

# HOMESITE | HUNTING | TIMBER

## 88± Acres in Oktibbeha County, MS



**\$370,020**

**This 88± acre property features mostly pine timber with a touch of hardwoods, and it borders the scenic Six-Mile Creek along its northern edge. Sitting on top of a ridge, it offers the perfect spot for a cabin or homesite with beautiful views. The land includes a well-maintained road system and multiple areas ideal for food plots. It's a great setup for high-quality turkey and deer hunting. With road frontage on Maben-Bell Schoolhouse Road and a gated entrance, access is easy and secure. Conveniently located just 15 miles from Starkville, this property offers a quiet retreat without being too far from town. Call Chance Persac today to see it yourself!**



**CHANCE  
PERSAC**  
REALTOR®

Office: 662.268.6333

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[Chance@TomSmithLand.com](mailto:Chance@TomSmithLand.com)



Expect More. Get More.

**A Real Estate Expert You Can Trust**

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.







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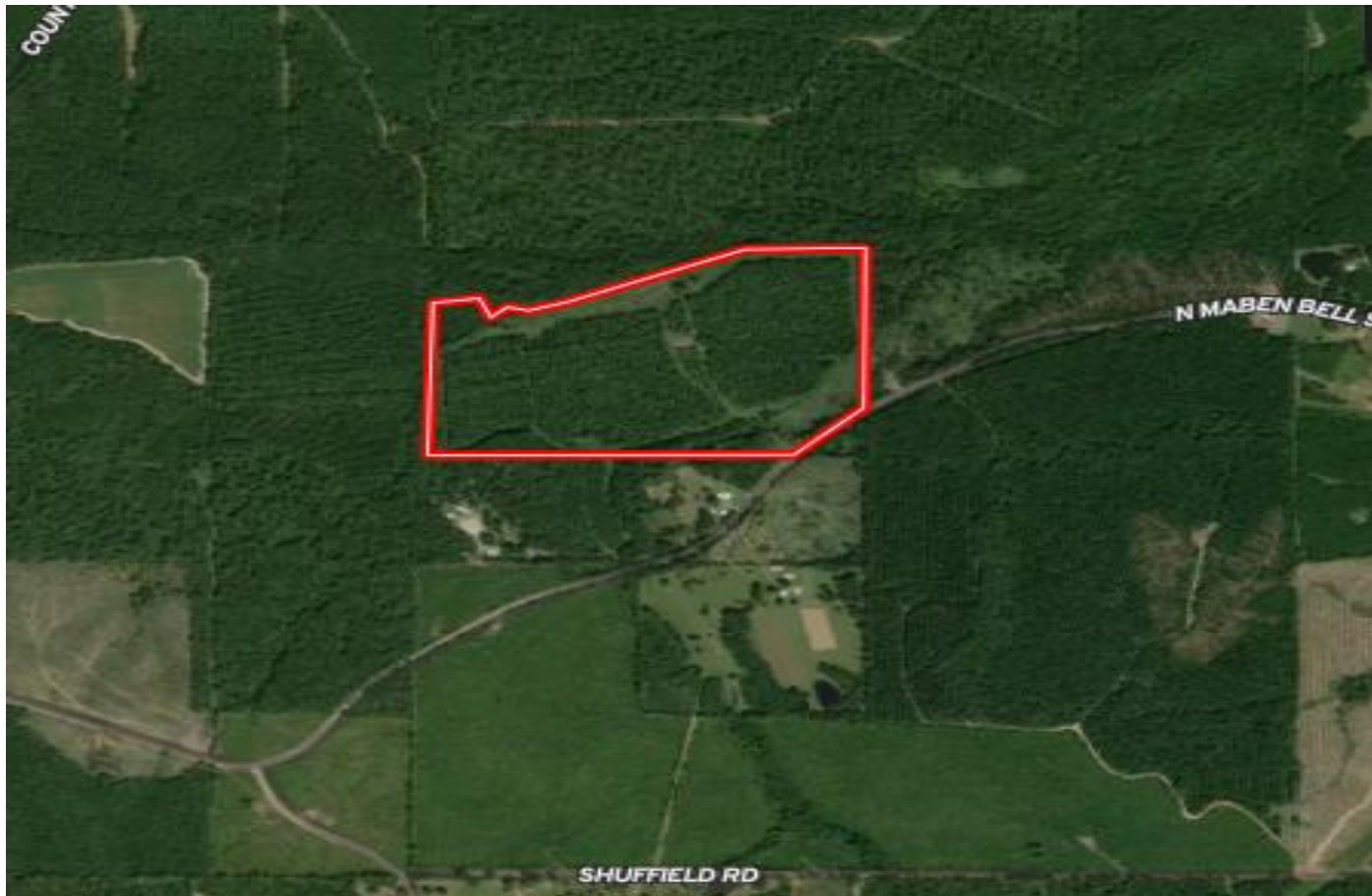


