

**22.4± Acre Homesite**

**14 Minutes From MSU Campus**

**Oktibbeha County, Starkville, MS**



**\$286,787**



# 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



**BROOKS  
MAGEE**  
REALTOR®  
Office: 662.268.6333  
Cell: 601.613.4568  
Brooks@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert  
You Can Trust!**



# 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.



**BROOKS  
MAGEE**  
REALTOR®

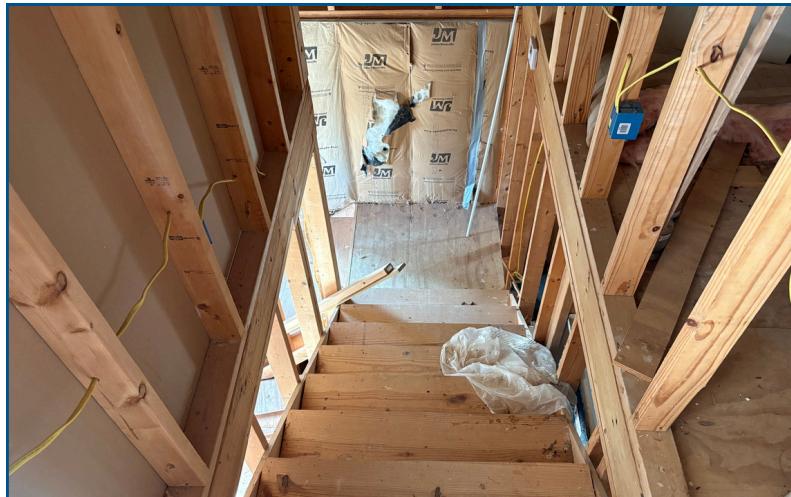
Office: 662.268.6333

Cell: 601.613.4568

Brooks@TomSmithLand.com

  
**Tom  
Smith**  
**LAND AND**  
**HOMES**  
Expect More. Get More.

