22.4± Acre Homesite

14 Minutes From MSU Campus

Oktibbeha County, Starkville, MS



$279,000



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Property Information

Location:

- 14 Minutes from MSU Campus
- 8 minutes from MSU golf course

Coordinates:

- 33.43745, -88.693

Property Use:

- Homesite
- Pasture Land

Property Highlights

- 22.4 Acres
- Just 14 minutes from Mississippi State University
- Approximately 1,250 sq ft
- 200 feet road frontage on Hickory Grove Road South
- Power connected, water is available



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LandReport 2011-2026 AMERICA'S BEST BROKERAGES

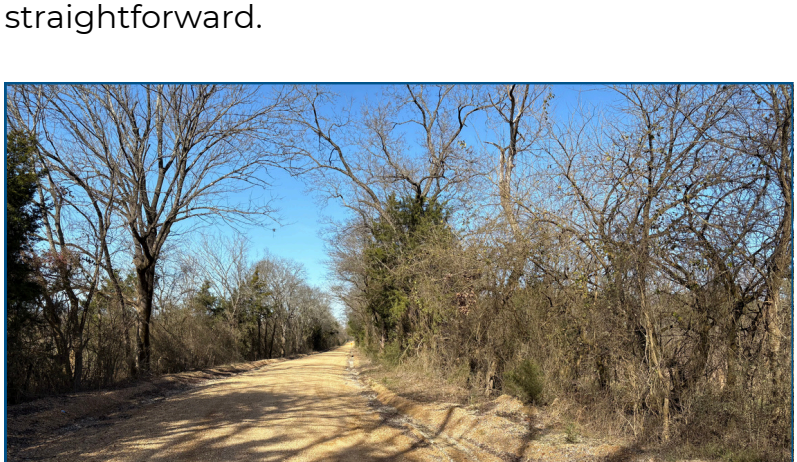
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The Property

22.4± Acres

Rare opportunity to own 22.4± acres on highly sought-after Hickory Grove Road South, just 14 minutes from Mississippi State's campus. This beautiful homesite offers privacy, space, and convenience in a location where acreage is increasingly hard to find.

The property features approximately 200 feet of road frontage and includes a 1,250± square foot partially finished home, giving buyers the option to complete the existing structure or build a custom dream home. Power is connected and water is available, making future development straightforward.