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# AERIAL MAP



[Click Here for Interactive Map](#)

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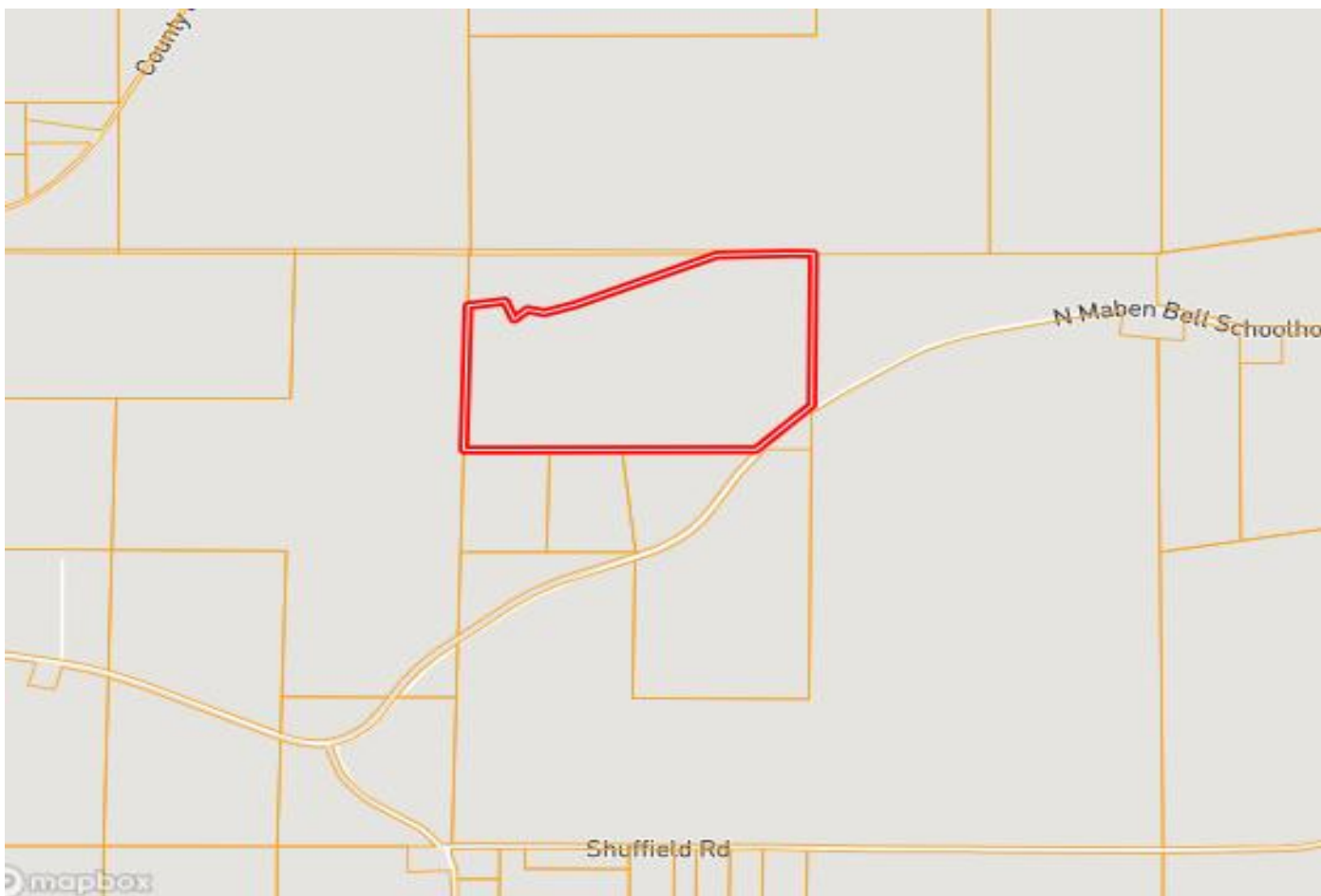
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# OWNERSHIP MAP



