

# 200 +/- Acres in Oktibbeha/Choctaw Counties

Pine Timberland, Rural Home site, Deer hunting property



**\$1,575/Acre**

This is a productive timberland investment with deer hunting extras. It has gravel road frontage and interior woods roads for access. It straddles the Oktibbeha/Choctaw county line and is only 20 minutes west of Starkville, MS. A gas pipeline crosses through the property providing wildlife food plot sites and shooting corridor. The timber consists of a 13-year -old pine plantation and a hardwood creek-bottom on the west end of the property. It has potential for rural home or campsites and would be a great hunting retreat for a family.



*Call me today!*

**MICHAEL HALFACRE**, MS REGISTERED FORESTER, ASSOC. BROKER

MHalfacre@TomSmithLand.com

662.268.6333 office | 662.242.4220 cell



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Information is believed to be accurate but not guaranteed.



# Oktibbeha/Choctaw Counties, Mississippi

Timber Investment, Hunting Property, Potential Home Site

- 190 +/- acres 13-year-old pine plantation
- Creek and hardwood on west end of property
- Gas-line through property
- Gravel road frontage
- Wildlife food plots
- 20 minutes from Starkville, Mississippi



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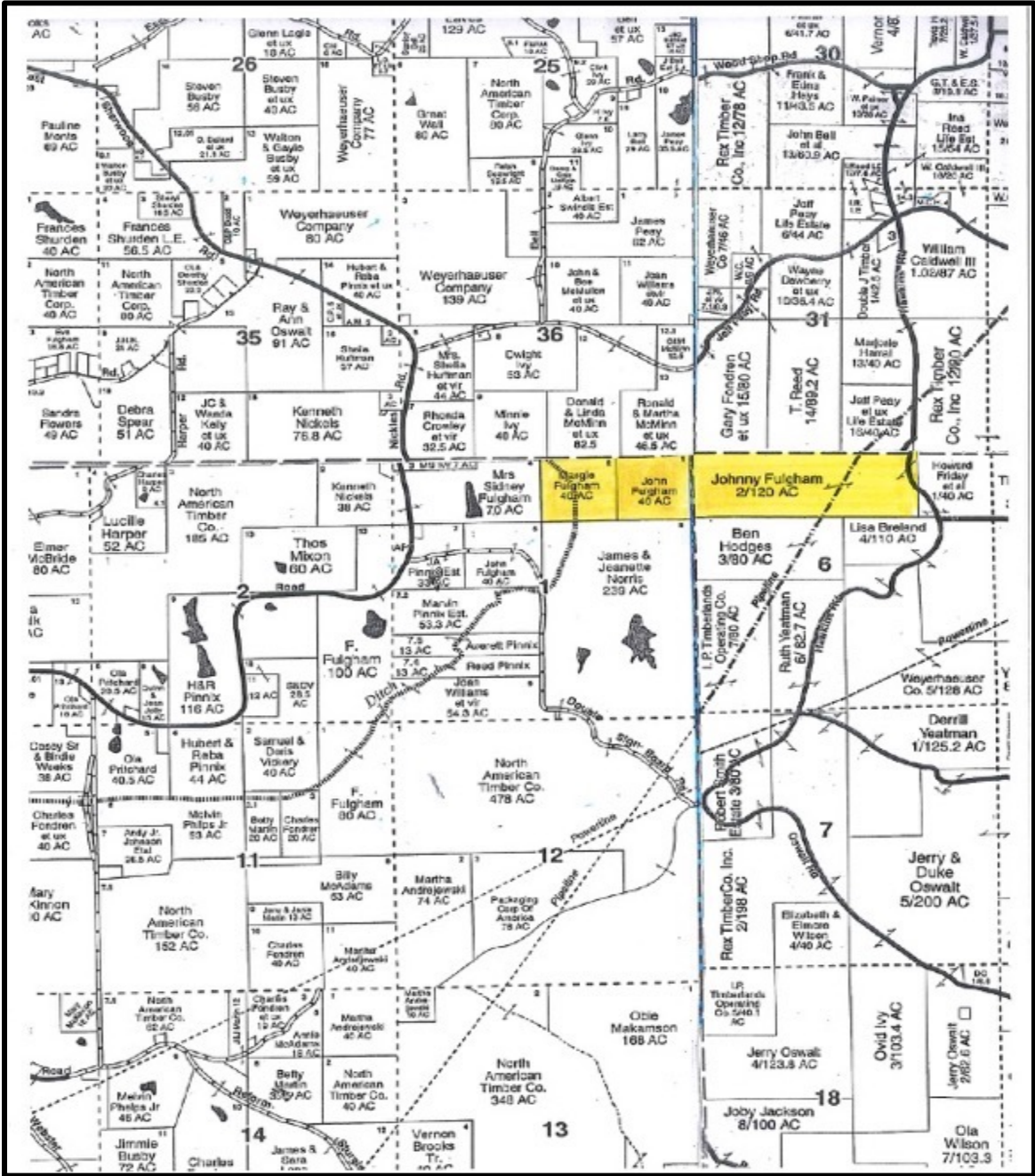


