

VERSATILE RECREATIONAL TRACT

East 24± Acres in Oktibbeha County, MS

\$135,000

Here is a rare opportunity to own 24± acres just outside Starkville, MS. This Oktibbeha County property features over 1,000 feet of road frontage on US-82. The recently harvested timber provides a blank slate for the next owner. Approximately 7± acres of pine timber and the outer road and buffer areas are enrolled in a CRP Program. Trim Crane Creek runs along the eastern border of this property, and this area is known for excellent deer and turkey hunting. Whether you're looking for recreational enjoyment, development potential, or commercial possibilities, this versatile tract delivers. Plus, it's just minutes from Mississippi State University. There is an additional 24± acres available too.



**BROOKS
MAGEE**
REALTOR®
Office: 662.268.6333
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Brooks@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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Wildlife



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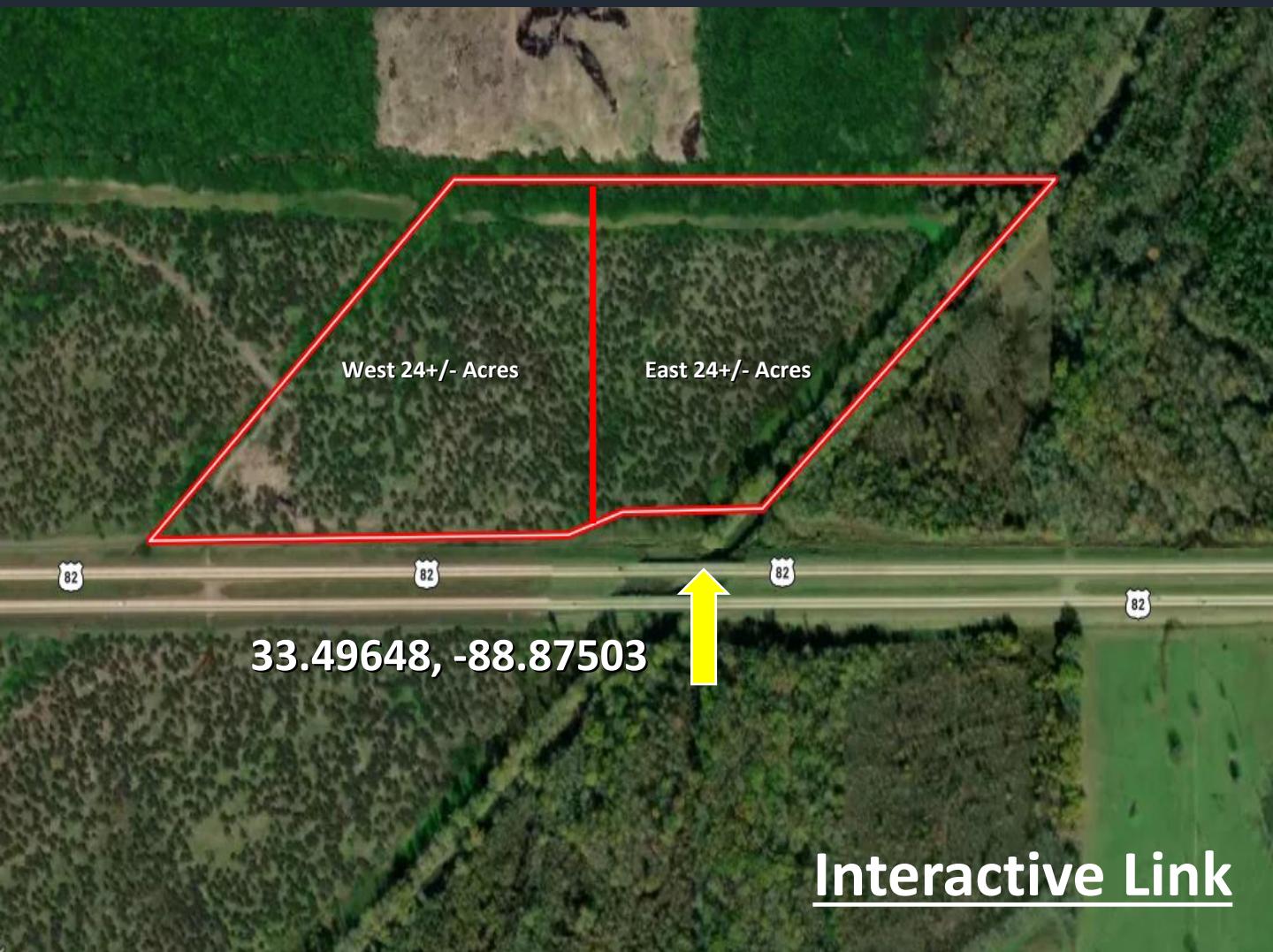
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Aerial Map