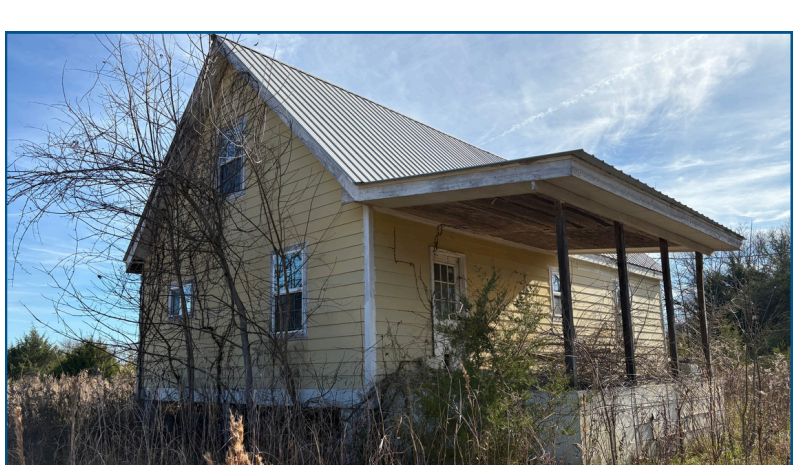


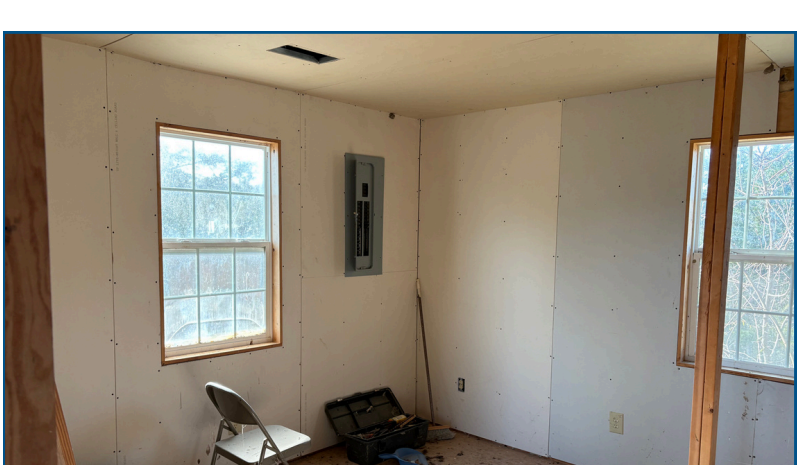
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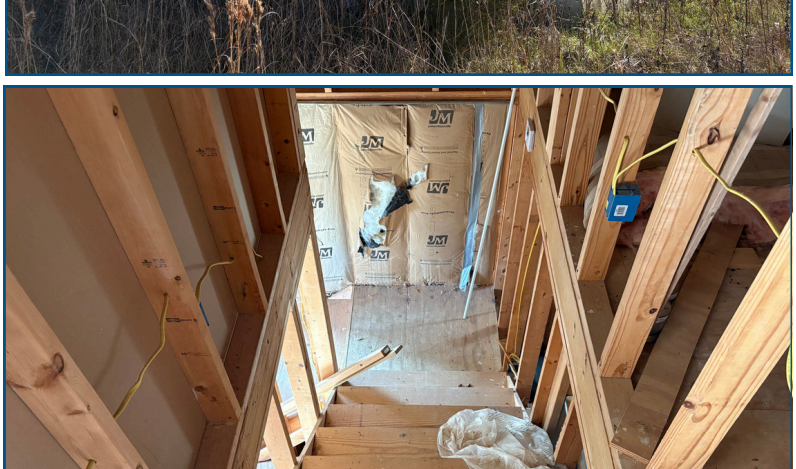
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Aerial Photos





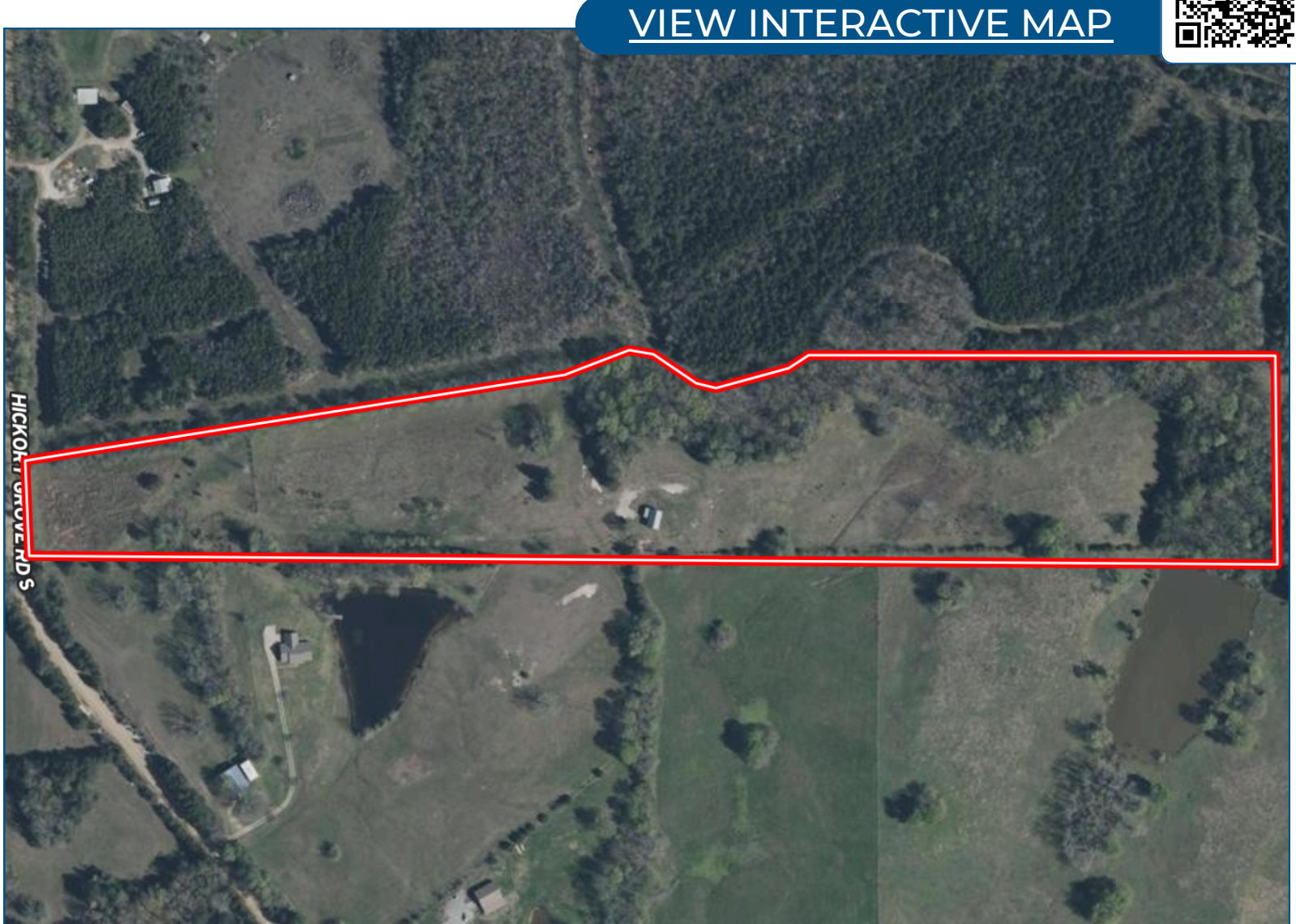
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Aerial Map

