

121.28± ACRES
OKTIBBEHA COUNTY, MS
\$480,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE OKTIBBEHA 121.28

PROPERTY PROFILE

LOCATION:

- Harpole Road
Maben, MS 39750
- Oktibbeha County
- 6.3± Miles SE of Mathiston
- 15± Miles E of Eupora
- 16± Miles NW of Starkville

COORDINATES:

- 33.52025, -89.03470

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 121.28± Acres
- 700± Yards of Road Frontage
- Multiple Build Sites
- 4 Access Points
- Plantation Pine
- Deer & Turkey

TAX INFORMATION:

- Parcel ID: 032-10-016.00
 - 2025 Taxes: \$87.47
- Parcel ID: 032-09-011.00
 - 2025 Taxes: \$178.79



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AMEILA SANSING
RESIDENTIAL & LAND SPECIALIST
C: 769-204-0230
O: 662-338-2027

ameila@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

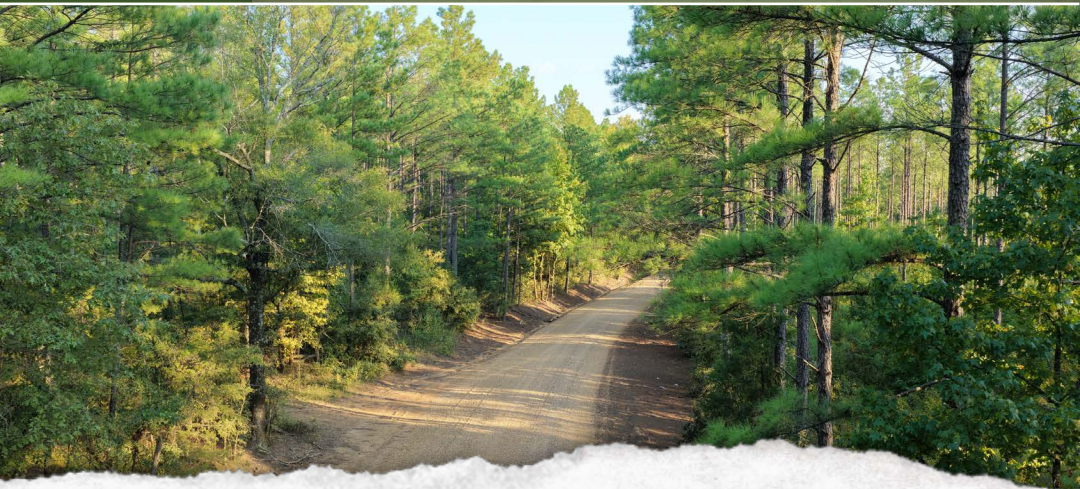
WELCOME TO THE OKTIBBEHA 121.28

WELCOME TO THE OKTIBBEHA 121.28 IN MABEN, MISSISSIPPI, JUST 6.3± MILES FROM MATHISTON. This 121.28± acre tract in Oktibbeha County offers a great combination of recreational use, timber, and future potential. The property features plantation pine throughout, providing a well-established timber component while also creating a natural setting for enjoying the outdoors.

The property offers excellent recreational opportunities, with deer and turkey calling it their home. More than 700 yards of road frontage and four separate access points provide convenient entry to the property and flexibility for accessing different areas of the tract. Multiple potential build sites add another layer of versatility for someone looking to develop the property over time.

Whether you're looking for a hunting property, recreational tract, timber investment, or a place to eventually build a home or cabin, the Oktibbeha 121.28 offers plenty of options. With its combination of timber, wildlife, extensive road frontage, and potential homesites, this property provides both immediate recreational appeal and long-term potential.

Call Ameila Sansing today to schedule a private showing and experience #TheSmallTownWay!



