3.06± Acres

Great Homesite

Oktibbeha County, Sturgis, Mississippi

$30,000

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Office: 662.268.6333

Property Information

Location:

- New Light Road
  Sturgis, MS 39769
- 25 mins from Starkville, MS

Coordinates:

- 33.4464, -89.0443

Property Use:

- Homesite

Property Highlights

- 3.06± Acres
- Fantastic Spot to Build a Potential Home
- 350± feet of Road Frontage
- Short Drive to Starkville, MS

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Land Report 2011-2026 America's Best Brokerages

Information is believed to be accurate but not guaranteed.

The Property

3.06± Acres

Beautiful 3.06± surveyed acre homesite in Oktibbeha County with over 350 feet of road frontage. This tract offers a great setting for building, with a mix of pine and hardwoods providing privacy while remaining easily accessible. Located just 25 minutes from Starkville, MS, and only 12 minutes from downtown Sturgis, MS, you get the perfect balance of convenience and a quiet country feel.

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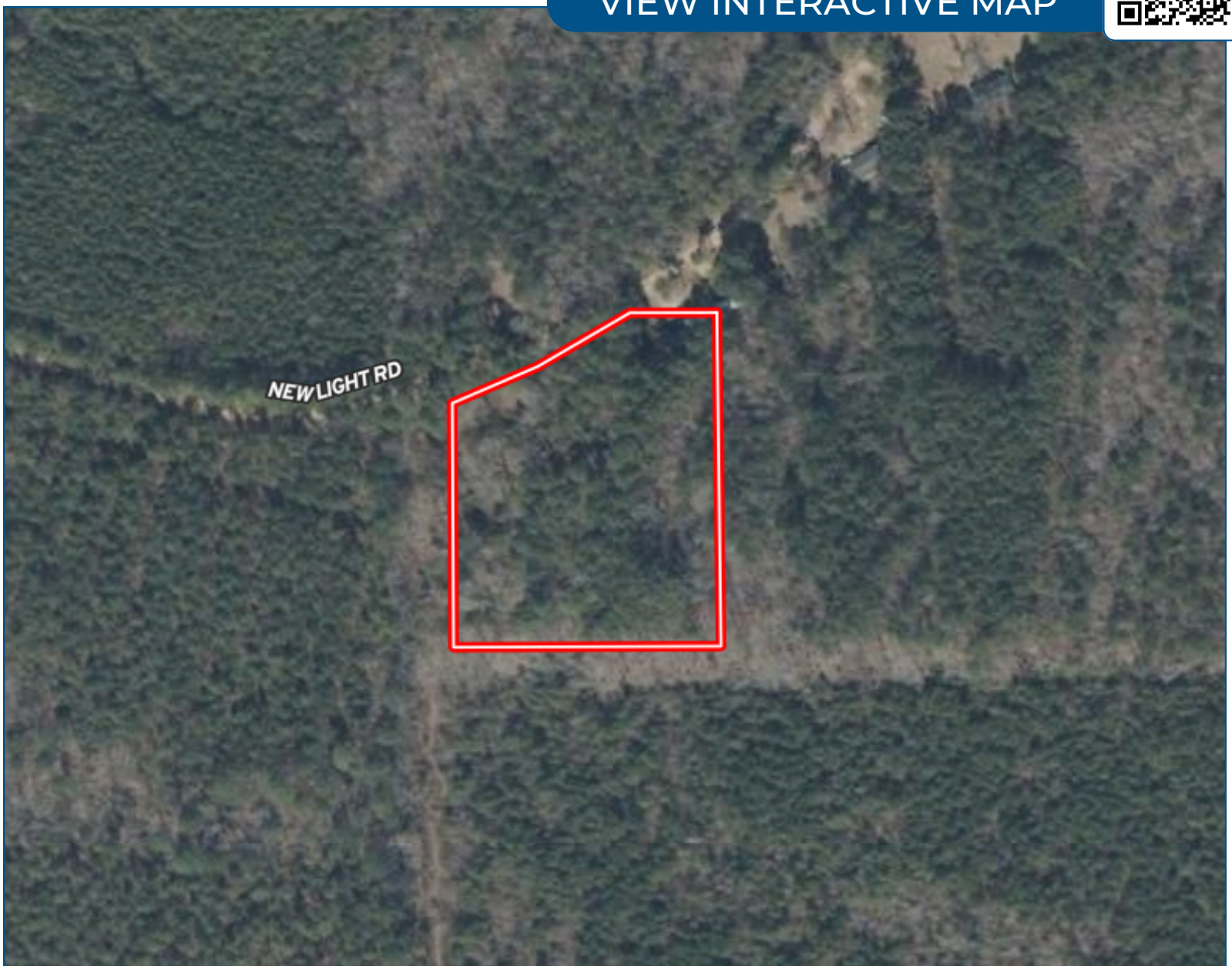
Aerial Map