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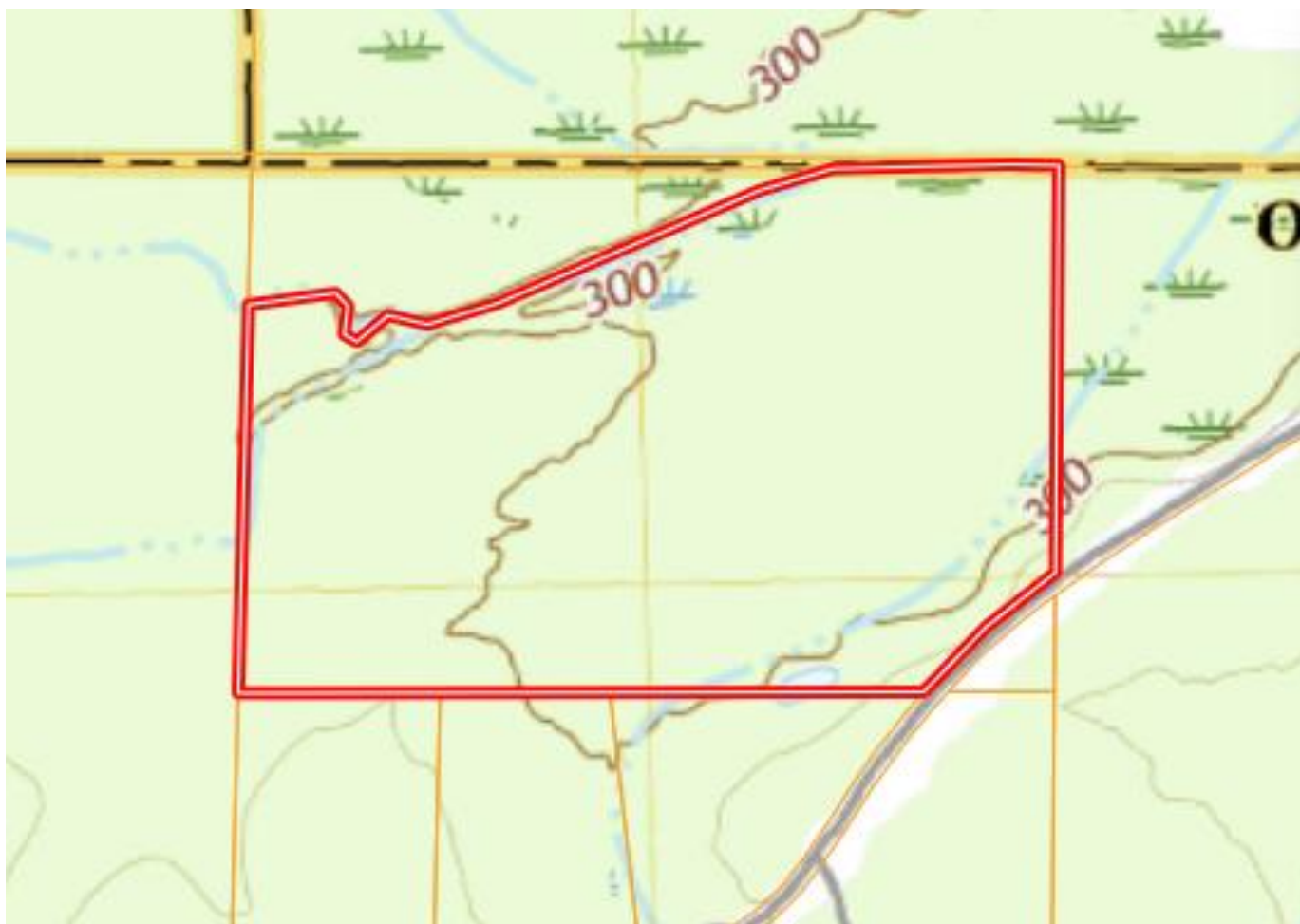