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# Ownership Map



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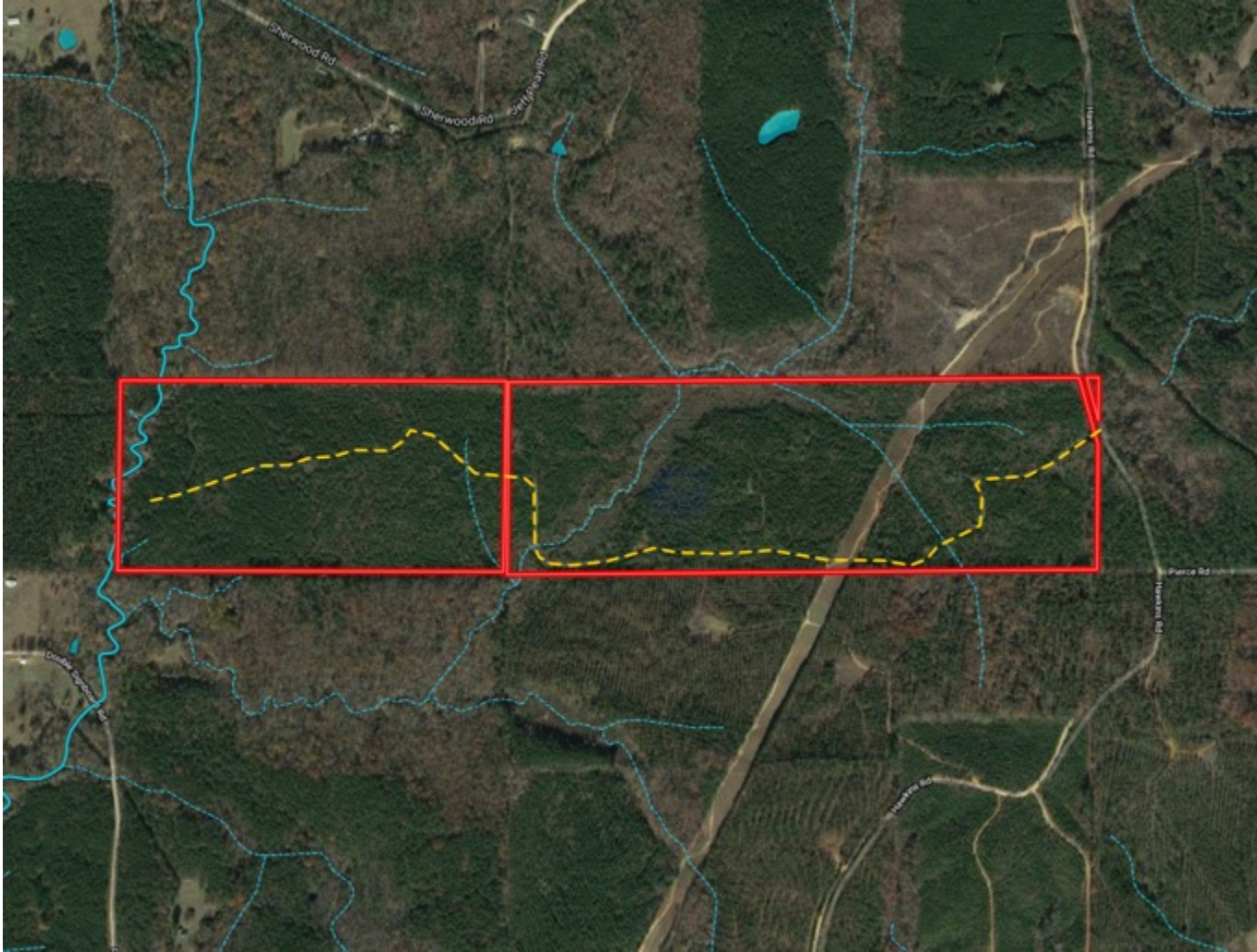


