



**Patrick Gibson**  
 patrickgibson@gmail.com  
 Office: (601) 250-0017  
 Cell: (601) 248-9232  
 SouthernStatesRealty.com



**Southern  
States Realty**



This beautiful 40-acre tract near Starkville, MS offers a scenic and secluded hilltop homesite surrounded by 25–30 year old pine timber, providing privacy, long-term value, and stunning views. Just 15 minutes from downtown Starkville and 10 minutes from the Hwy 82 bypass, it's the perfect blend of peaceful and convenient. The property features an established 2-acre homesite with a driveway, a small pond just below the hill, 1,000 feet of frontage on Hwy 389, and an internal trail system for easy access. Light covenants are in place to protect your investment. Whether you're looking for a homesite, a recreational retreat, a timber investment—or all three—this is a rare opportunity in a highly desirable area.

**Hwy 389, Starkville, MS**

33.5594426 -88.952410 GPS



**\$238,000**

**40± Acres  
MLS #25-746**



**HUNTING  
PROPERTIES**  
powered by REALTREE