

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

Cell: 601.955.4587

Chance@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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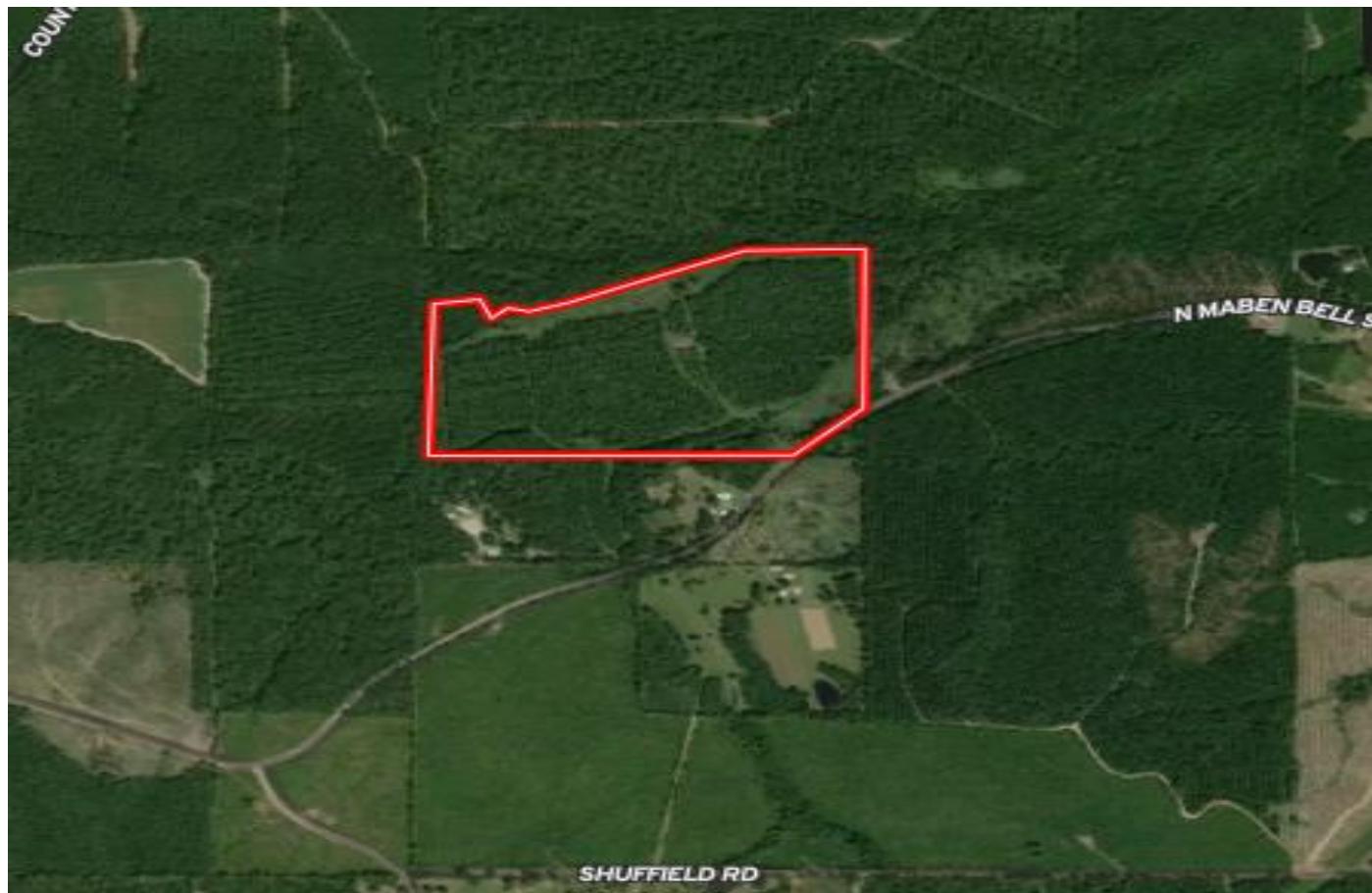
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AERIAL MAP



[Click Here for Interactive Map](#)

