

6.8± Acre Homesite

11 Minutes From Downtown Mathiston

Choctaw County, Mathiston, MS



\$37,500



Expect More. Get More.

Property Information

Location:

- 30 minutes from Starkville, MS
- 11 minutes from Downtown Mathiston, MS

Coordinates:

- 33.4733, -89.20945

Property Use:

- Homesite

Property Highlights

- 6.8± Acres
- Just 30 minutes from Starkville, MS
- 493± feet of Road Frontage on Hester Road
- Power and Water Available



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**A Real Estate Expert
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The Property

6.8± Acres

6.8± acre homesite on Hester Road in Choctaw County, just 11 minutes from Mathiston, MS. This private and peaceful property is planted with well-established pine, averaging 11.5 inches in diameter, offering a natural setting perfect for a custom home. The southeast boundary adjoins the Natchez Trace Parkway, providing a serene backdrop and added privacy. With road access and a manageable size, this tract is ideal for building your dream home in a convenient, highly desirable location.



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Aerial Outline



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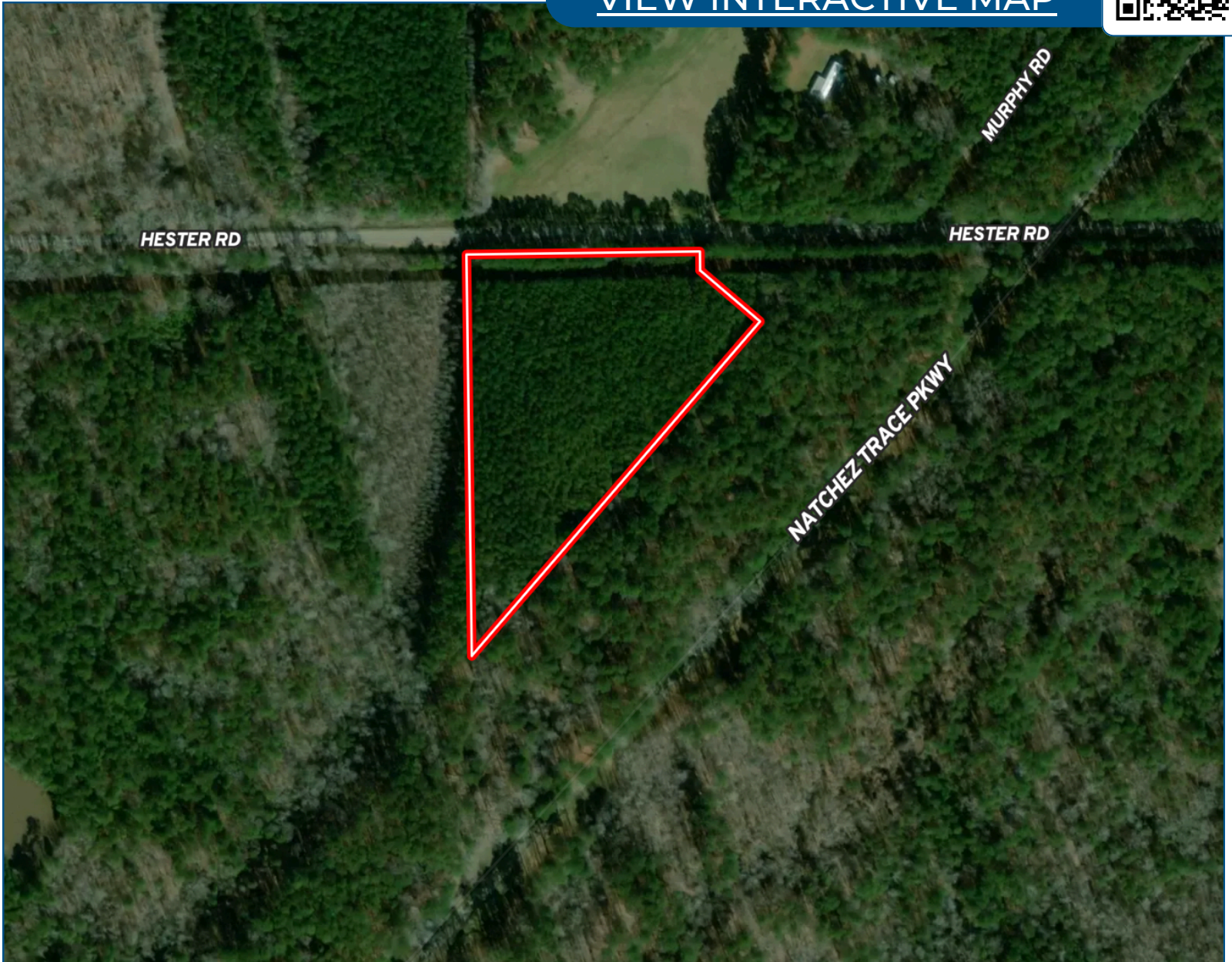