VIEW INTERACTIVE MAP



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Ownership Map

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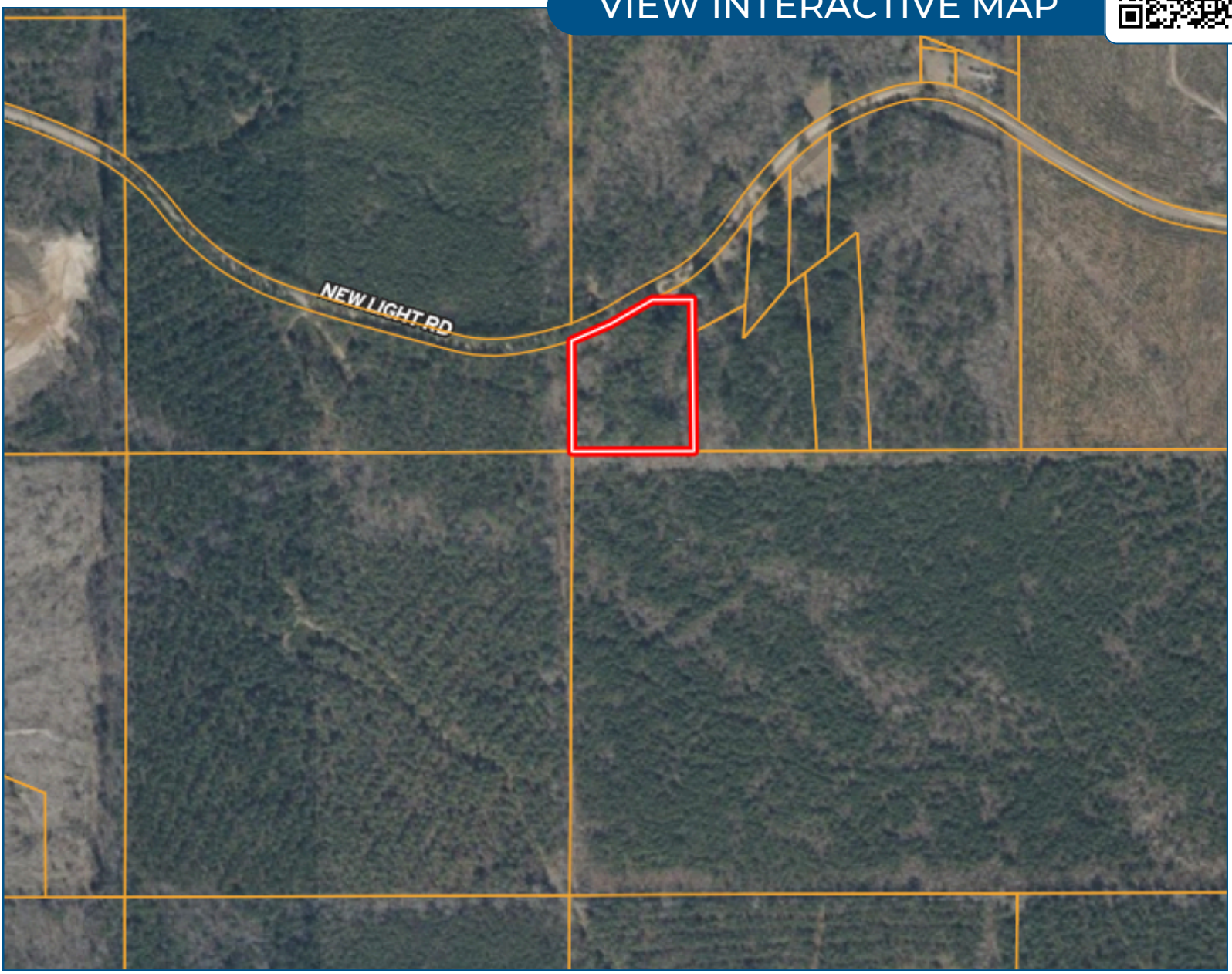

