



95± ACRES
OKTIBBEHA COUNTY, MS
\$299,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027

THE OKTIBBEHA 95

PROPERTY PROFILE

LOCATION:

- Oktibbeha County
- Adjoins the Tombigbee National Forest
- 3± Miles SW of Sturgis
- 5± Miles E of Ackerman
- 18± Miles SW of Starkville

COORDINATES:

- 33.30845, -89.08459

PROPERTY USE:

- Hunting
- Recreational
- Weekend Retreat

PROPERTY INFORMATION:

- 95± Total Acres
- Diverse Terrain
- Mature Hardwoods
- Boughenia Creek Frontage
- Natural Habitat
- Abundant Wildlife
- Established Trails
- Road Frontage
- Utilities Available

TAX INFORMATION:

2024

- Parcel #019-30-003.00
Amount \$300.47
- Parcel #019-30-003.01
Amount \$68.35



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MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

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

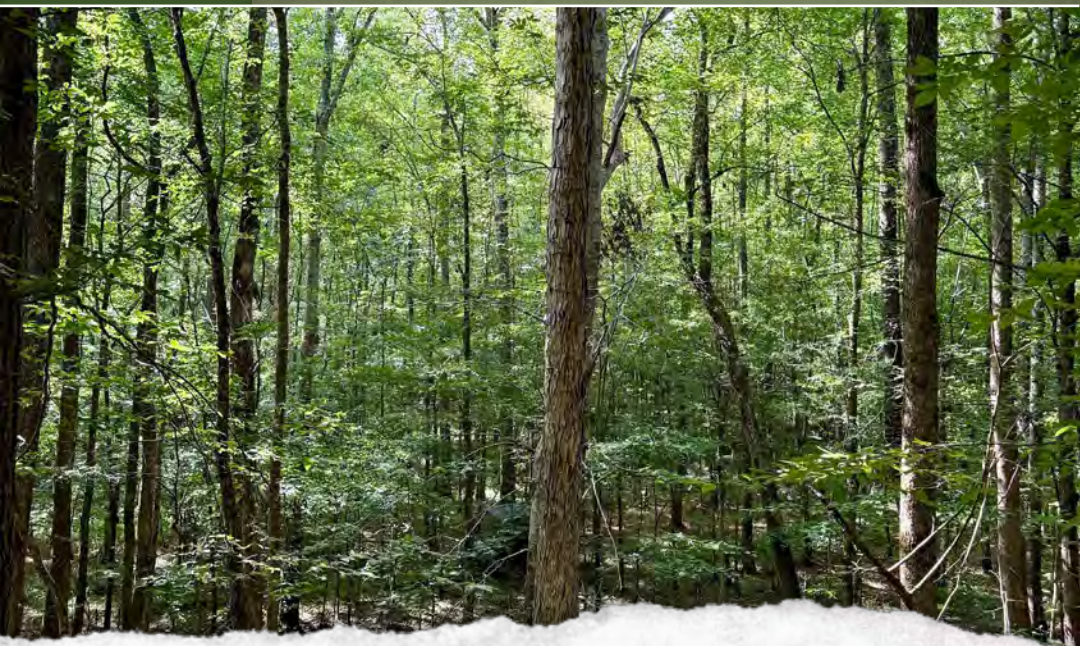
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE OKTIBBEHA 95

WELCOME TO THE OKTIBBEHA 95—A RECREATIONAL PARADISE LOCATED JUST 18 MILES SOUTHWEST OF STARKVILLE, MS. The 95± acre Oktibbeha County property is situated off Scott Road. The acreage consists of a mix of mature hardwood timber and natural habitat, with Boughenia Creek running through the tract. Abundant wildlife and diverse terrain make this an ideal spot for hunting and outdoor recreation. Established internal trails make navigating the tract convenient. Additionally, the land adjoins the Tombigbee National Forest, offering direct access to thousands of acres of public land. Utilities are available along Scott Road. There is a house that adjoins the property that is available.

Contact Michael Cooper today to learn more and schedule a personal tour.