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Aerial Map



[VIEW INTERACTIVE MAP](#)



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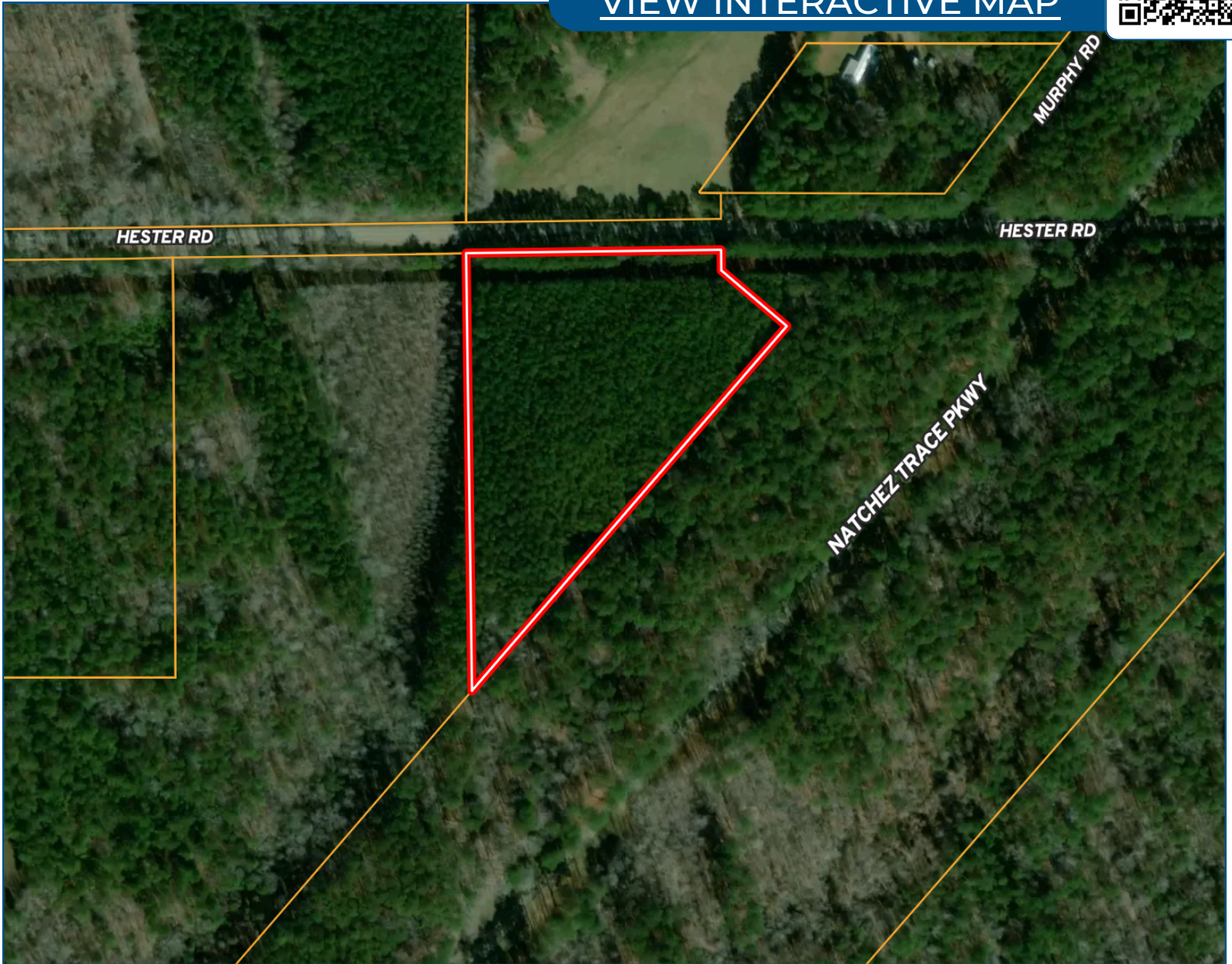