# The Property



**BROOKS  
MAGEE**  
REALTOR®  
Office: 662.268.6333  
Cell: 601.613.4568  
Brooks@TomSmithLand.com

  
**Tom  
Smith**  
**LAND AND  
HOMES**  
Expect More. Get More.

# The Property



**BROOKS  
MAGEE**  
REALTOR®  
Office: 662.268.6333  
Cell: 601.613.4568  
Brooks@TomSmithLand.com

  
**Tom  
Smith**  
**LAND AND  
HOMES**  
Expect More. Get More.

# Aerial Photos



**BROOKS  
MAGEE**  
REALTOR®

Office: 662.268.6333

Cell: 601.613.4568

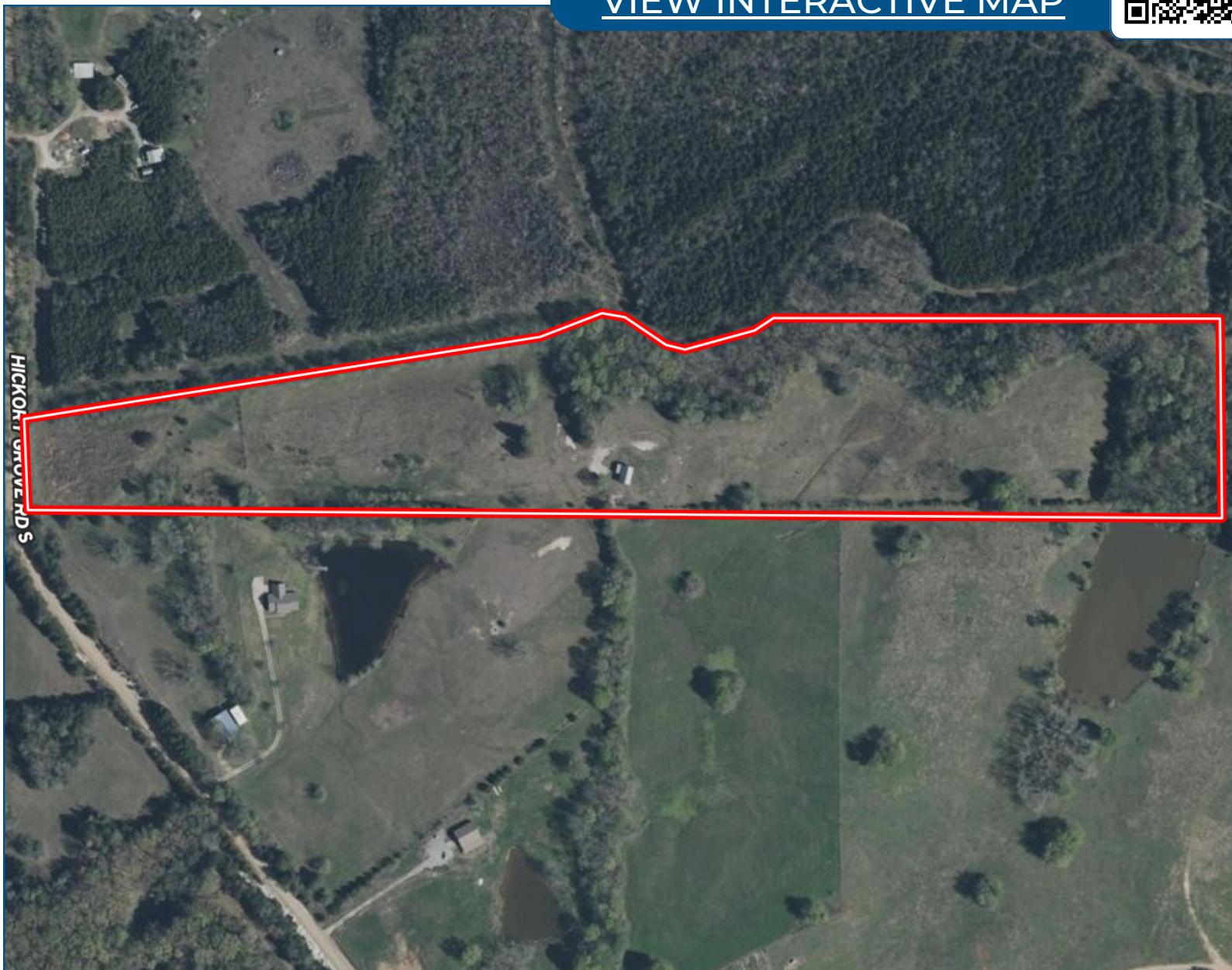
Brooks@TomSmithLand.com



Expect More. Get More.

# Aerial Map

[VIEW INTERACTIVE MAP](#)