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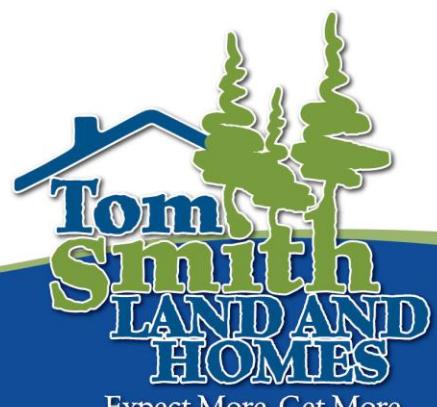
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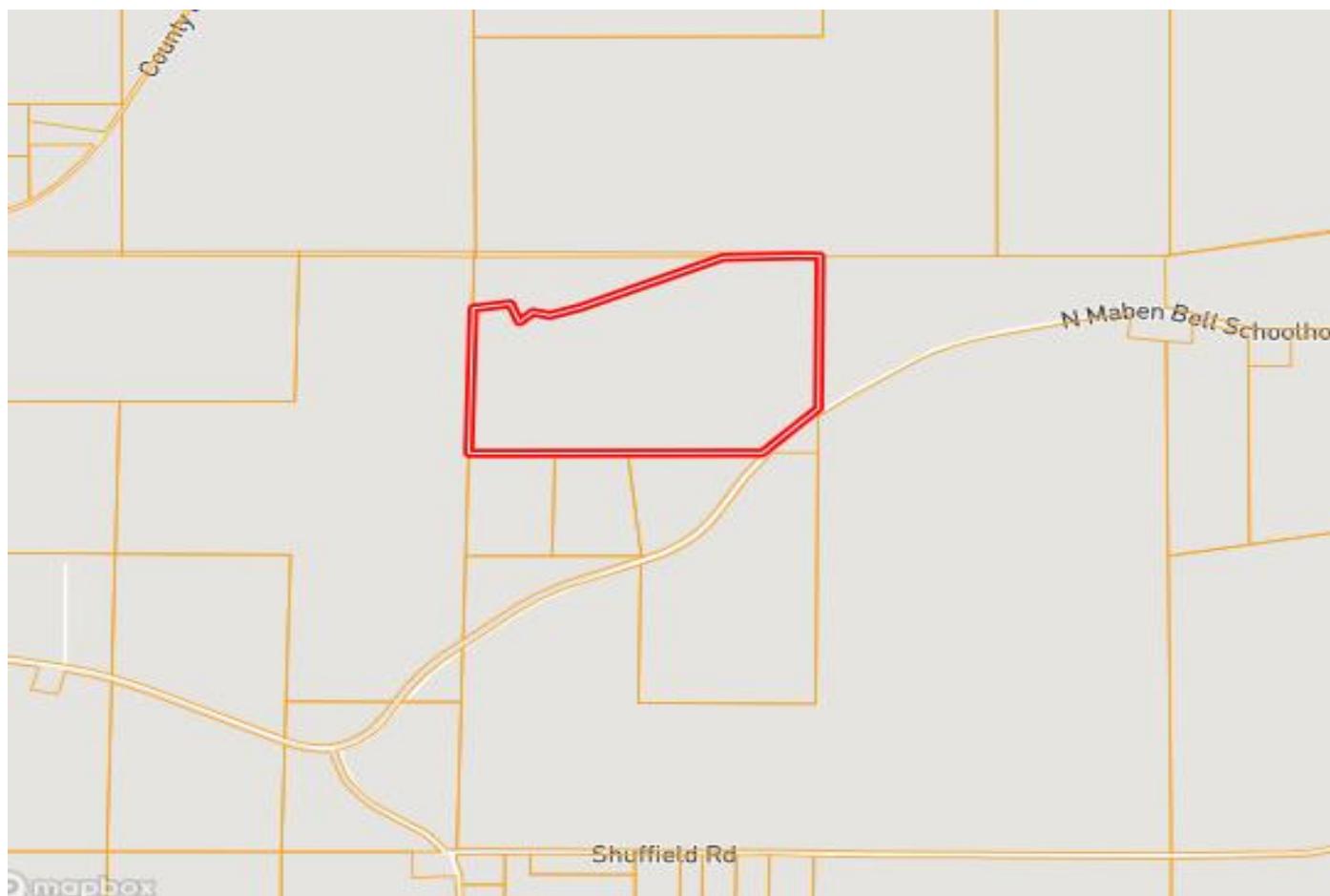
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OWNERSHIP MAP