VIEW INTERACTIVE MAP



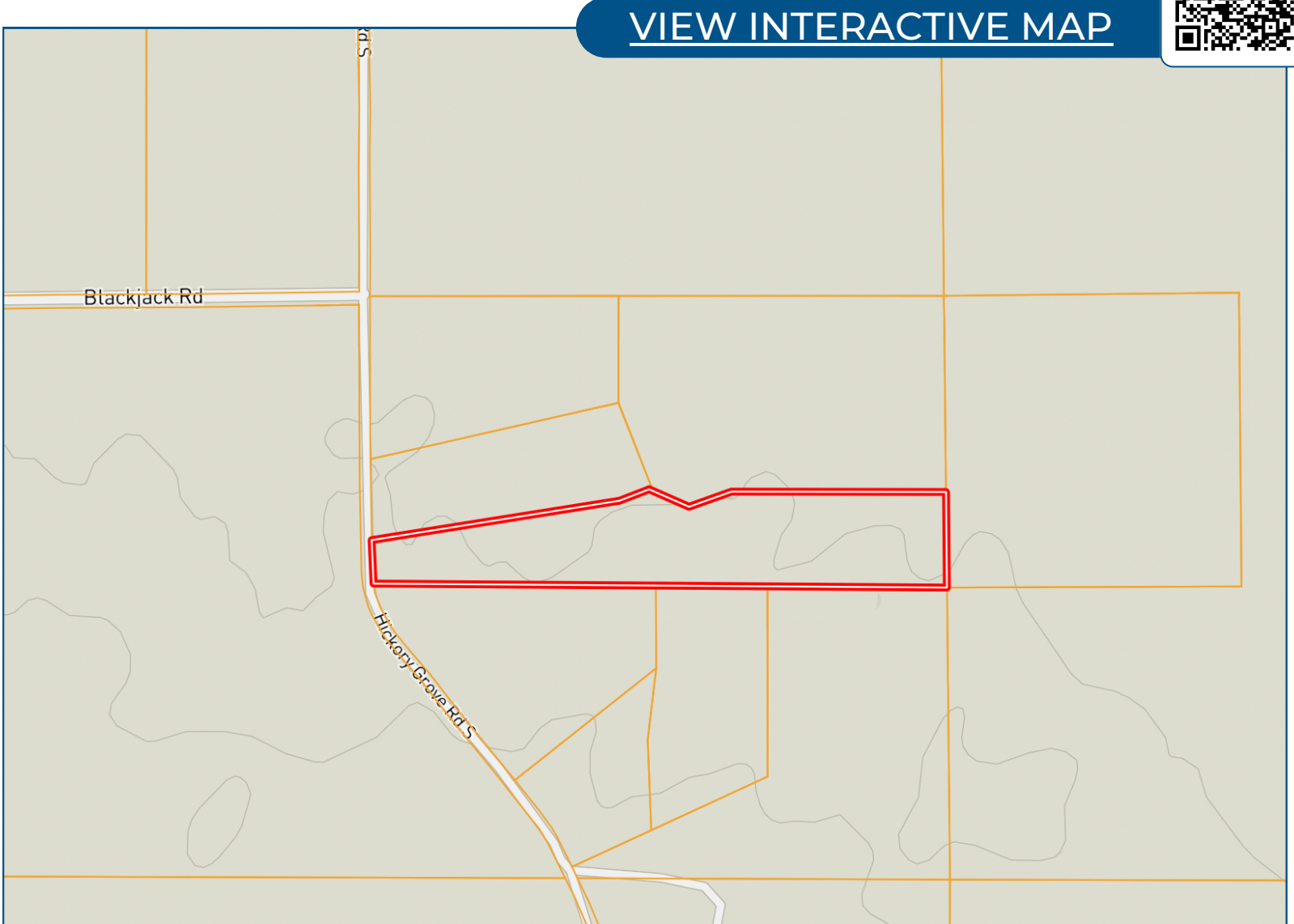
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Ownership Map

