

30± ACRES
OKTIBBEHA COUNTY, MS
\$165,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE OKTIBBEHA 30

PROPERTY PROFILE

LOCATION:

- Brown Road
Starkville, MS 39759
- Oktibbeha County
- 6± Miles West of Starkville

COORDINATES:

- 33.46739, -88.96364

PROPERTY USE:

- Hunting
- Home/Cabin Site
- Recreational
- Investment

PROPERTY INFORMATION:

- 30± Acres
- Utilities at the Road
- Mixed Hardwoods and Pines
- Internal Trails
- Gentle Terrain
- Power Line Runs East to West
- Excellent Hunting
(Deer, Turkey, Small Game)

TAX INFORMATION:

2023 - \$178.13

- Parcel: 079-32-012.00 2023



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE OKTIBBEHA 30

WELCOME TO THE OKTIBBEHA 30, SITUATED SIX MILES WEST OF STARKVILLE, MS ON BROWN ROAD BETWEEN THE SELF CREEK COMMUNITY AND ADATON. The 30± acre tract is made up of mixed hardwoods with pines scattered throughout and the terrain is gently rolling to relatively flat. Internal trails are established, and you can get around the whole place with an electric golf cart if you wanted to. A power line runs east and west across the place which would be a great place for a food plot and a box stand. Deer and turkey are plentiful in the area...upon initial inspection, lots of sign was found. This property is minutes away from Starkville and would make a great place to build your forever home or a weekend retreat. Utilities and water are available along the paved road.

Small tracts like this get snatched up quickly so give Billy Carpenter a call today to schedule your private showing!



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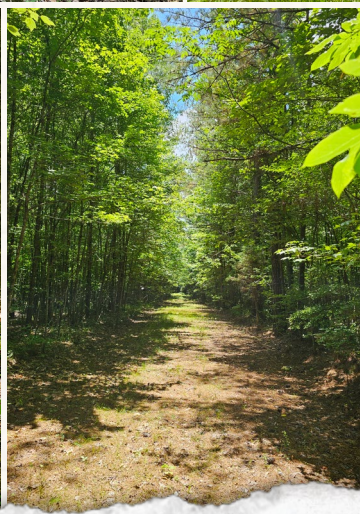
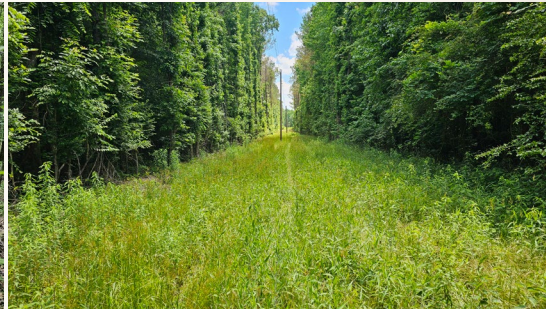
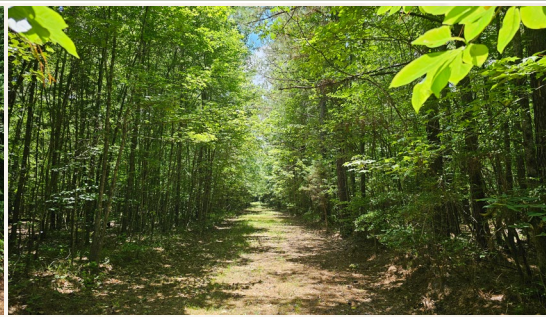
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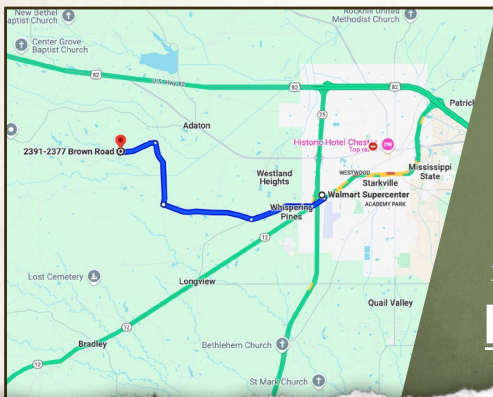
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Directions from the Walmart in Starkville, MS: Turn right onto Mississippi 12 W and continue for 0.5 miles, then take a slight right onto Old Hwy 12. Travel 2.1 miles and continue straight onto New Light Road. Proceed 2.9 miles and turn right onto Longview-Adaton Road. Continue for 2.1 miles. Finally, turn left onto Brown Road and in 1.2 miles you will be at the destination, which is between 2391-2377 Brown Road.

[LINK TO GOOGLE MAP DIRECTIONS](#)**SMALLTOWN**
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