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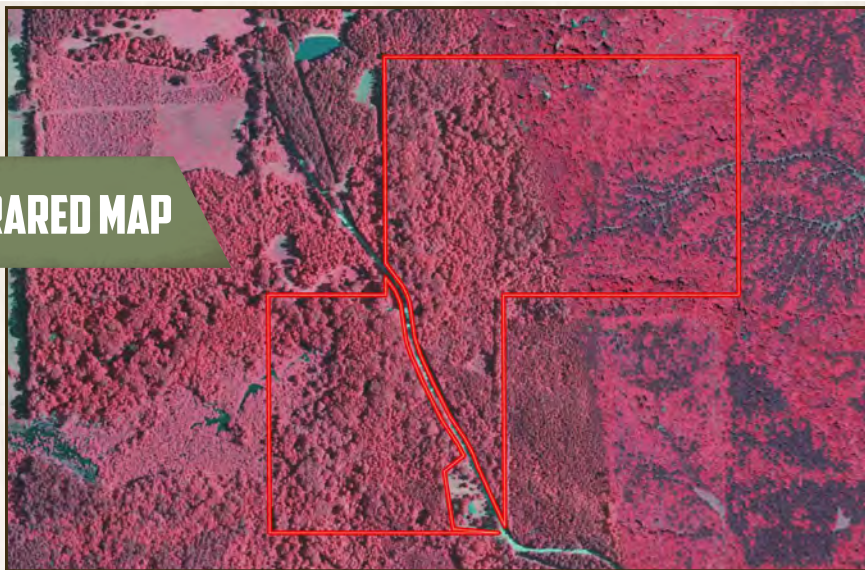
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INFRARED MAP



TOPOGRAPHY MAP



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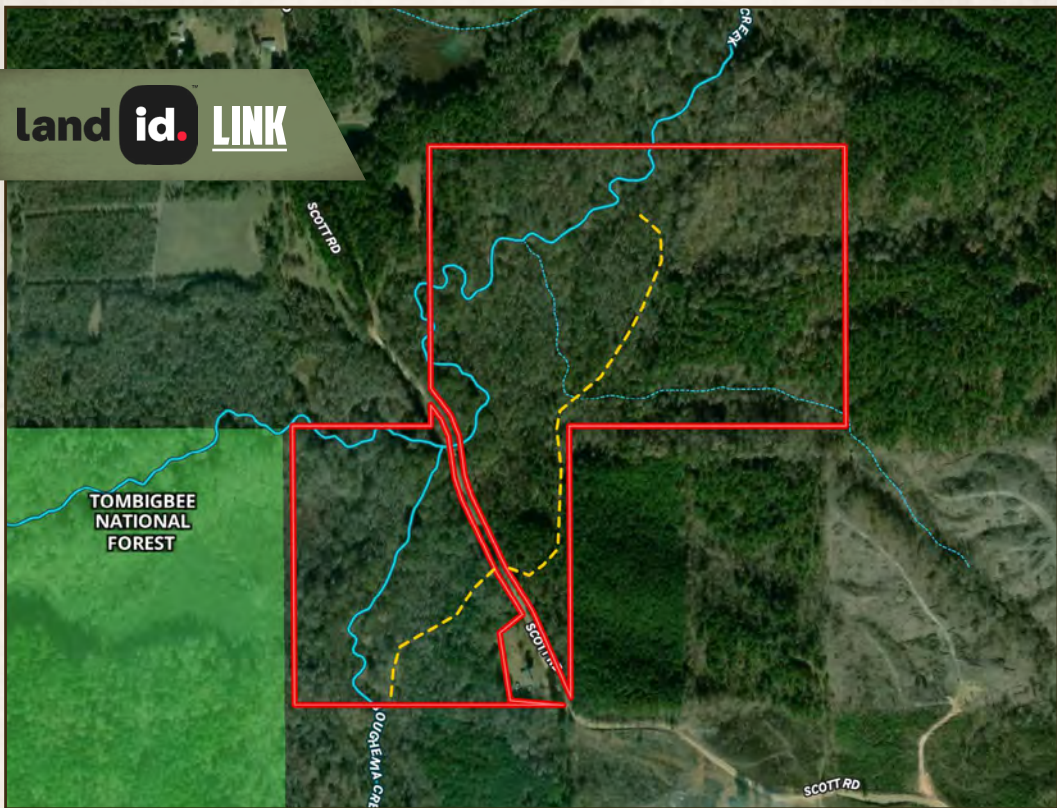
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land **id.** LINK



Directions From the Intersection of Scott Road and Hwy 12 west of Sturgis, MS: Travel 2.5 miles south on Scott Road to the property on the right.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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