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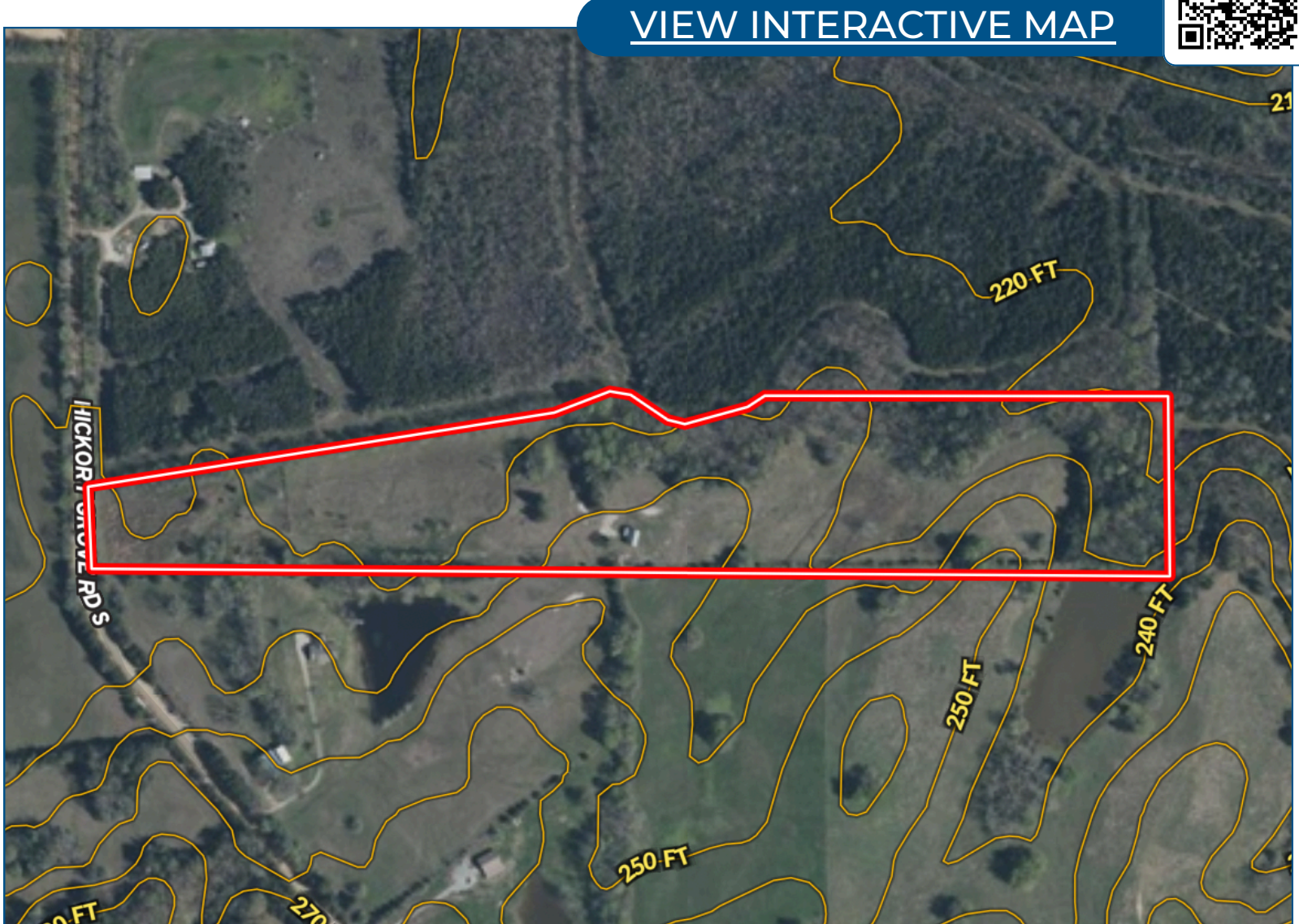
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Topo Map