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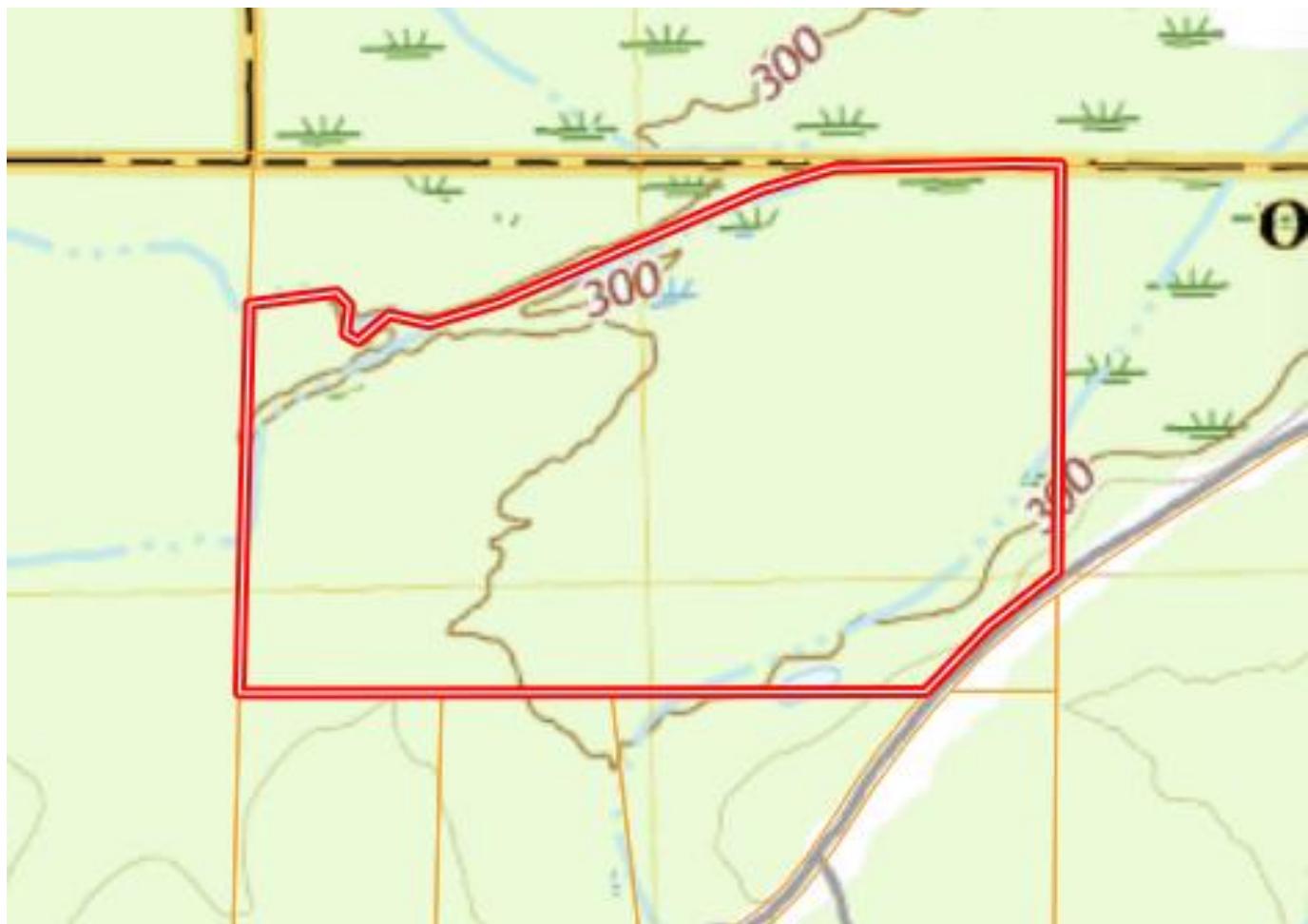
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TOPOGRAPHY MAP



