

# 130 +/- Acre Recreational Timberland Property Oktibbeha County, MS



**\$311,870**

Welcome to the Oktibbeha 130! This 130+/- acre property in Oktibbeha County, MS, is a property where you can watch your investment grow while you enjoy all the other benefits of owning your own land. The Oktibbeha 130 comprises a 7-year-old pine plantation. The remainder of the property consists of internal trails, a wildlife plot, and a creek frontage. This property has been undisturbed for the last few years, providing you the opportunity to establish new food plots and enhance the trail system. This is an excellent opportunity to develop the property just as you want. Most everyone wants a creek or a pond- well, this one has both! You will find a 1+/- acre pond along the southern boundary. Trim Cane Creek runs East and West and serves at the Northern property boundary. Trim Cane Creek is a live creek that flows year-round and could provide additional recreational activity, all while providing a water source for wildlife. If you want to build a cabin or home in the country, a potential homesite exists on the southern portion of the property. This property also features approximately 1,400 feet of frontage on New Light Road, where utilities are established. Utility providers include the New Light Water Association and Four County Power.

**HARPER DAY**  
BROKER | OWNER

[Harper@DayPropertyCo.com](mailto:Harper@DayPropertyCo.com)

662.268.3017 office | 662.694.9751 cell



**DAY**  
**PROPERTIES**



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## HARPER DAY

BROKER | OWNER

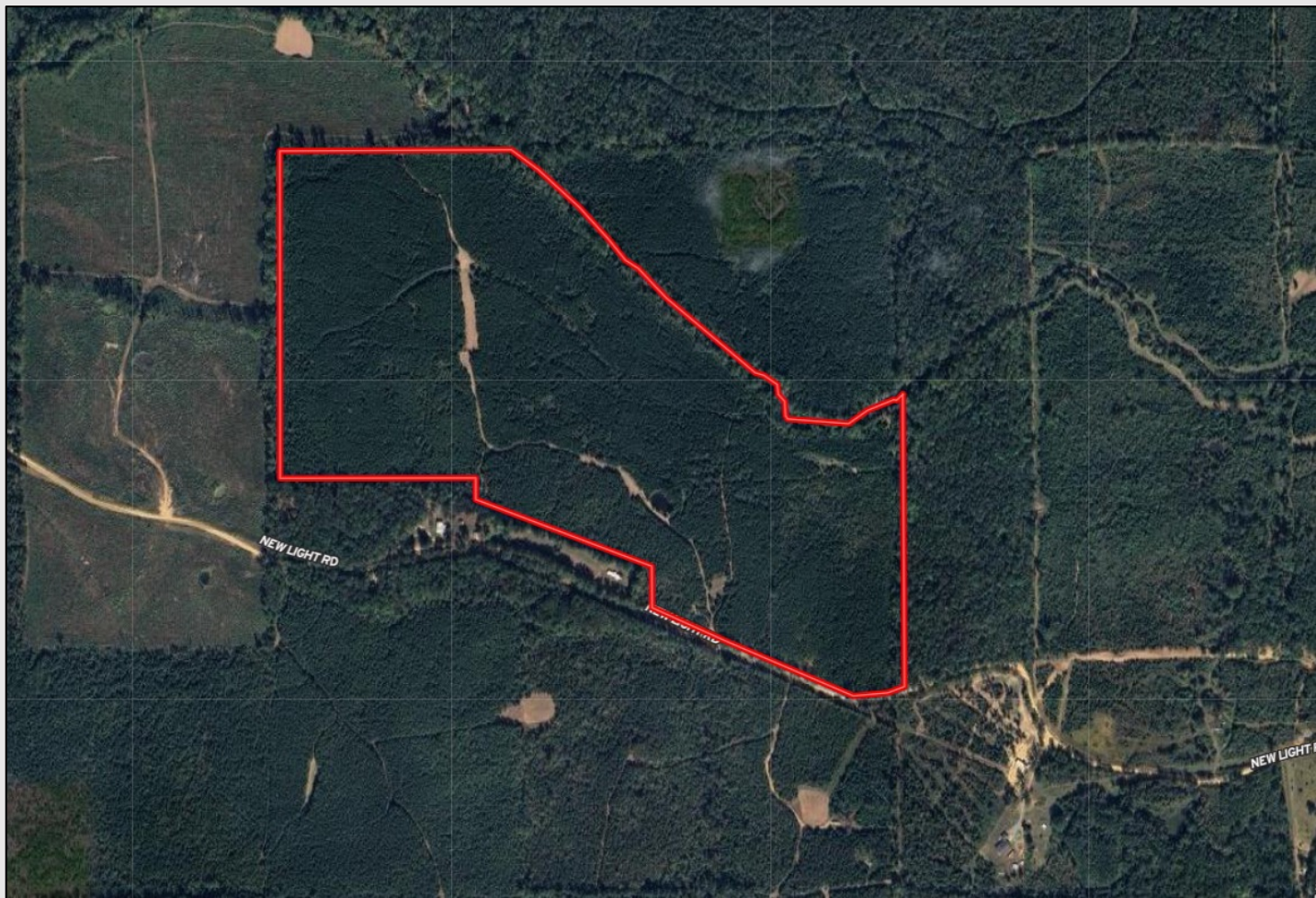
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# Aerial Map