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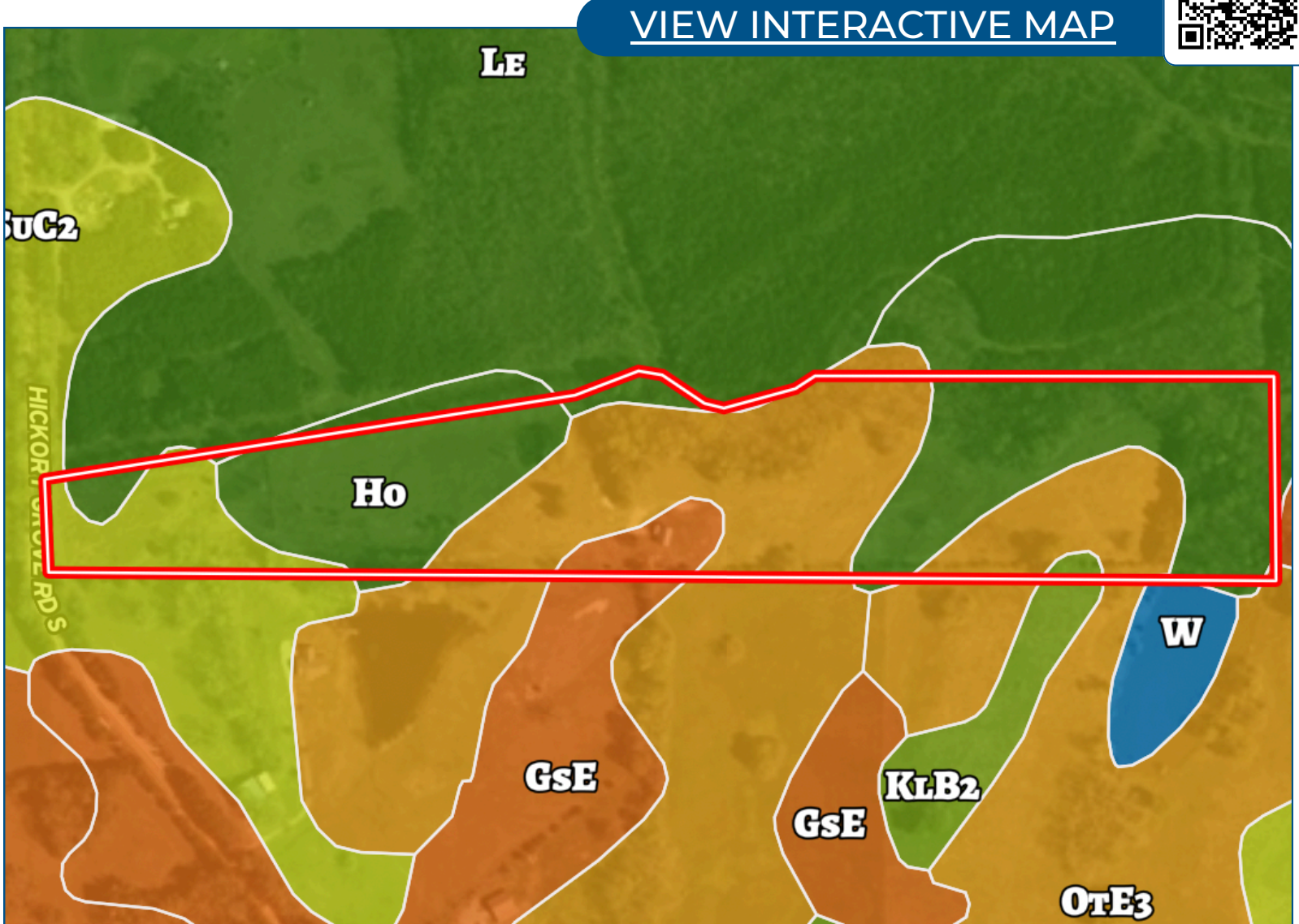
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Soil Map