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Topo Map

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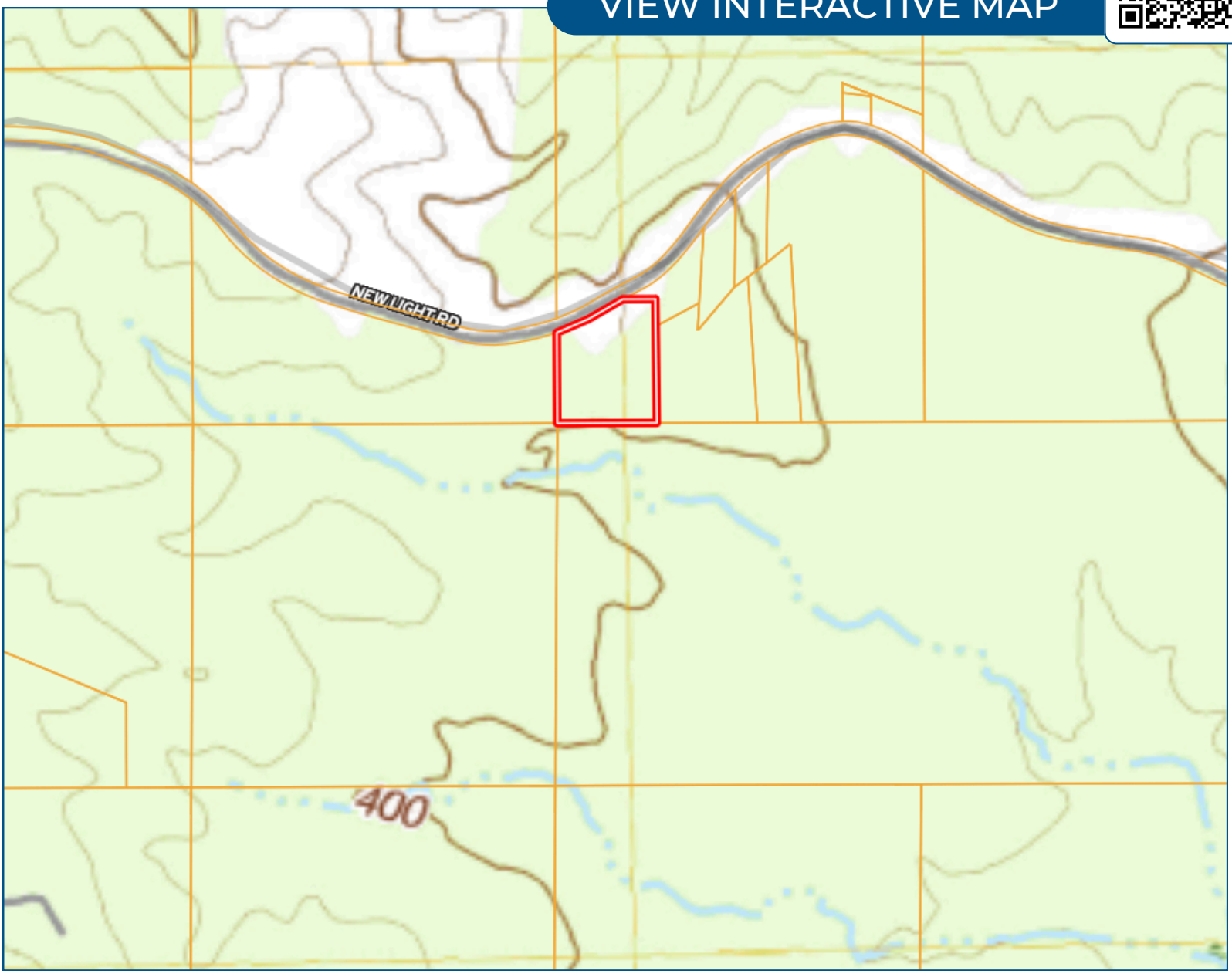

