

37.83± ACRES WITH A CABIN

OKTIBBEHA COUNTY, MS

\$239,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE SM

OFFICE (769) 888-2522

THE OKTIBBEHA 37.83

PROPERTY PROFILE

LOCATION:

- 4348 Big Creek Road
Sturgis, MS 39769
- Oktibbeha County
- 4± Miles N of Sturgis
- 15± Miles SW of Downtown
Starkville
- 22± Miles N of Louisville

COORDINATES:

- 33.39673, -89.03842

PROPERTY USE:

- Recreation
- Residential
- Deer & Turkey Hunting
- Fishing
- Investment

PROPERTY INFORMATION:

- 37.83± Total Acres
- Divided by Big Creek Road
- 27.99± Acres to the W
- 9.84± Acres to the E
- Water, Power, Fiber Optic Wi-Fi
- 575± SqFt Cabin
 - 1 Bedroom/1 Bathroom
- 1± Acre Pond
- 20-Year-Old Thinned Pine Plantation
- Mixed Mature Hardwood
- Perennial Stream
- Established Fire-Lanes
- Established Food Plot
- Owner/Agent

TAX INFORMATION:

- 2024 - \$127.15



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HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

C: 601-701-3088

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hmarlow@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE OKTIBBEHA 37.83

WELCOME TO THE OKTIBBEHA 37.83, PERFECTLY LOCATED JUST FOUR MILES NORTH OF STURGIS AND 15 MILES SOUTHWEST OF DOWNTOWN STARKVILLE, MISSISSIPPI. The land is also located within 15 miles of THOUSANDS of acres of amazing PUBLIC LAND HUNTING! The 37.83± acre tract offers the ideal combination of recreation, investment, and outdoor living.

Pulling into the gated entrance of the Oktibbeha County property, you will notice a long driveway leading through the woods to the perfect getaway or gameday weekend home. Centrally positioned is a 575± square foot, move-in-ready cabin featuring one bedroom and one bathroom. The cabin overlooks a 1± acre pond and is nestled among mature pine and hardwood trees, offering shady back porch views, privacy, and seclusion.



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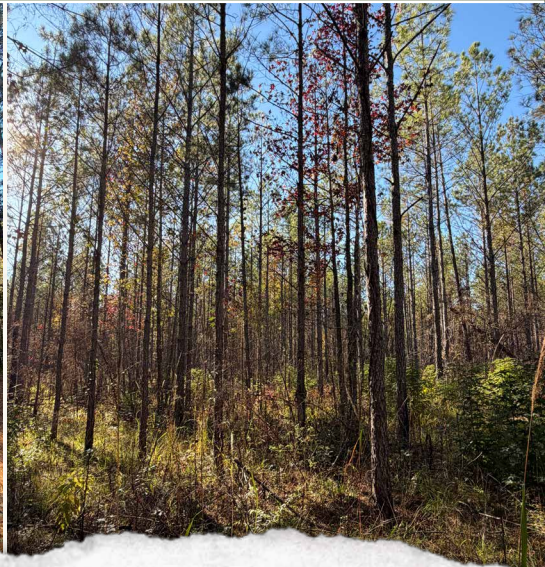
MORE ABOUT THE OKTIBBEHA 37.83

The tract is made up primarily of first-thinned 20-year-old pine plantation on an established burn rotation, creating the perfect habitat for deer and turkey. Mature hardwoods can be found along the established fire lanes as well as in the southwest corner of the property. Also traversing the property is a perennial stream, providing a second water source for wildlife several months out of the year. An established 1± acre food plot is already planted for this upcoming season.

The property is split by Big Creek Road and can be broken up and sold as two blocks: Block A: 27.99± acres west of the paved road with the cabin and pond, and Block B: 9.84± acres east of the road, including multiple options for a homesite with water and power available at the road.

If you've been searching for a manageable acreage tract in Oktibbeha County, offering limitless opportunities, contact Hunter Marlow today to schedule a private tour!

Owner/Agent



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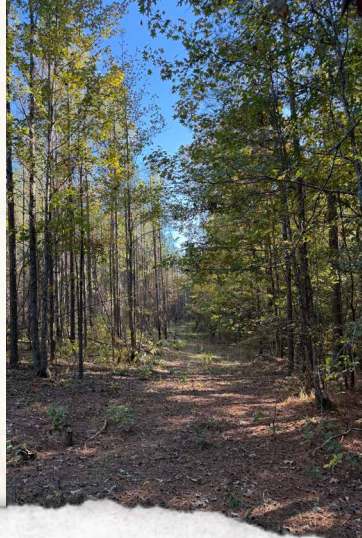
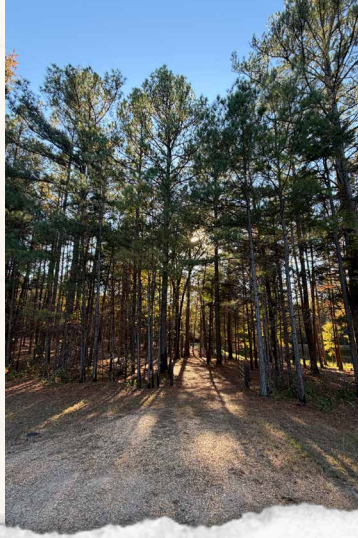
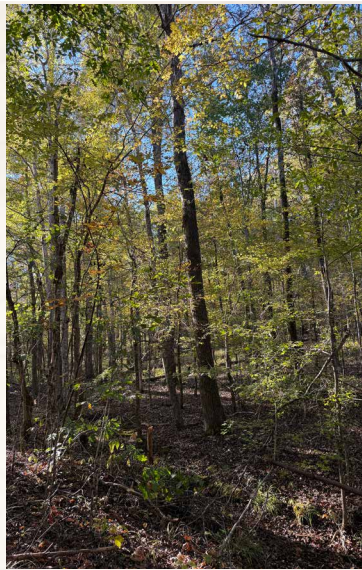
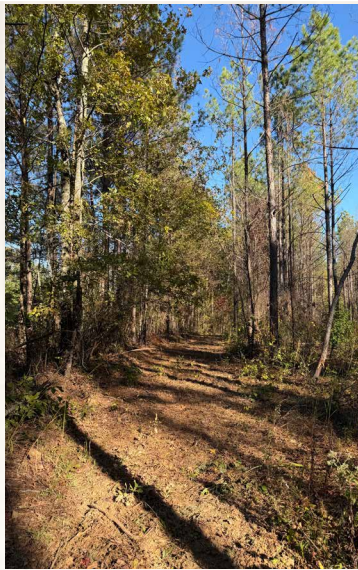
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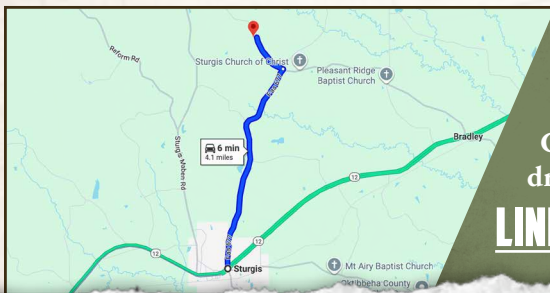
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land id. **LINK**



Directions from Downtown Sturgis, MS: Travel 3.6 miles north on Sturgis-West Point Road. Turn left on Big Creek Road and travel 0.7 miles to the driveway on the left.

LINK TO GOOGLE MAP DIRECTIONS



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