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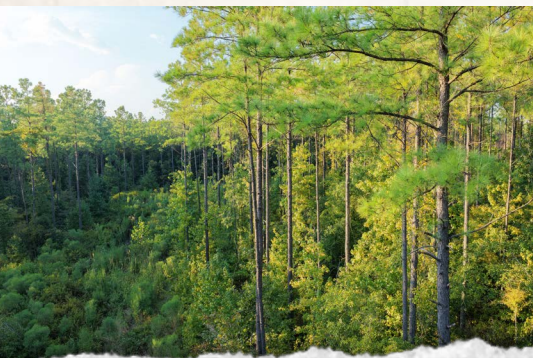
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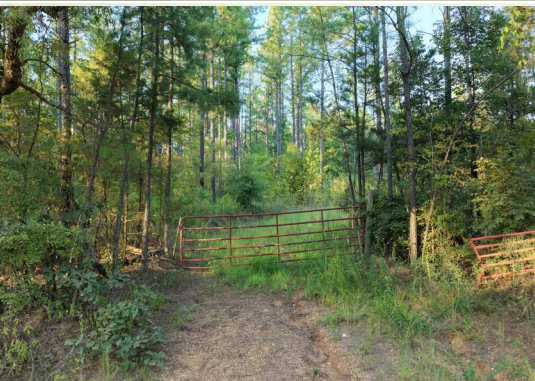
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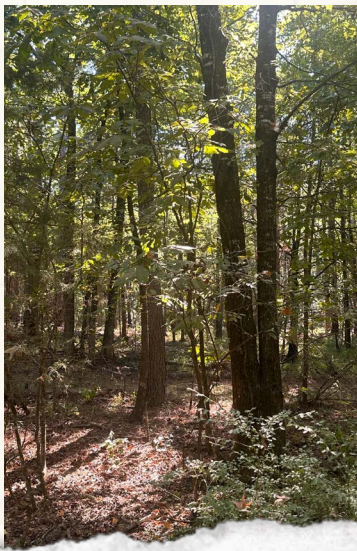
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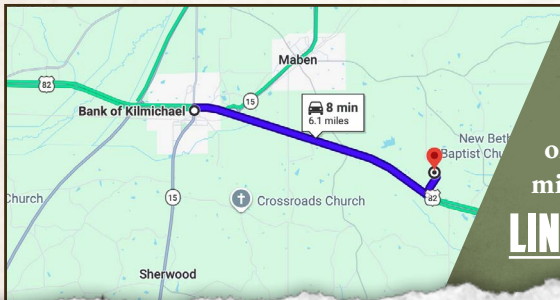
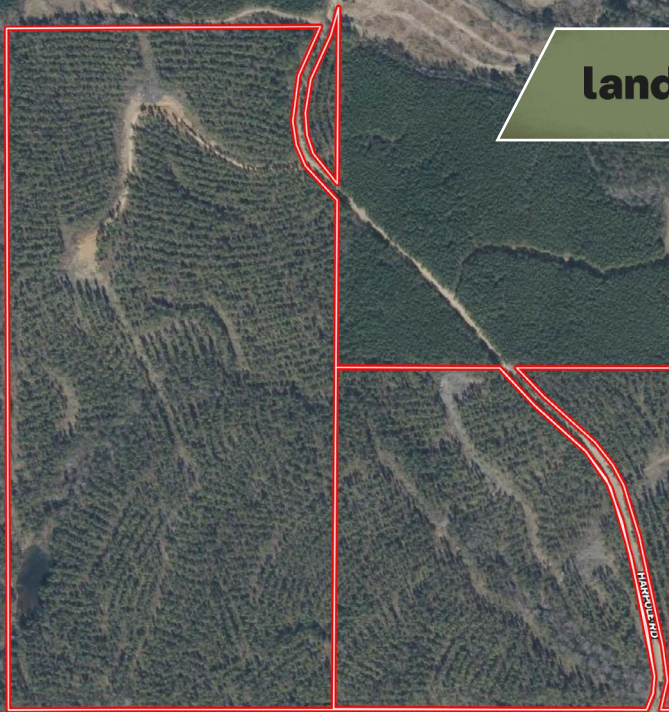
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land id. LINK



Directions From the Bank of Kilmichael in Mathiston, MS: Travel east on US-82 for 5.5 miles. Turn left onto Harpole Road and continue 0.7 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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