**BROOKS  
MAGEE**  
REALTOR®

Office: 662.268.6333

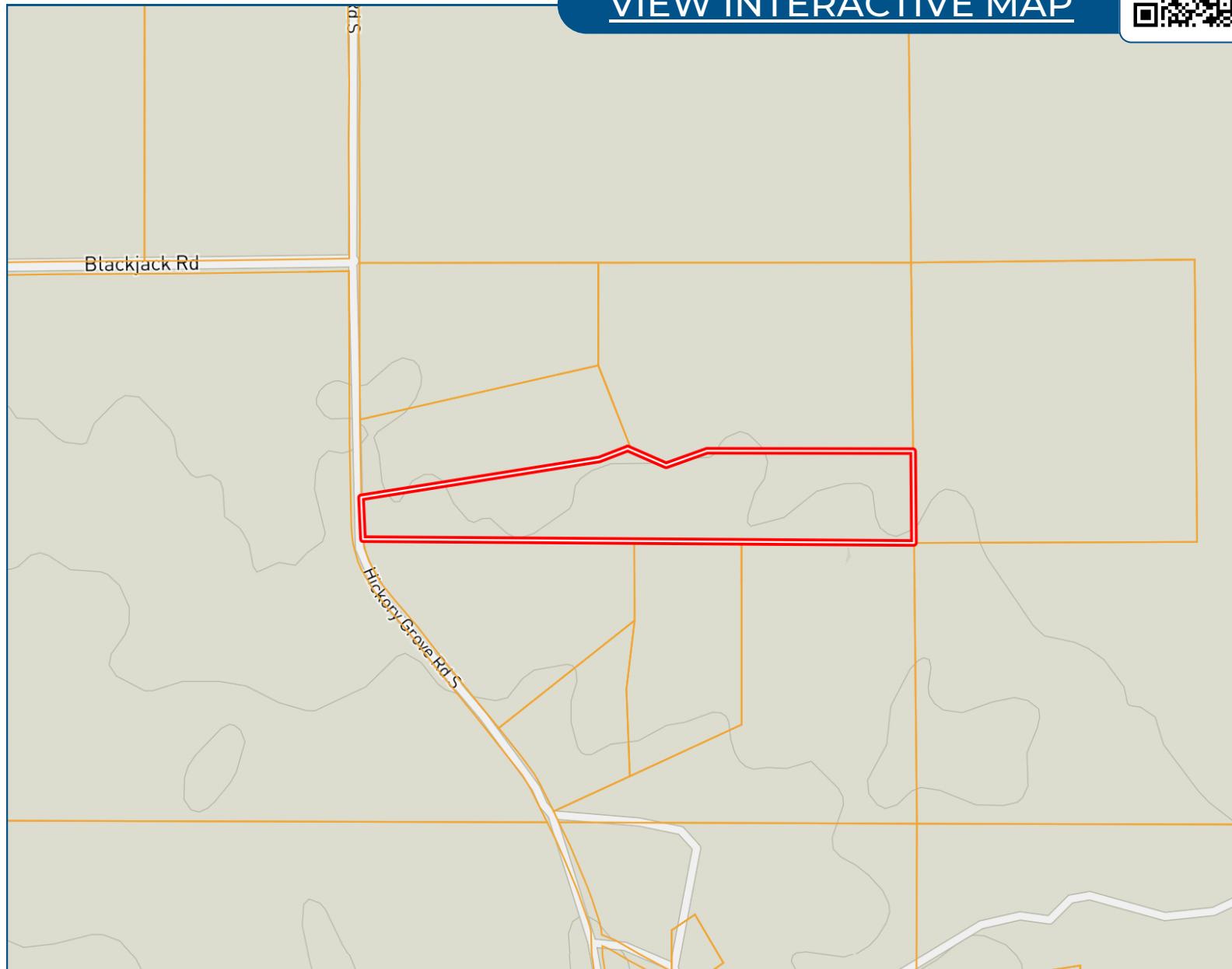
Cell: 601.613.4568

Brooks@TomSmithLand.com

  
**Tom  
Smith**  
**LAND AND  
HOMES**  
Expect More. Get More.

# Ownership Map

[VIEW INTERACTIVE MAP](#)