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**Aerial Photograph**



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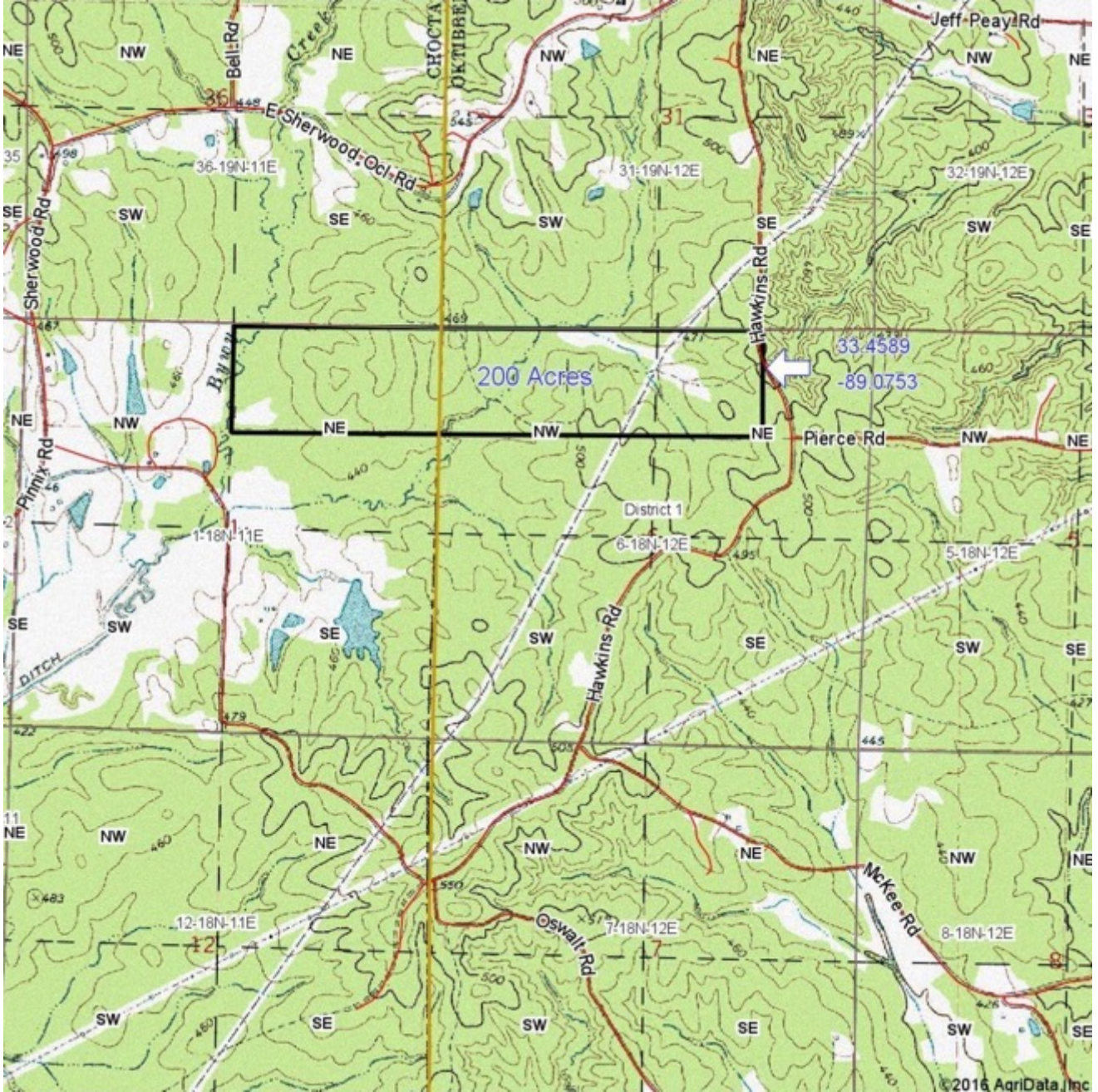


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# Topographic Map



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FEMA Flood Map



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# Directional Map



**Directions:** Directions: From intersection of Hwy 25 and Hwy 82, travel west on Hwy 82 for 12.6 miles and then turn left (south) onto Sturgis-Maben Rd, travel south 5 miles and turn right onto Pierce Rd, travel west for 1.2 miles and turn right onto Hawkins Rd, travel .2 miles to property marked by signs. Call Michael to set up an appointment to visit.



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