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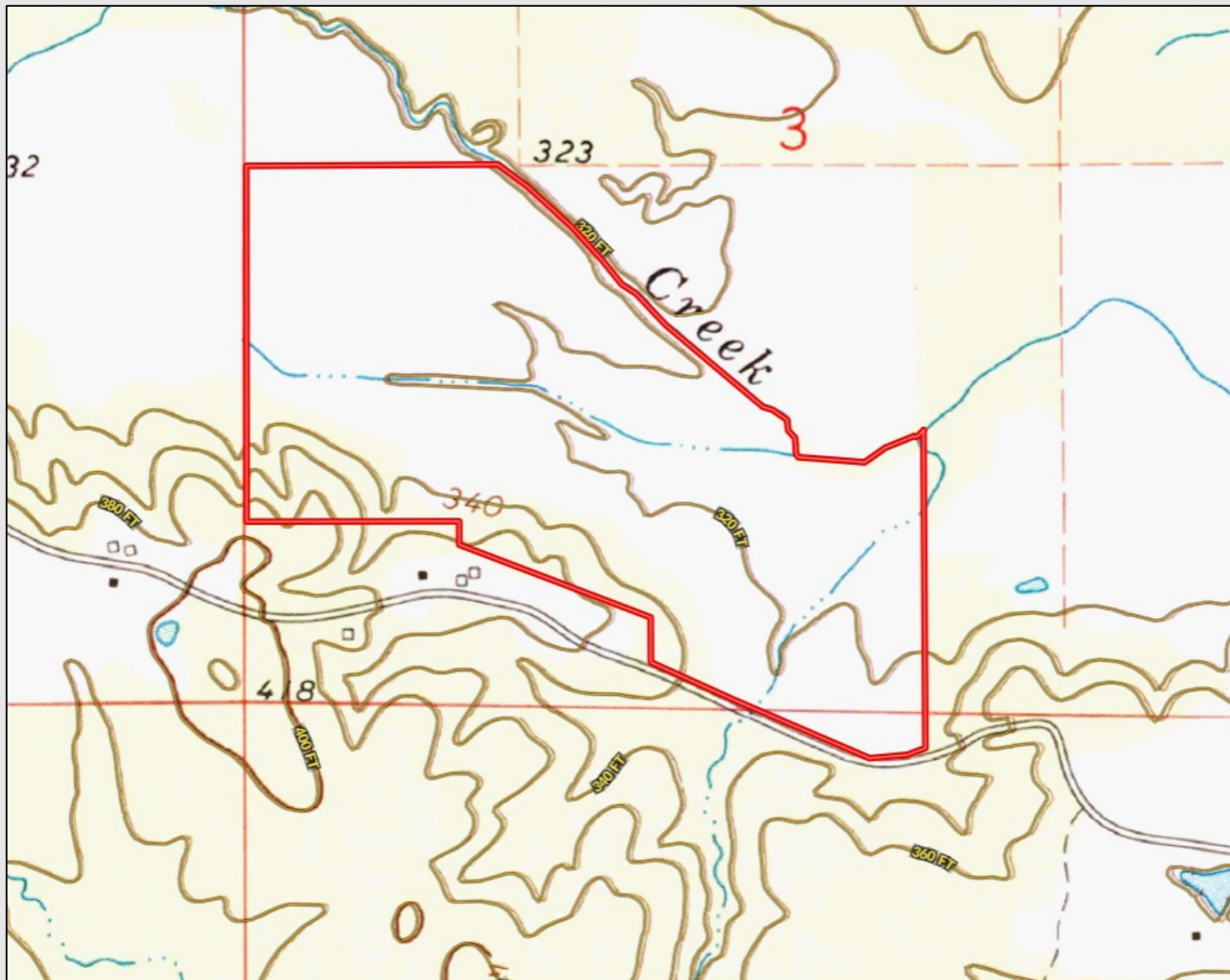
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# TOPOGRAPHICAL MAP