**BROOKS  
MAGEE**  
REALTOR®

Office: 662.268.6333

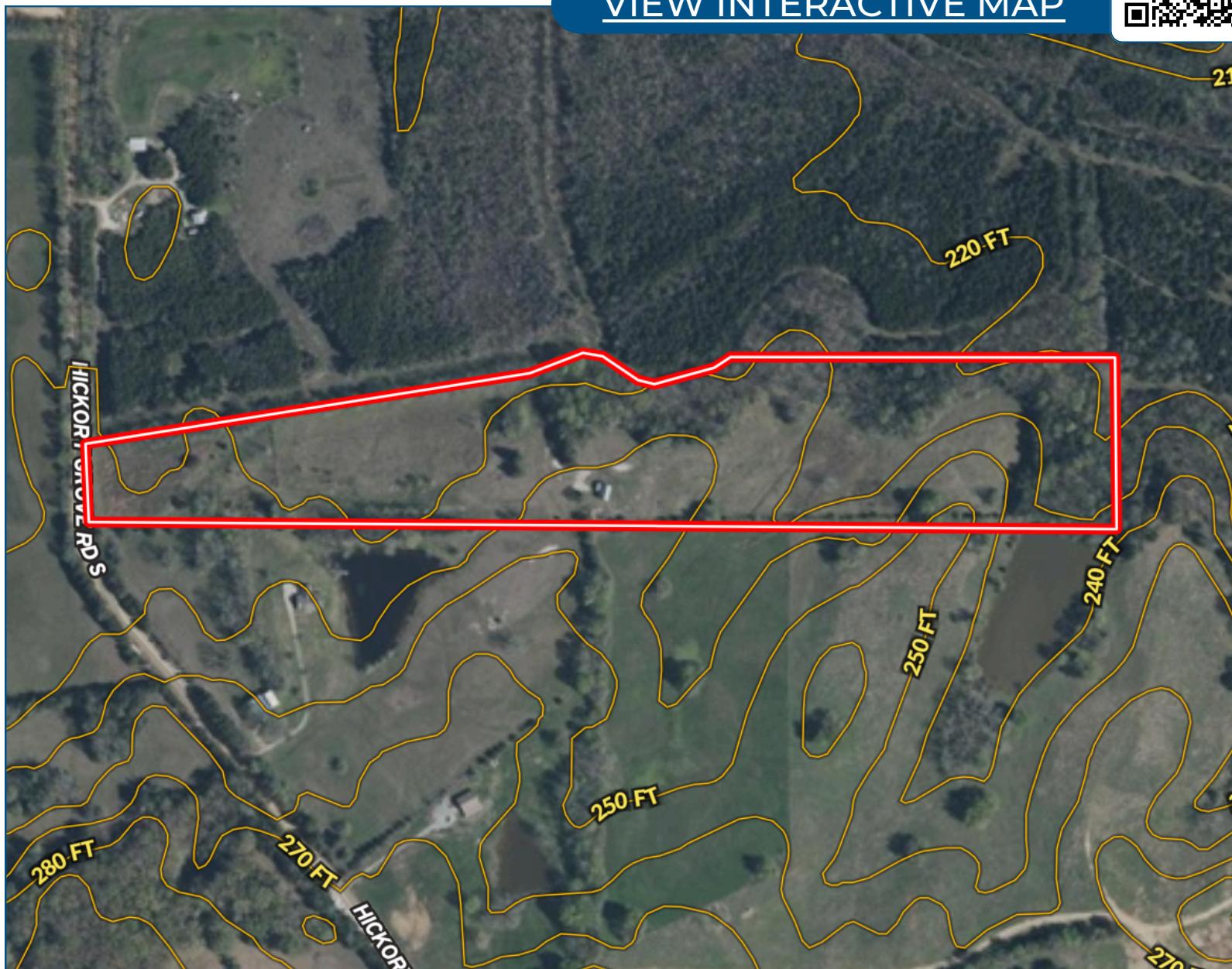
Cell: 601.613.4568

Brooks@TomSmithLand.com

  
**Tom  
Smith**  
**LAND AND  
HOMES**  
Expect More. Get More.

# Topo Map

[VIEW INTERACTIVE MAP](#)