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Ownership Map



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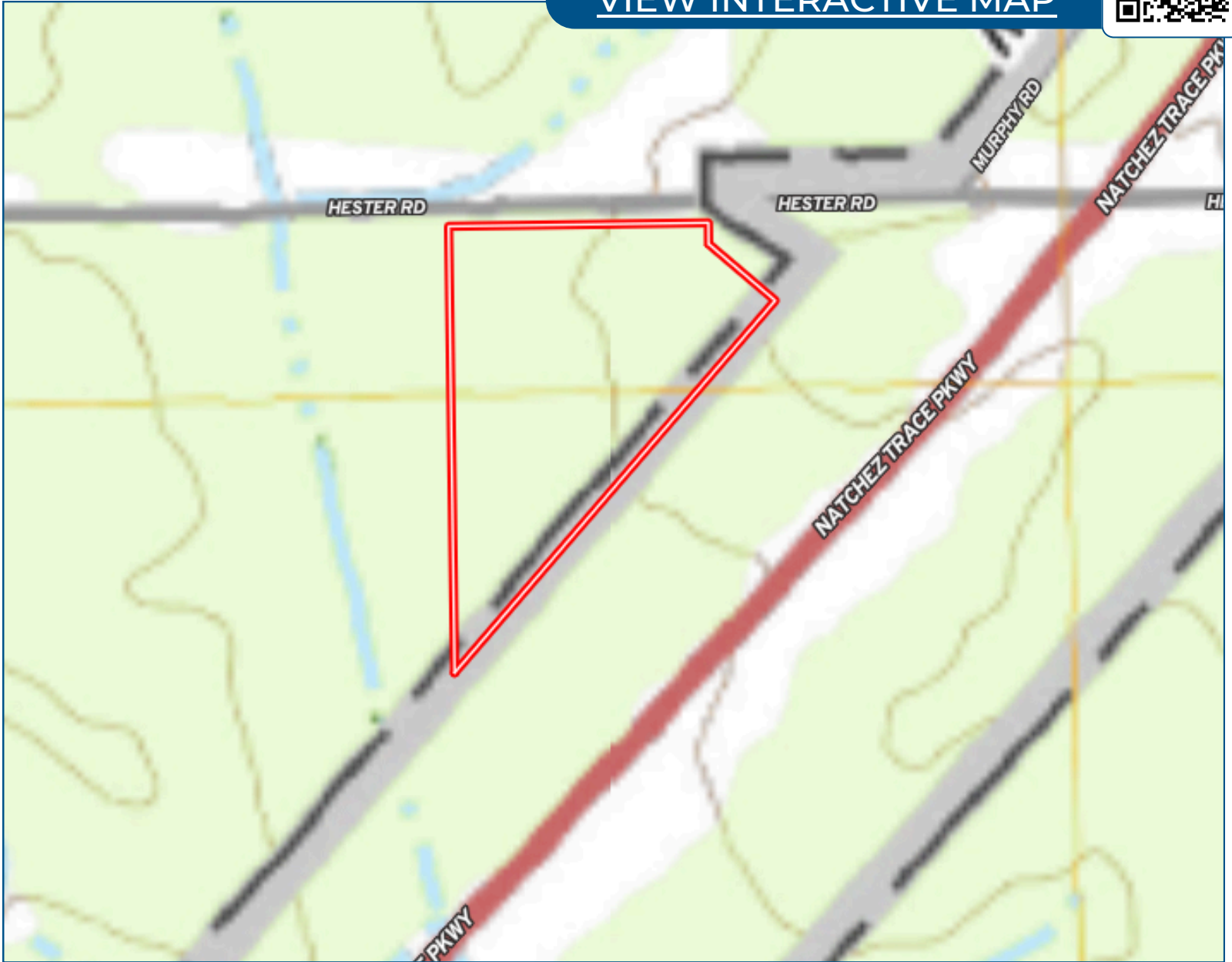


