

48± ACRES
OKTIBBEHA COUNTY, MS
\$150,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE OKTIBBEHA 48

PROPERTY PROFILE

LOCATION:

- McHann Road
Starkville, MS 39759
- Oktibbeha County
- 6± Miles NE of Sturgis
- 14± Miles SW of Starkville

COORDINATES:

- 33.39475, -89.00365

PROPERTY USE:

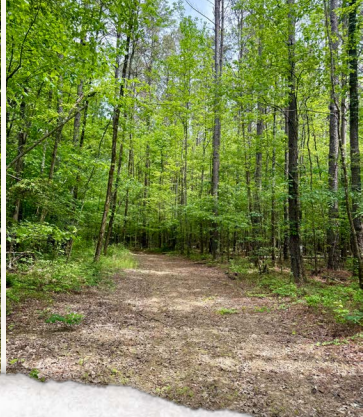
- Recreational
- Hunting
- Investment

PROPERTY INFORMATION:

- 48± Acres
- Mature Timber
- Sawtooth Oak Orchard
- Frontage on Big Creek
- Road Frontage
- Internal Trail System
- Abundant Game

TAX INFORMATION:

- Parcel # 027-26-006.02
- 2025 Taxes: \$153.87



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MICHAEL COOPER | MANAGING BROKER
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AMEILA SANSING | RESIDENTIAL & LAND SPECIALIST
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501 Hwy 12 W Ste.150B - Starkville, MS 39071 | O: 662-338-2027 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE OKTIBBEHA 48

WELCOME TO THE OKTIBBEHA 48. This 48± acre tract in Oktibbeha County, Mississippi, just outside of Sturgis, offers an excellent blend of recreational use and investment potential. With a diverse layout and strong habitat features, it's well-suited for today's land buyer.

The Oktibbeha 48 includes mature timber and a well-established sawtooth oak orchard, providing a consistent food source to attract and hold wildlife year-round. Big Creek runs through the tract, offering a reliable water source while enhancing both habitat and natural beauty.

An internal trail system allows easy access throughout the Oktibbeha 48, making it ideal for hunting, recreation, and management. A powerline right-of-way and frontage on McHann Road add to the accessibility and provide flexibility for future use.



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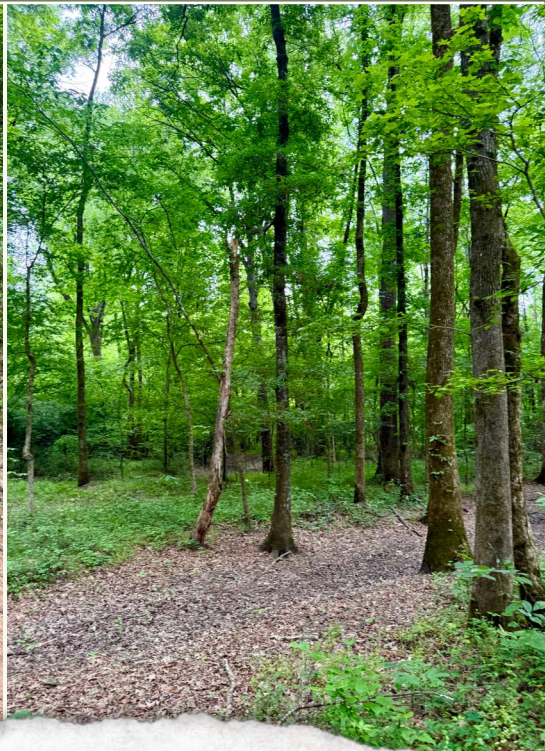
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MORE ABOUT THE OKTIBBEHA 48

Wildlife is abundant, with excellent conditions for deer, turkey, and other game. Several areas on the property are well-suited for food plots, further improving its hunting appeal.

Conveniently located near Starkville, this tract offers a great balance of seclusion and accessibility. Located within the FEMA floodplain, the property benefits from fertile soils, supporting strong timber growth and quality wildlife habitat.

For more information or to schedule a private showing, contact Michael Cooper or Ameila Sansing today!



