

30± ACRES
OKTIBBEHA COUNTY, MS
\$196,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE OKTIBBEHA 30

PROPERTY PROFILE

LOCATION:

- Brown Road
Starkville, MS 39759
- Oktibbeha County
- 10± Miles W of Starkville
- 52± Miles E of Winona
- 90± Miles SE of Oxford
- 111± Miles NE of Madison

COORDINATES:

- 33.4656, -88.9637

TAX INFORMATION:

- Parcel # 079-32-012.00
(North of Brown Road)
- \$172 (2024)

PROPERTY USE:

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

PROPERTY INFORMATION:

- 30± Total Acres
- Mixed Timber
- Established Internal Trails
- Food Plots
- Deer & Turkey
- Utilities Available



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BILLY CARPENTER

LAND SPECIALIST

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billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE OKTIBBEHA 30

WELCOME TO THE OKTIBBEHA 30, SITUATED JUST 10± MILES WEST OF STARKVILLE, MISSISSIPPI, ON BROWN ROAD BETWEEN THE SELF CREEK COMMUNITY AND ADATON. This 30± acre Okitebbeha County property is made up of mixed hardwoods with pines scattered throughout, and the terrain is characterized as relatively flat with gently rolling hills. Internal trails are established, and you can get around the entire property with an electric golf cart if you want to.

A power line runs east and west across the tract, which would be a great place for a food plot and a box stand. Deer and turkey are plentiful in the area...upon initial inspection, lots of sign was found. The Okitbbeha 30 is only minutes away from Starkville and would make a great spot to build your forever home or a weekend retreat. Utilities and water are available along the paved road.

Contact Billy Carpenter today to schedule a private showing and experience #TheSmallTownWay.



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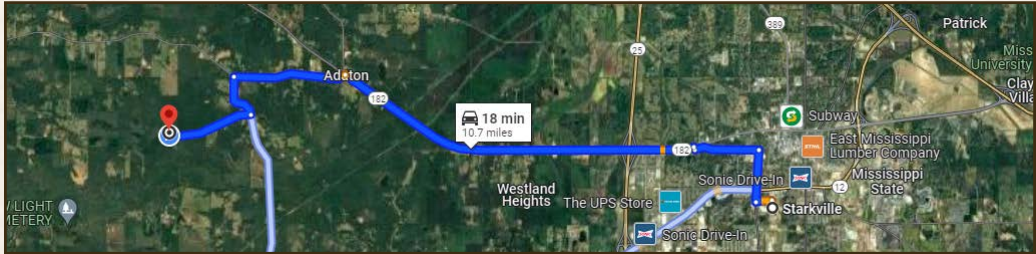
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land id. LINK



Directions From Starkville, MS: Travel on Stark Road for 1.1 miles. Turn left onto MS-182 W and continue for 4.7 miles. Turn left onto Self Creek Road and proceed 1.6 miles. Turn left onto Longview-Adaton Road and travel for 0.7 miles. Turn right onto Brown Road, and after 1.1 miles, the destination will be on the left between 2391 and 2377 Brown Road.

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



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