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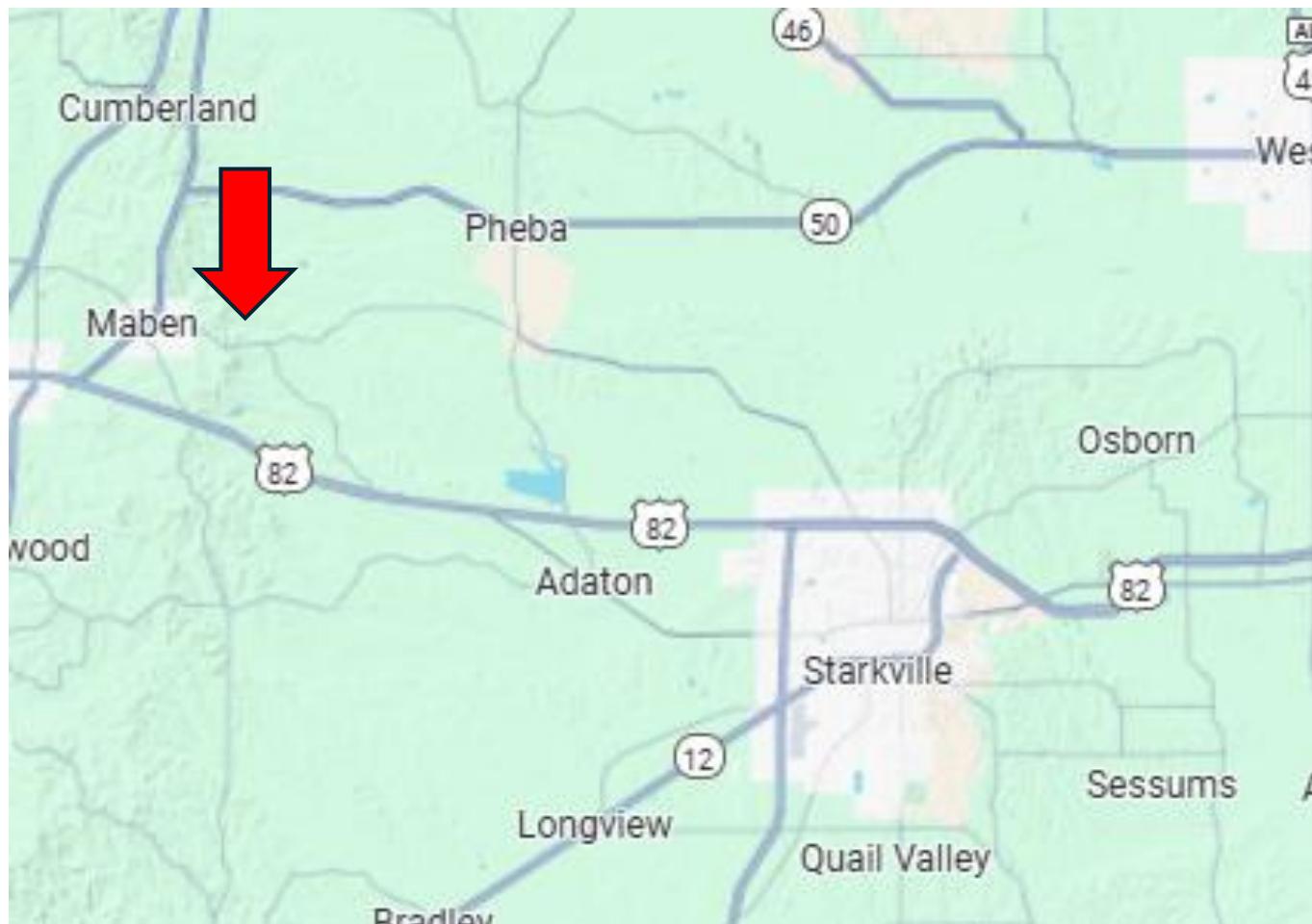
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DIRECTIONAL MAP



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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