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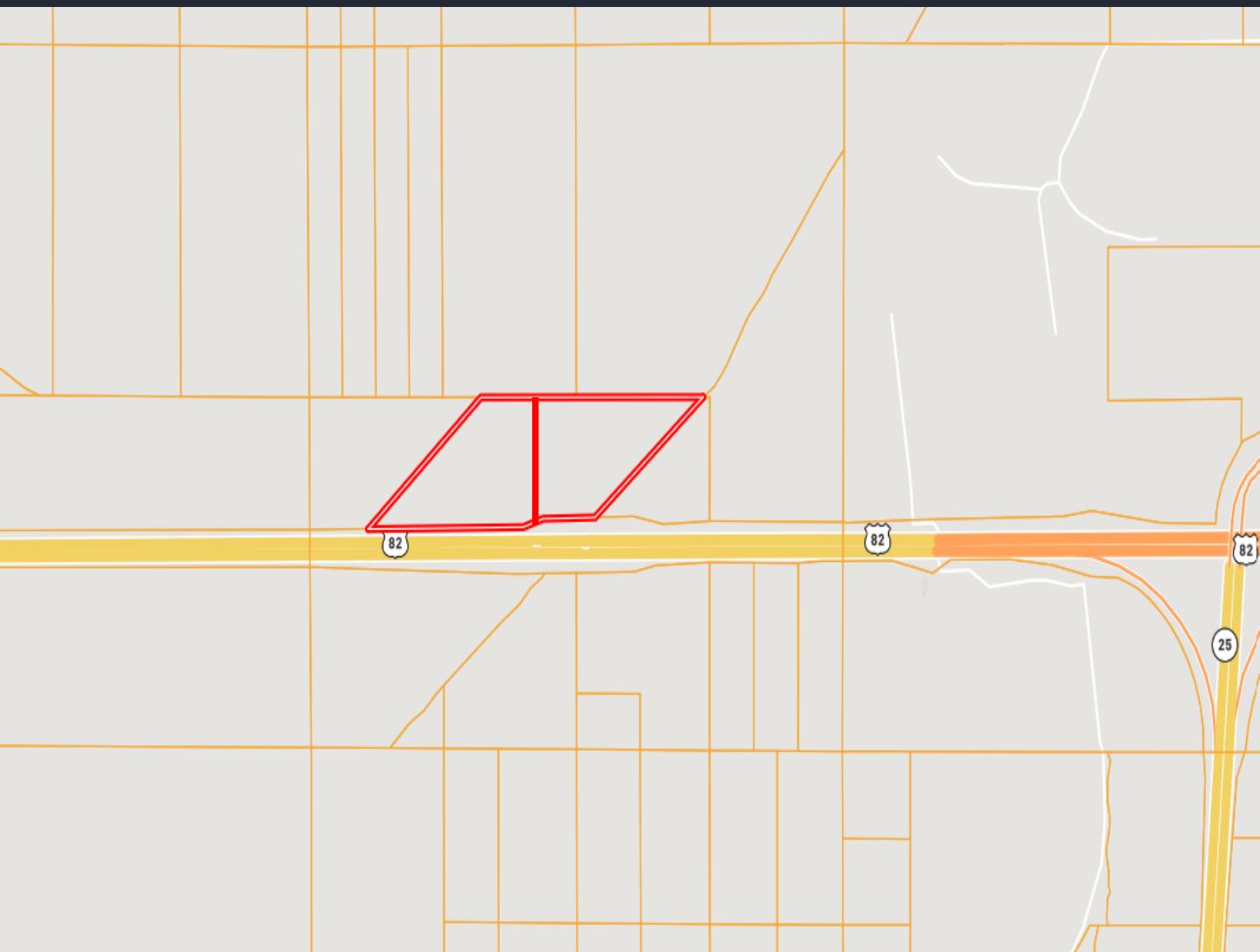


Expect More. Get More.