**BROOKS  
MAGEE**  
REALTOR®

Office: 662.268.6333

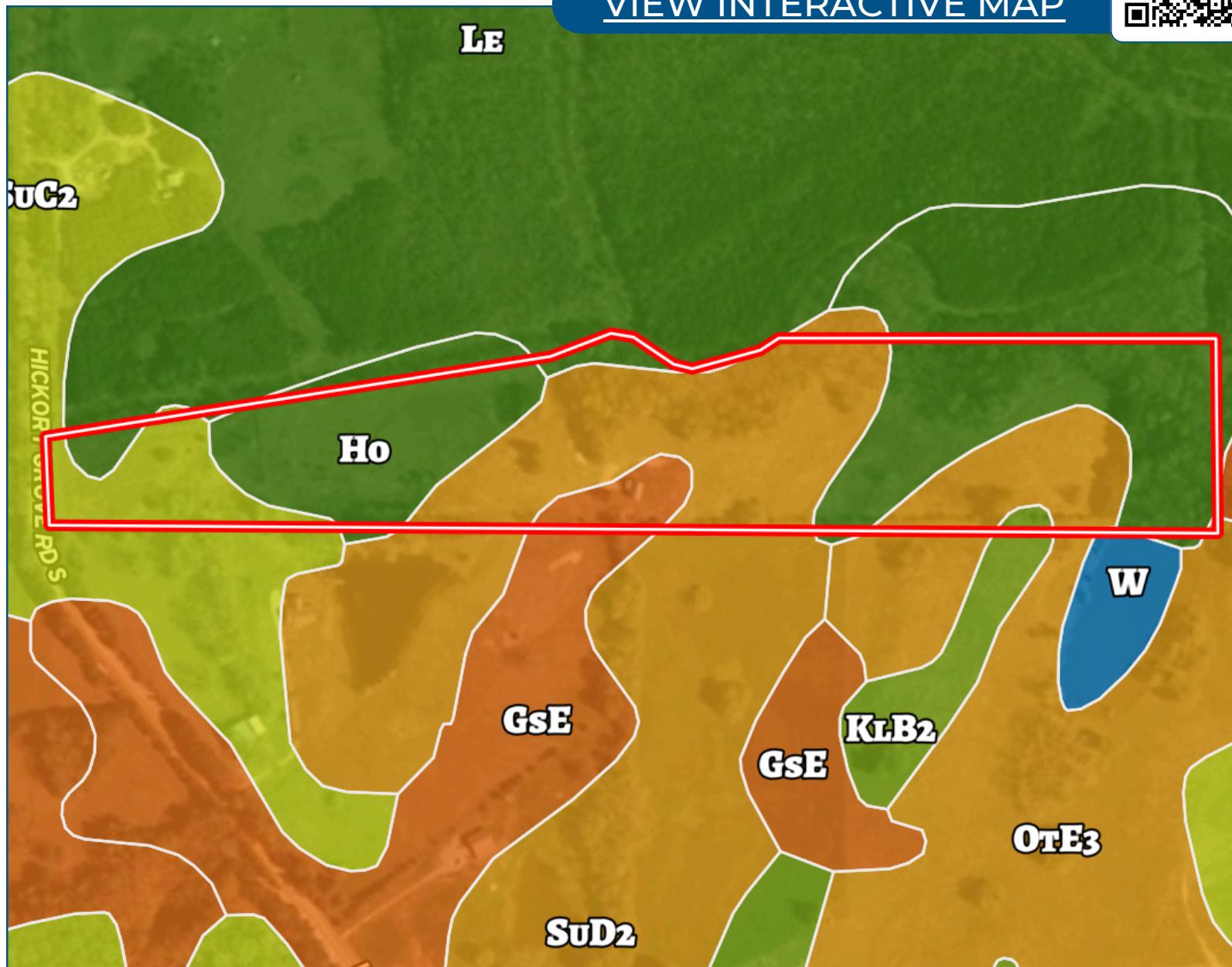
Cell: 601.613.4568

Brooks@TomSmithLand.com

  
**Tom  
Smith**  
**LAND AND  
HOMES**  
Expect More. Get More.

# Soil Map

[VIEW INTERACTIVE MAP](#)



