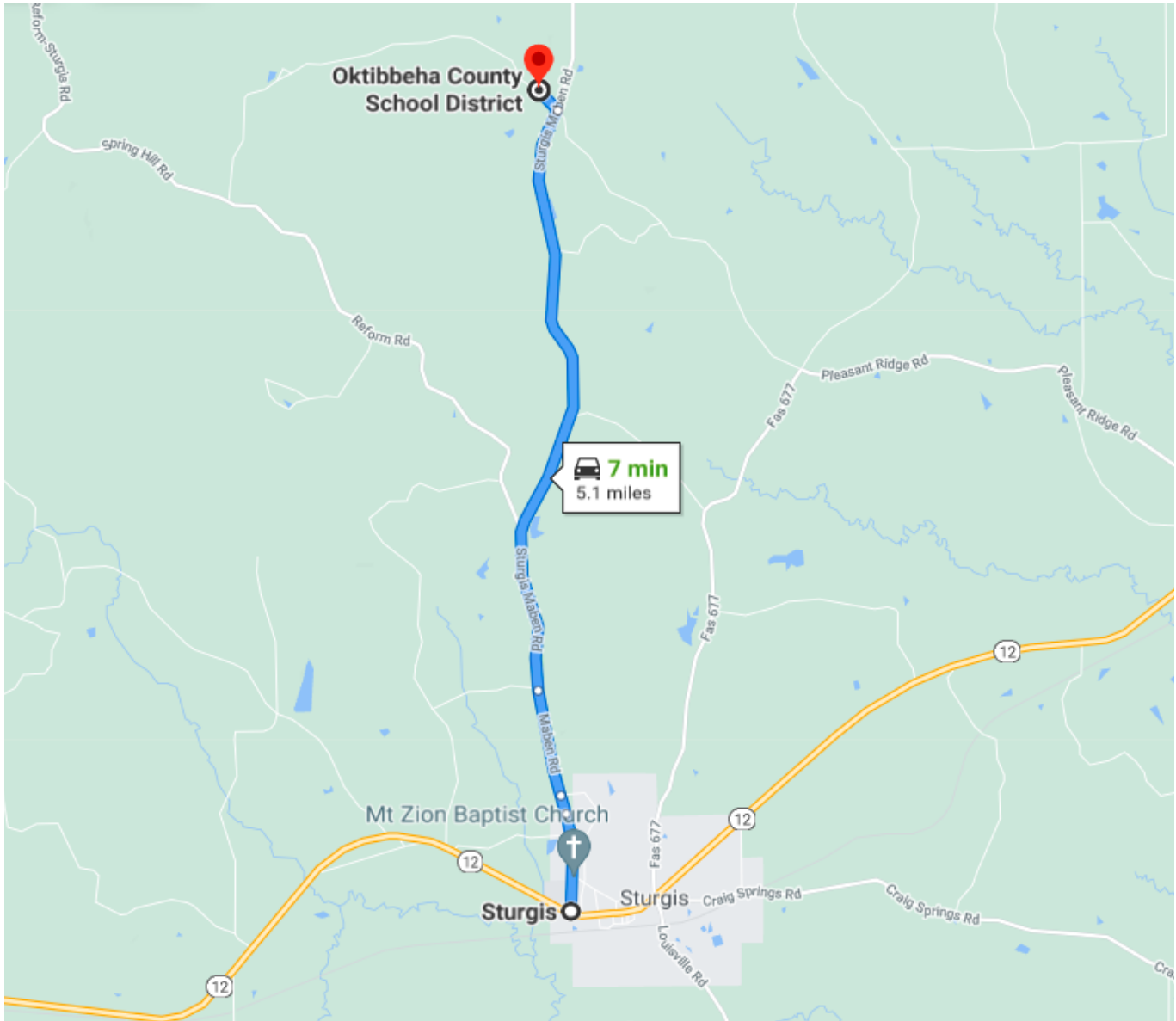
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# DIRECTIONAL MAP



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