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# TOPOGRAPHY MAP



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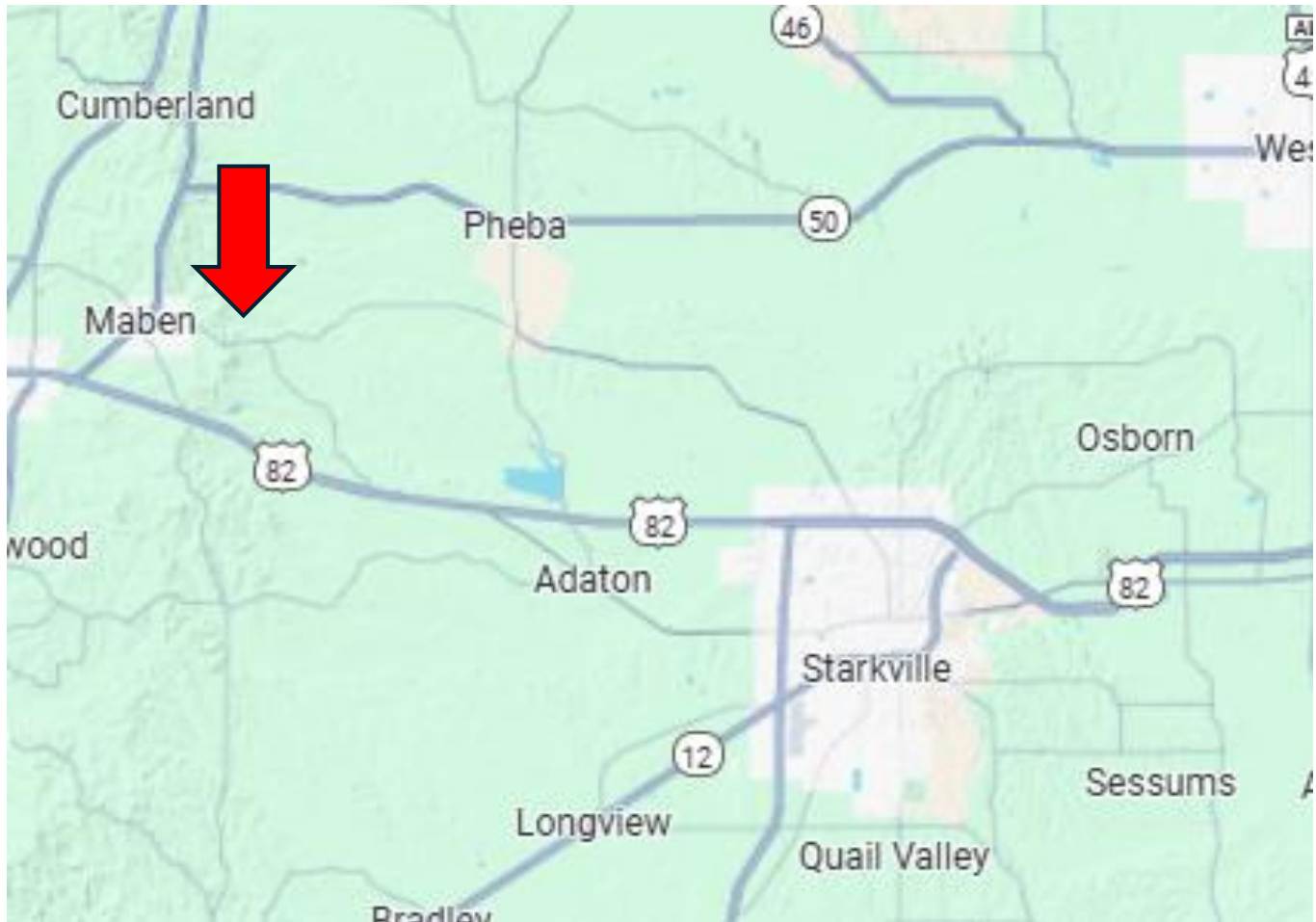
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# DIRECTIONAL MAP



Directions from HWY 82 West in Starkville, MS: Head northwest on MS-389 N/N Jackson St 9.0 mi Turn left onto N Maben Bell Schoolhouse Rd , Destination will be on the right. [Google Map Link](#)

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