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Topo Map



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Soil Map



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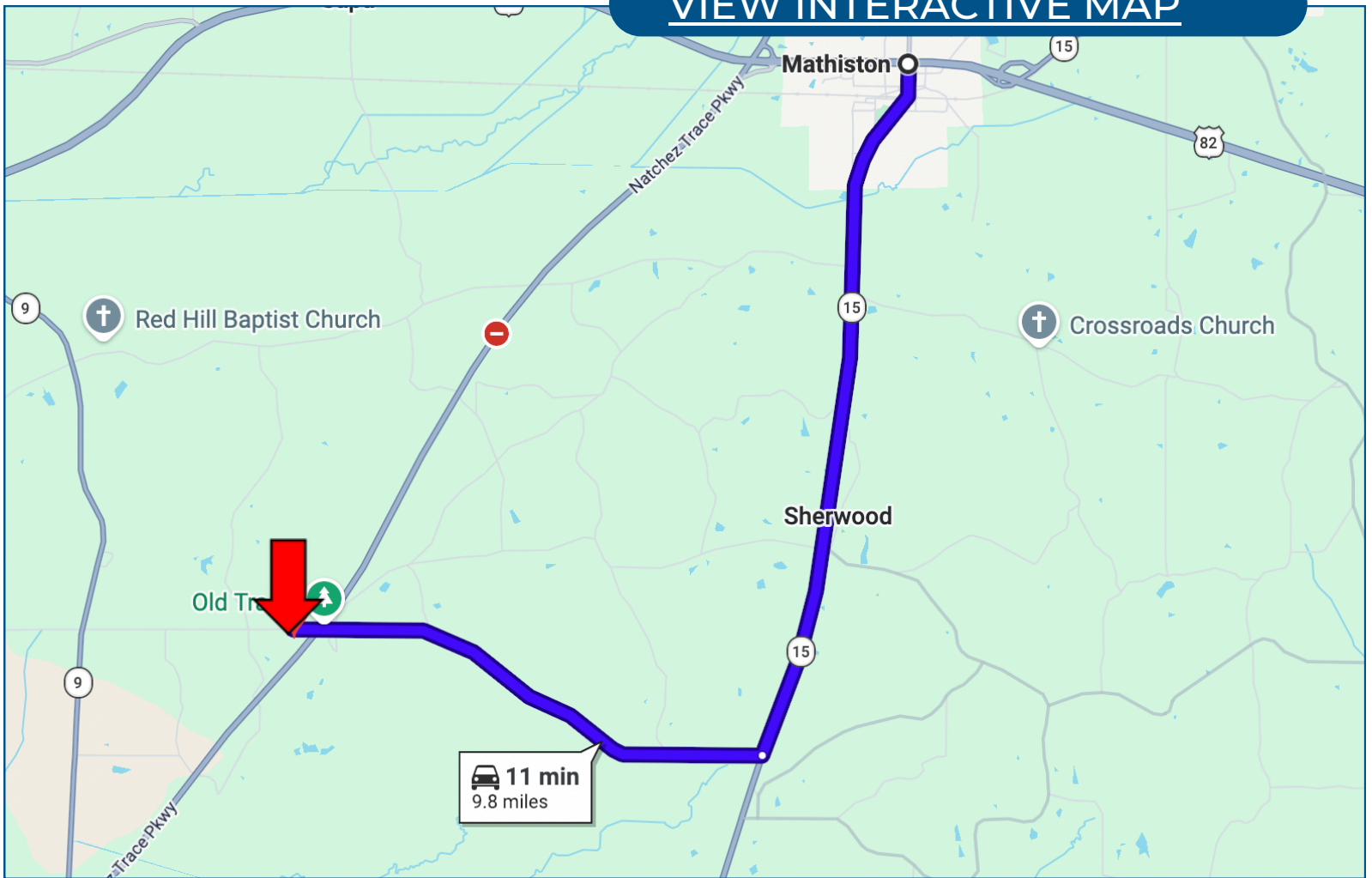
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Directional Map

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Directions from Mathiston, MS 39752: Head South on MS-15 S and continue for 5.7 miles. Turn right onto Hester Rd and continue for 4.0 miles – the destination will be on your left. Total drive time is approximately 11 minutes (9.8 miles).

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Listing Agent



Brooks Magee
REALTOR®

Brooks Magee was raised in Flora, Mississippi, where a love for the outdoors and helping others became the foundation for both his personal life and career aspirations. A graduate of Jackson Academy, Brooks is pursuing a degree in Forestry with a minor in Economics at Mississippi State University.

Brooks is an active member of Broadmoor Baptist Church in Madison, Mississippi and has dedicated time to conservation work through Ducks Unlimited. He served as Chairman of the Jackson Academy High School Chapter and as Treasurer for the Mississippi State College Chapter. His deep appreciation for God's creation has shaped his life and his pursuit of real estate.

When Brooks is not working, he can be found outdoors, especially chasing waterfowl with his family and friends. His upbringing in the Mississippi outdoors has given him a genuine understanding of the land, making him uniquely equipped to help clients find properties that match their lifestyle and dreams. Brooks approaches every transaction with integrity, dedication, and a commitment to making the buying or selling experience as smooth as possible.

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CALL ME TODAY!