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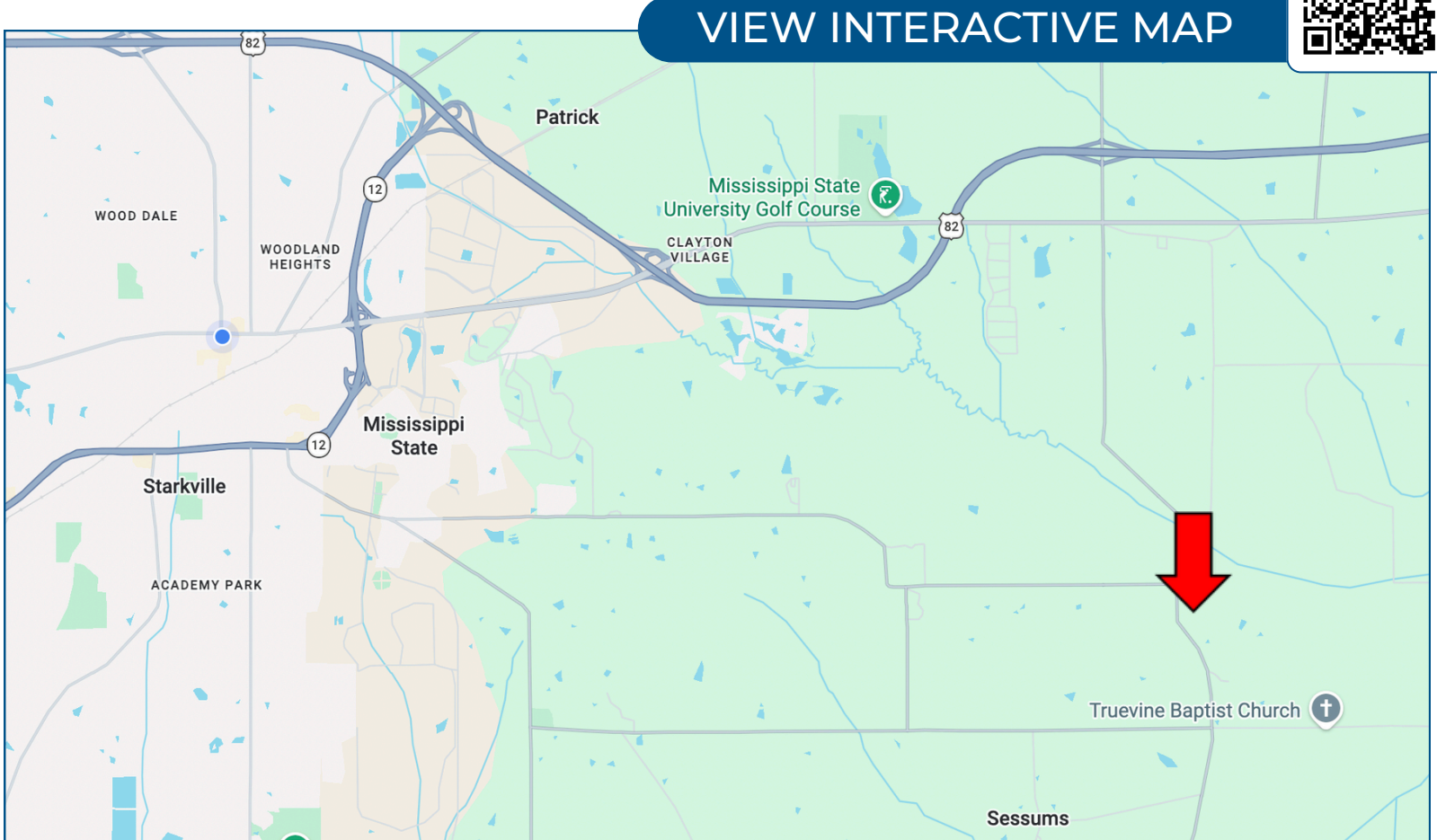
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Directional Map

VIEW INTERACTIVE MAP



Directions from MSU Golf Course in Starkville: From the Mississippi State Golf Course parking lot, turn left onto MS-182 E and continue for 1.5 miles. Turn right onto Hickory Grove Rd S — the destination will be on your left.

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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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