



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

A HOME ON 35.6± ACRES
NOXUBEE COUNTY, MS
\$450,000



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

THE NOXUBEE 35.6

PROPERTY PROFILE

LOCATION:

- 187 Stovall Street
Brooksville, MS 39739
- Noxubee County
- Near Hwy 45
- 26.2± Miles SE of Starkville
- 20.6± Miles S of
Steel Dynamics

COORDINATES:

- 33.2372, -88.5878

TAX INFORMATION:

- Tax Code Area 501
- 2025 Taxes: \$3,648

PROPERTY USE:

- Residential
- Mini Farm
- Recreational
- Investment

PROPERTY INFORMATION:

- 35.6± Acres
- 2,291± SqFt Home
- 3 Bedrooms/2 Baths
- Fully Remodeled
- Move-In-Ready
- Massive Living Room
- Fenced and Gated
- Secluded on a
Dead-End-Road



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JACOB HANSON

LAND SPECIALIST

C: 662-386-3814

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jacob@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 NOXUBEE 35.6

WELCOME TO THE NOXUBEE 35.6, LOCATED OFF STOVALL STREET IN BROOKSVILLE, MISSISSIPPI. A beautifully remodeled home sits on 35.6± fully fenced and gated acres in the heart of Noxubee County, offering the perfect blend of privacy, space, and classic Southern charm.

From the moment you arrive, this scenic and private property welcomes you with its peaceful setting and wide-open views, creating an ideal backdrop for a mini-farm, horses, or simply enjoying the quiet rhythm of country living. Despite the serene atmosphere, the location remains incredibly convenient—just minutes from Highway 45 and an easy 30-minute drive to Starkville.



[CLICK HERE TO TAKE A VIRTUAL TOUR](#)



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MORE ABOUT THE NOXUBEE 35.6

The 2,291± square foot home is move-in ready and full of character, featuring thoughtful updates that complement its warm, inviting feel. The home enjoys 3 bedrooms, 2 bathrooms, and a massive living room that is truly the heart of the home, designed for entertaining and large gatherings, with plenty of room to relax and unwind. Every corner of the house reflects the timeless appeal of Southern living, blending comfort, charm, and functionality including a large mud-room and utility room.

Outside you will find a shooting house, dairy barn, and tractor shed on the fully-fenced and cross-fenced property with actively-producing pecan trees.

Whether you're dreaming of a hobby farm, a private retreat, or a place where you can spread out and enjoy the land, the Noxubee 35.6 offers a rare opportunity to have it all—modern updates, classic charm, and beauty right out your door.

**Call Jacob Hanson today to learn more
and experience #TheSmallTownWay!**



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187 Stovall St, Brooksville, MS

Main Floor Finished Area 2206.43 sq ft



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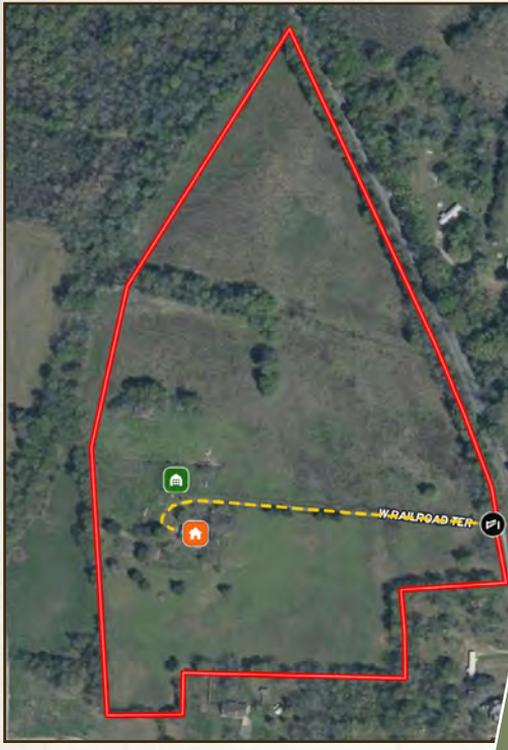
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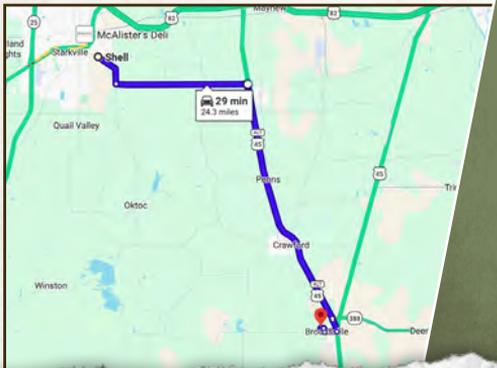
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Directions From the Intersection of Blackjack Road and Oktoc Road in Starkville, Mississippi: Travel 1.9 miles on Oktoc Road. Turn left on Artesia Road and continue 7 miles. Turn right on US-45 ALT S and proceed 13.6 miles toward Brooksville. Make a slight right on MS-145 and continue 0.7 miles. Turn right on E Main Street and continue 0.7 miles. Turn right on Stovall Street and continue on W Railroad Terrace. The destination will be on the left.



Physical Address:
187 Stovall Street | Brooksville, MS 39739

[LINK TO GOOGLE MAP DIRECTIONS](#)



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