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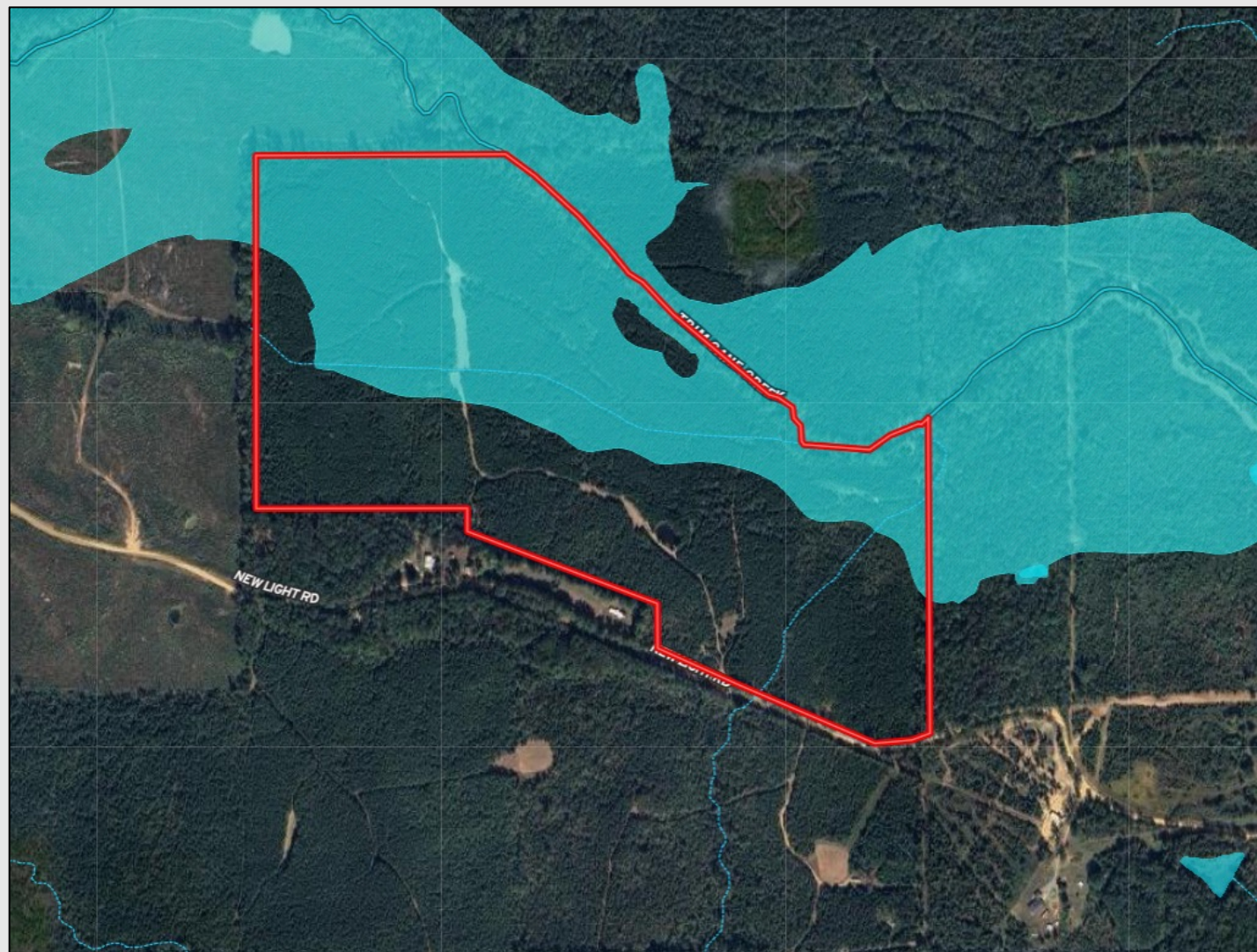
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# WATER FEATURE & FEMA FLOOD MAP