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Soil Map

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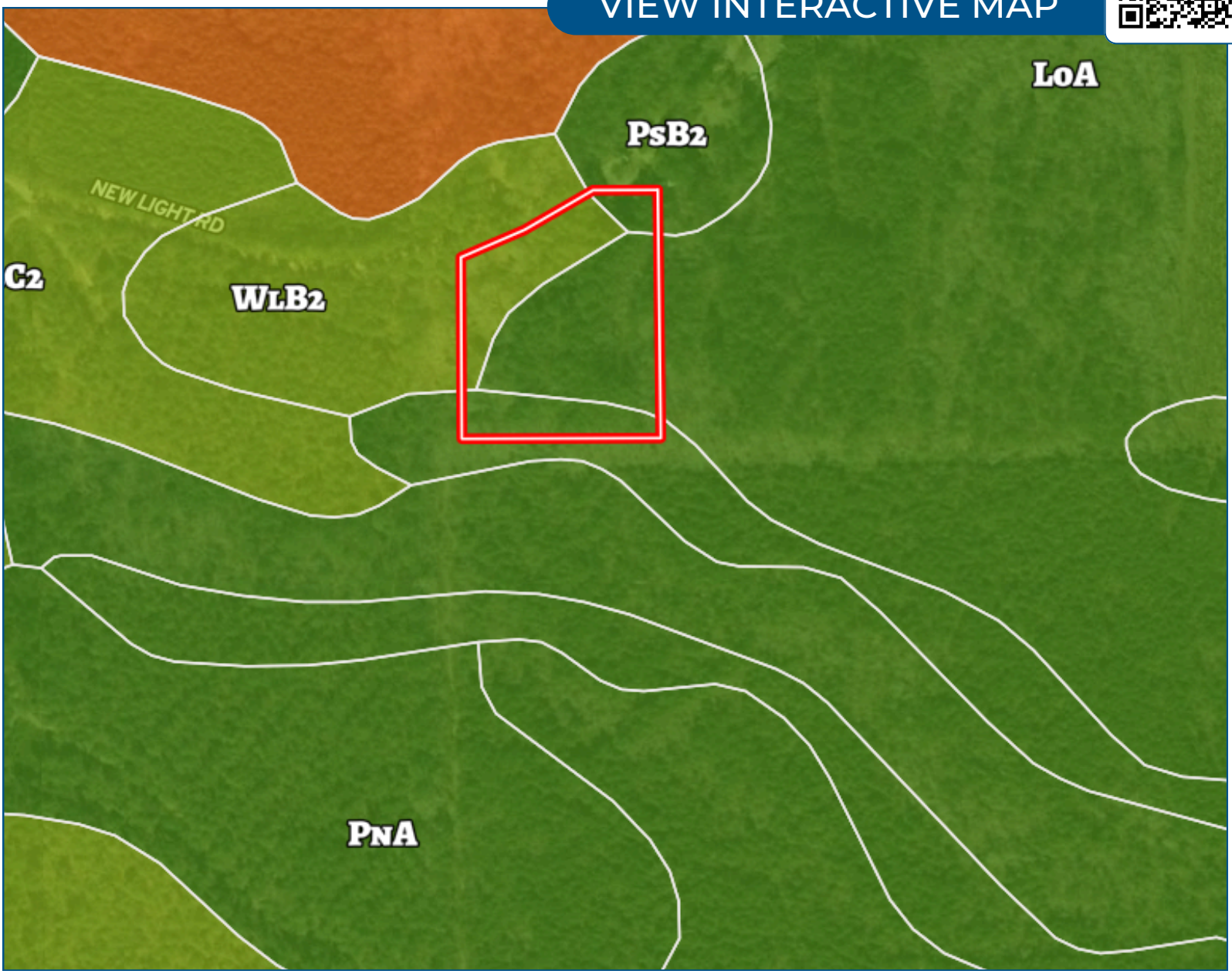