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Ownership Map



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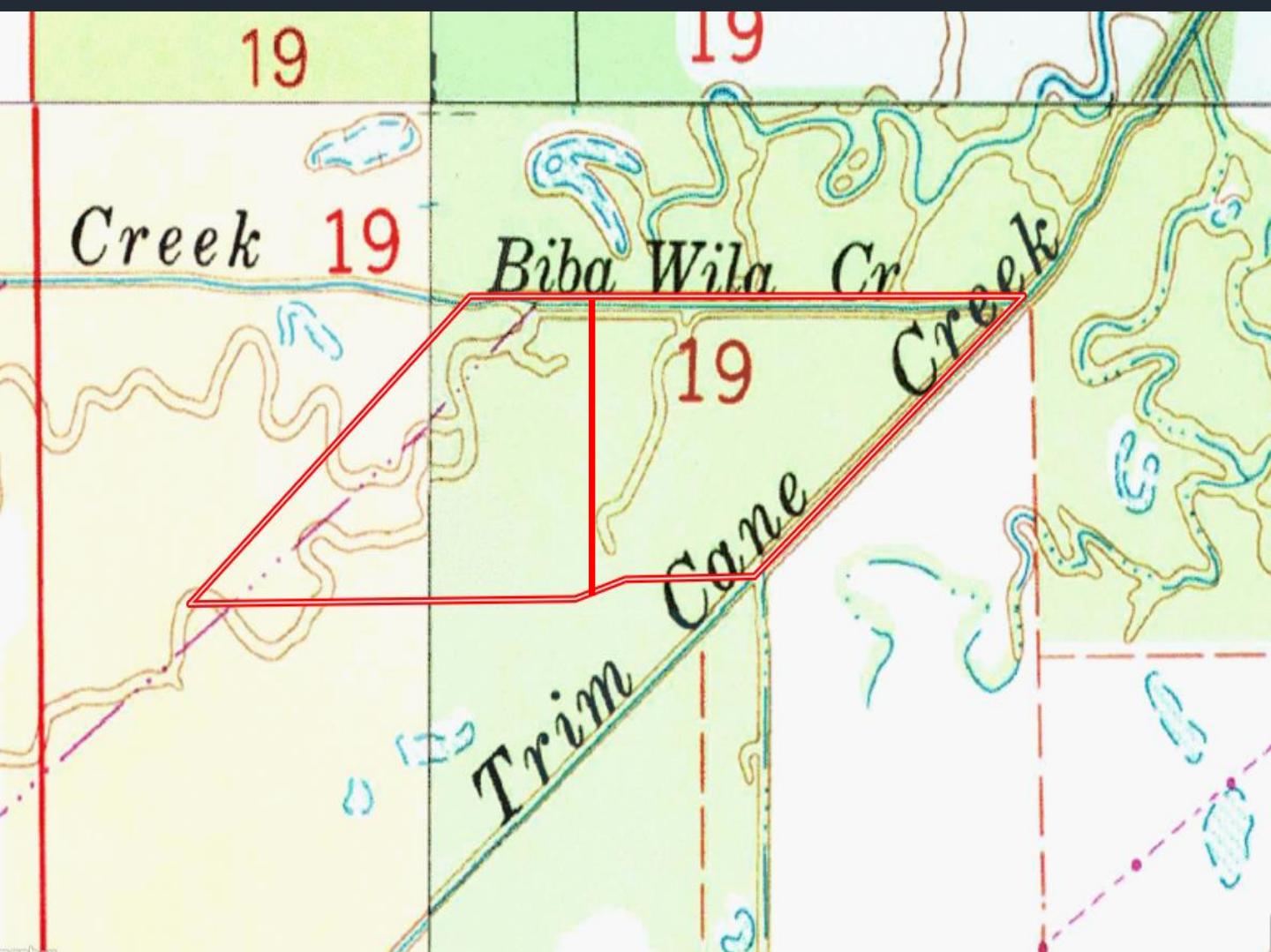
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Topo Map