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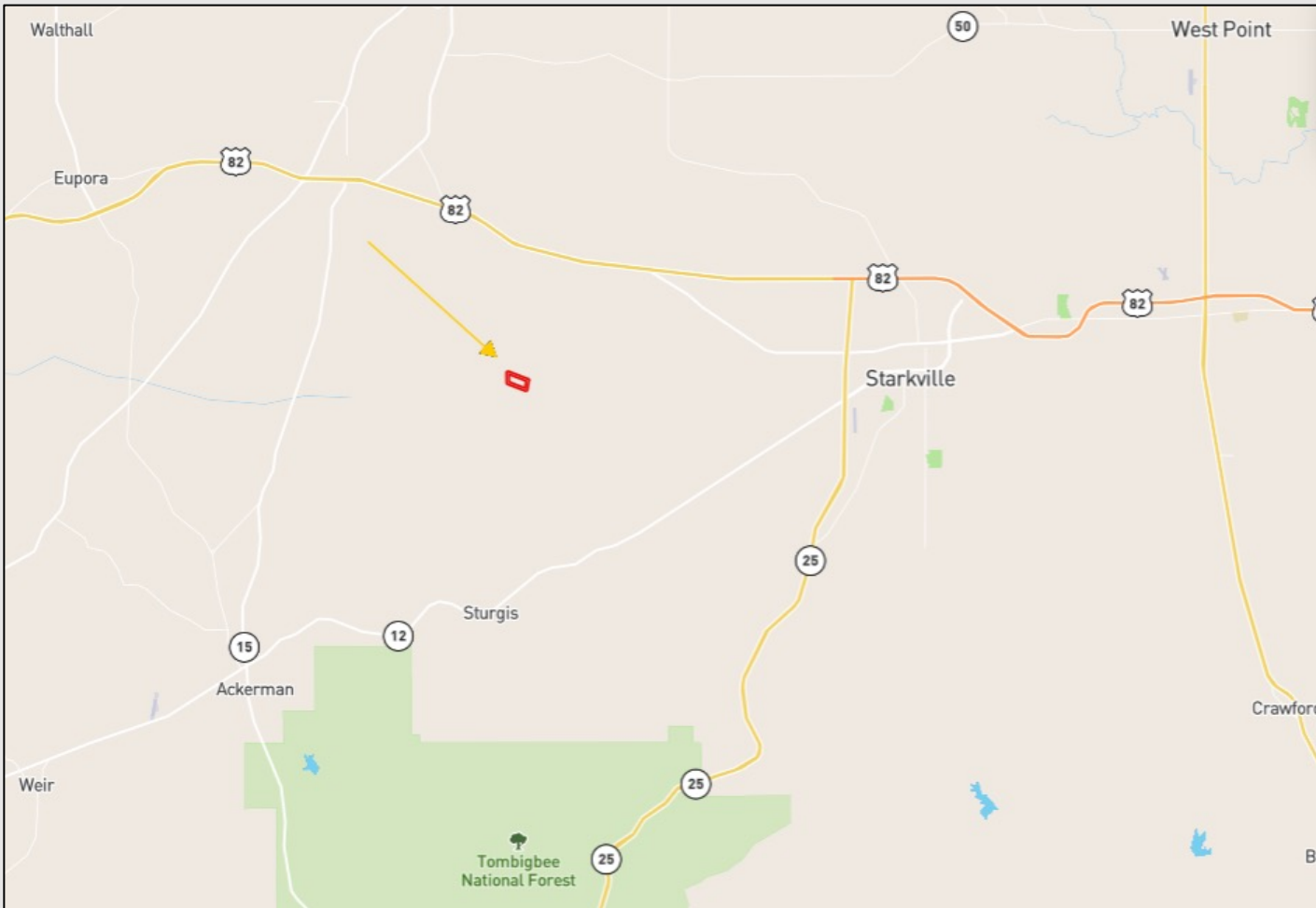
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# DIRECTIONAL MAP



*Directions From Starkville, MS: Travel West on New Light Road for 10.5 miles. The property will be on your left. [GOOGLE MAP LINK](#)*

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