**BROOKS  
MAGEE**  
REALTOR®

Office: 662.268.6333

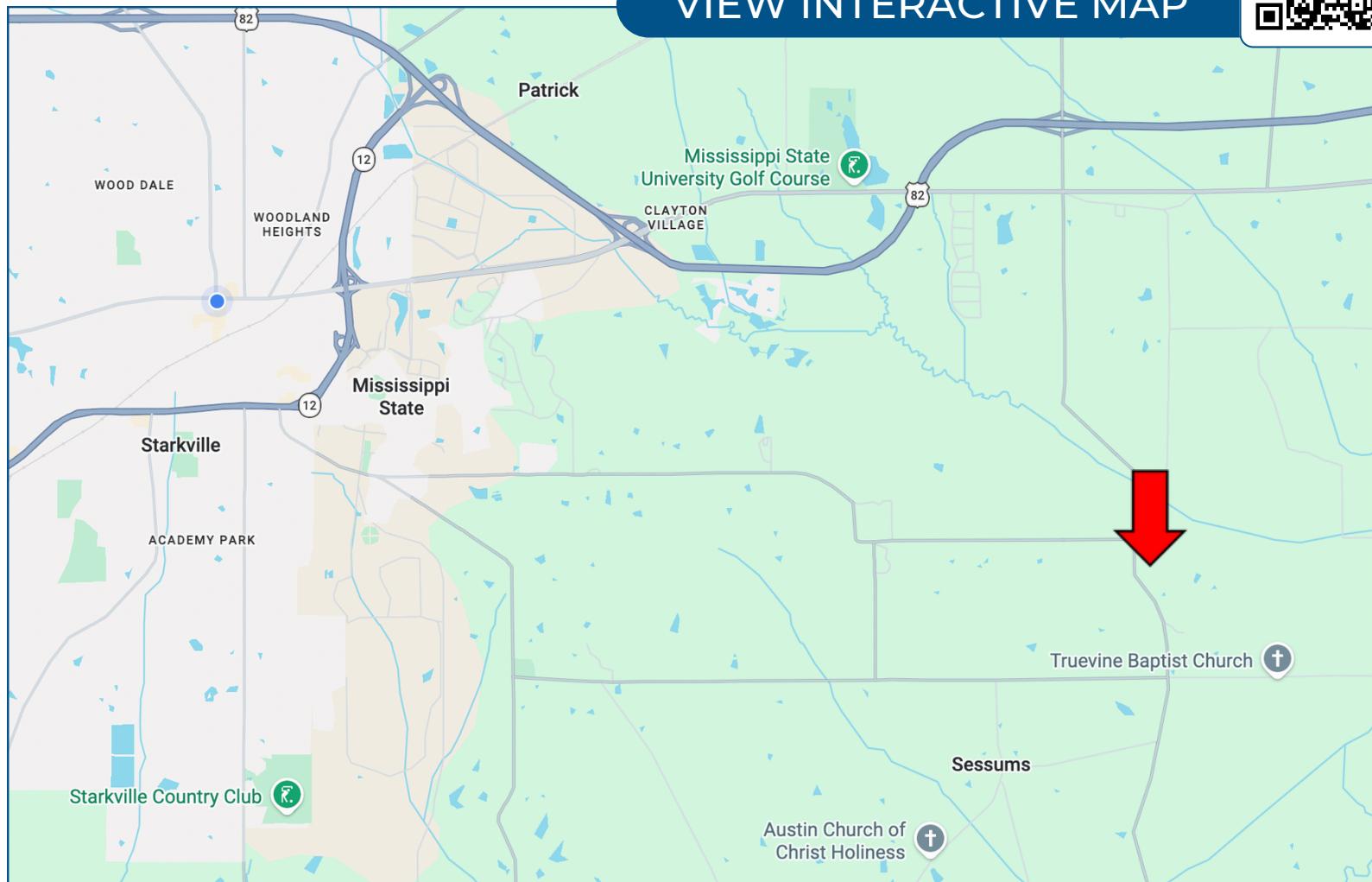
Cell: 601.613.4568

Brooks@TomSmithLand.com

  
**Tom  
Smith**  
**LAND AND  
HOMES**  
Expect More. Get More.

# 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.

**BROOKS  
MAGEE**  
REALTOR®

Office: 662.268.6333

Cell: 601.613.4568

Brooks@TomSmithLand.com

  
**Tom  
Smith**  
**LAND AND  
HOMES**  
Expect More. Get More.

# ***Listing Agent***



## **Brooks Magee** REALTOR®

Brooks Magee was raised in Flora, Mississippi, where a love for the outdoors and helping others became the foundation for both his personal life and career aspirations. A graduate of Jackson Academy, Brooks is pursuing a degree in Forestry with a minor in Economics at Mississippi State University.

Brooks is an active member of Broadmoor Baptist Church in Madison, Mississippi and has dedicated time to conservation work through Ducks Unlimited. He served as Chairman of the Jackson Academy High School Chapter and as Treasurer for the Mississippi State College Chapter. His deep appreciation for God's creation has shaped his life and his pursuit of real estate.

When Brooks is not working, he can be found outdoors, especially chasing waterfowl with his family and friends. His upbringing in the Mississippi outdoors has given him a genuine understanding of the land, making him uniquely equipped to help clients find properties that match their lifestyle and dreams. Brooks approaches every transaction with integrity, dedication, and a commitment to making the buying or selling experience as smooth as possible.

**OFFICE: 662.268.6333**

**CELL: 601.613.4568**

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

**CALL ME TODAY!**