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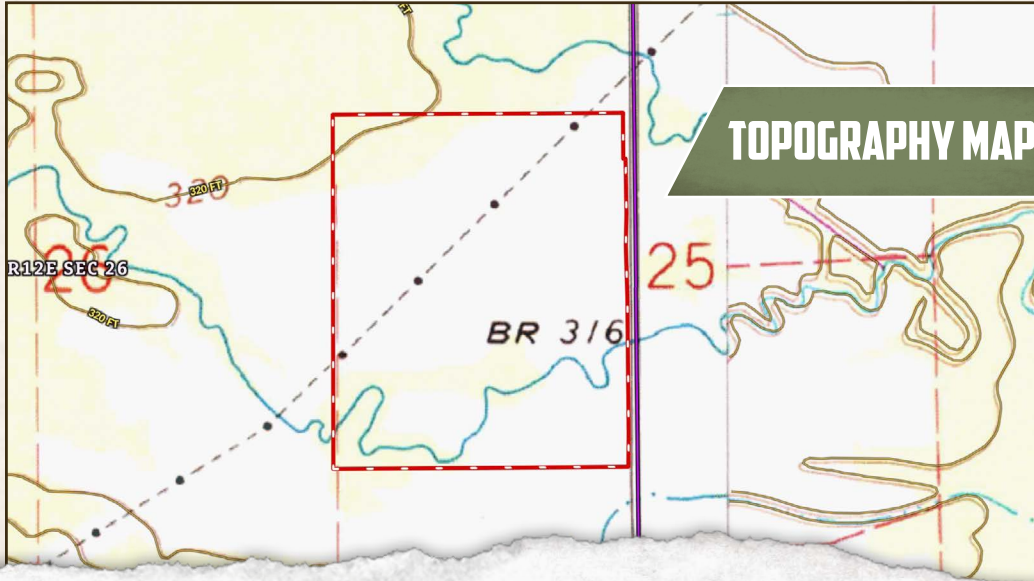
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INFRARED MAP



TOPOGRAPHY MAP



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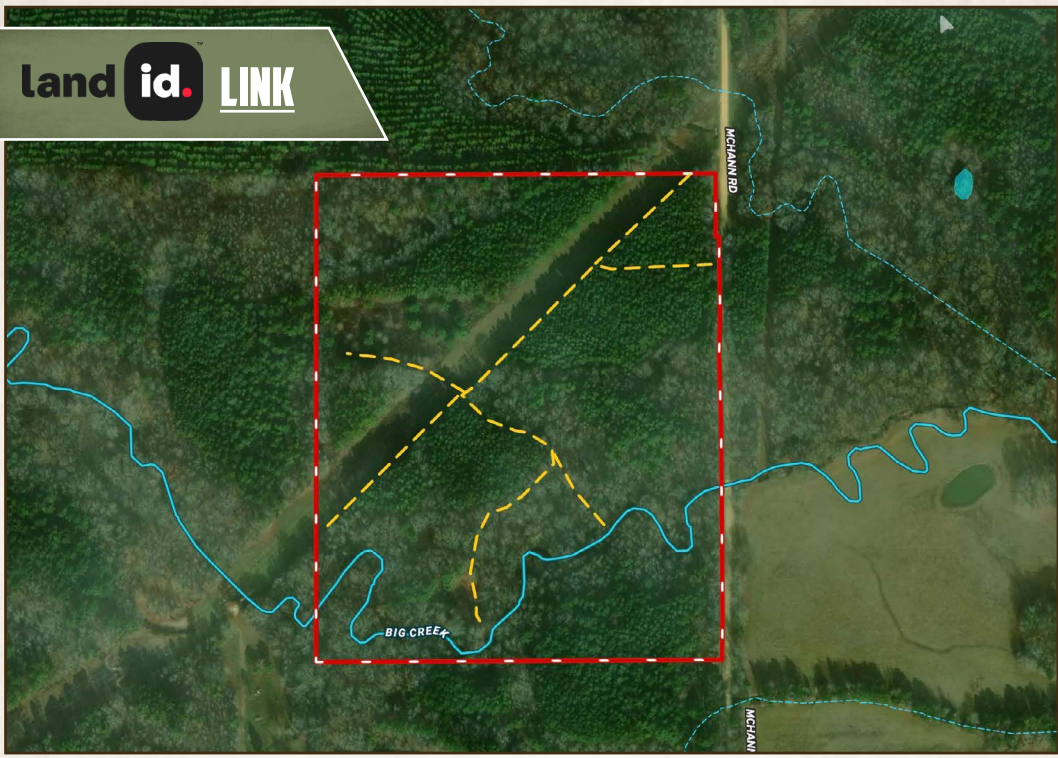
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OKTIBBEHA COUNTY, MISSISSIPPI

land id. LINK



Directions from the Intersection of Pleasant Ridge Road and Highway 12 in Bradley, MS: Turn right onto Pleasant Ridge Road and travel 1.5 miles. Turn right onto McHann Road and continue 0.6 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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