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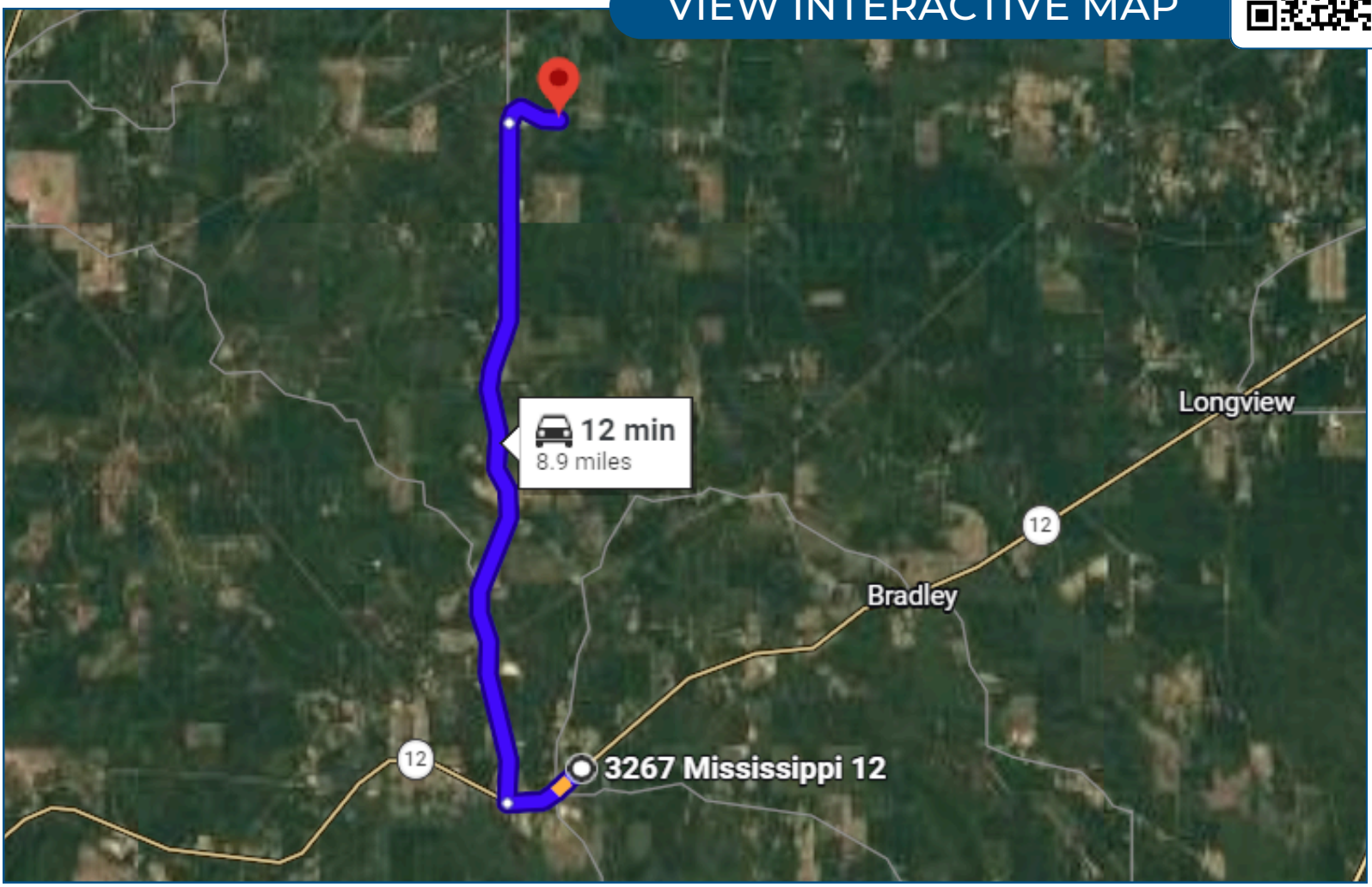
Directional Map

VIEW INTERACTIVE MAP



<u>Directions from MS-12, Sturgis, MS 39769</u>: Head toward Louisville Rd for 0.9 mi. Turn right onto Maben Sturgis Rd and continue for 7.3 mi. Take a slight right turn onto New Light Rd and travel for 0.7 mi. The property will be on the right side of the road.

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Listing Agent

Chance Persac

Realtor

Chance Persac grew up in Canton, Mississippi, and graduated from Canton Academy. His family now resides in Madison, while he lives in Starkville attending Mississippi State University, where he is pursuing a degree in Business Administration and has also served as Rush Chairman for his fraternity chapter.
He loves spending time outdoors, especially hunting and playing golf. His faith is the most important part of his life—he strives to live for Jesus and finds confidence through Him. Chance brings character, a strong work ethic, and a genuine passion for people into everything he does.

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CALL Chance Persac TODAY!

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