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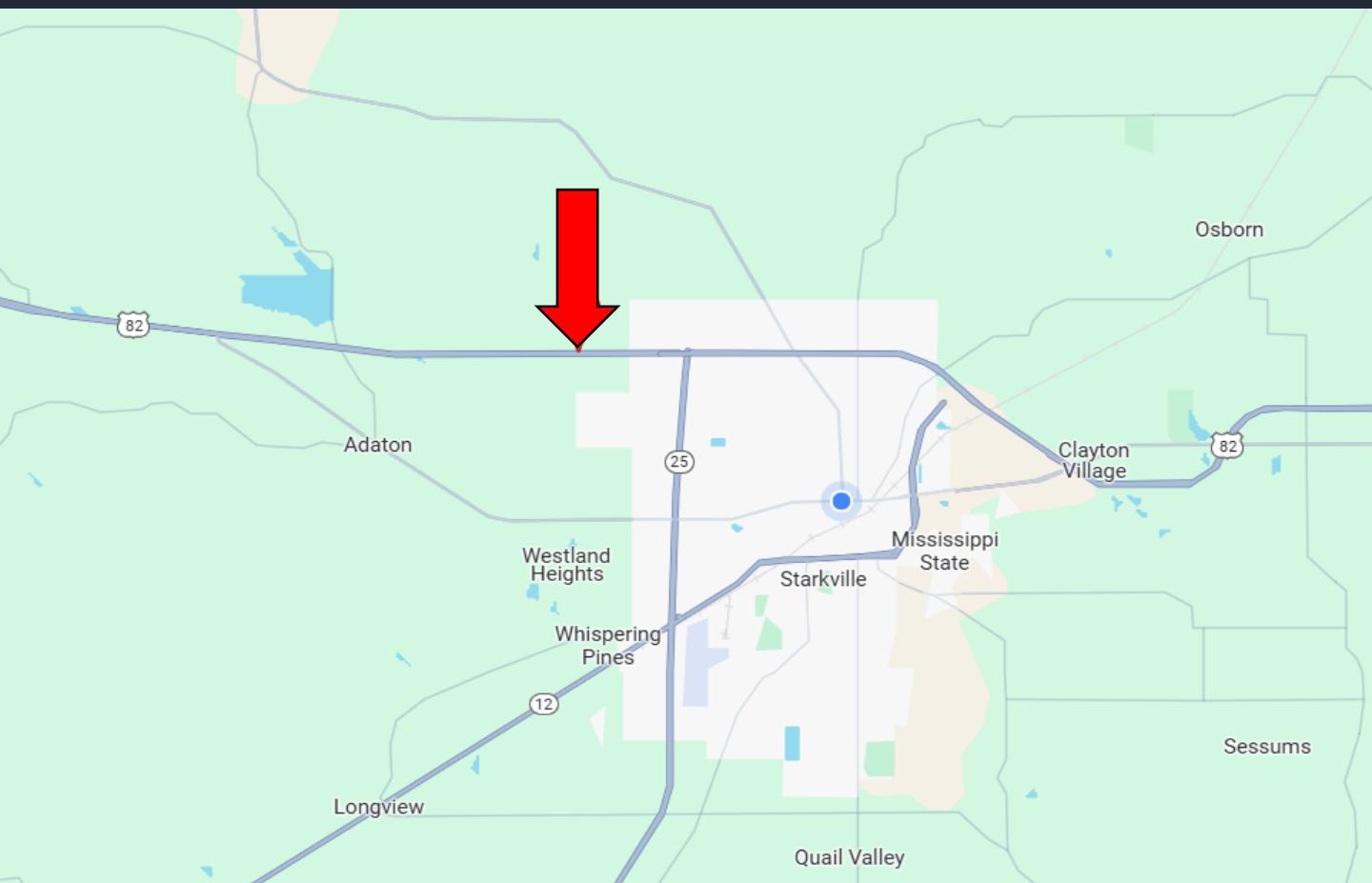
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Directional Map



Directions from the Intersection of Hwy 25 and Hwy 82 in Starkville, MS: Merge onto Hwy 82 West. After 1.6 miles, the property will be on the right. [GOOGLE MAP LINK](#)



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