

30± ACRES WITH A HOME OKTIBBEHA COUNTY, MS

\$439,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE OKTIBBEHA 30

PROPERTY PROFILE

LOCATION:

- 10144 Hwy 12 West
Starkville, MS 39759
- Longview Community
- Oktibbeha County
- 6± Miles SW of Starkville
- 10.6± Miles SW of MSU

COORDINATES:

- 33.39429, -88.93825

PROPERTY USE:

- Recreational
- Residential
- Investment
- Hunting

PROPERTY INFORMATION:

- 30± Acres
- 1,341± SqFt Home
 - 3 Bedrooms/1.5 Baths
- Highway 12 Frontage
- Mature Timber
- Two Shooting Houses
- Shop

TAX INFORMATION:

- 2025 Taxes
- Parcel # 068-28-014.00:
\$1,241.31
- Parcel # 068-28-013.00:
\$64.45
- Parcel # 068-28-013.01:
\$467.11



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MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

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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 30

WELCOME TO THE OKTIBBEHA 30, A PROPERTY OFFERING A GREAT COMBINATION OF LAND, A HOME, AND INVESTMENT POTENTIAL. Featuring frontage on Highway 12, roughly six miles southwest of Starkville, Mississippi, the 30± acre Oktibbeha County property provides room to spread out while being convenient to town. A move-in-ready home offers 1,341± square feet with three bedrooms, one full bath, and one half bath. A shop with electricity is also on site for storage and hobbies.

The acreage consists of mature timber and offers opportunities for outdoor recreation and hunting, making it a great option for those looking to enjoy the outdoors while staying close to town. Whether you're searching for a place to call home, a recreational property, or an investment opportunity, the Oktibbeha 30 is a solid choice!

Contact Michael Cooper today to learn more and experience #TheSmallTownWay!



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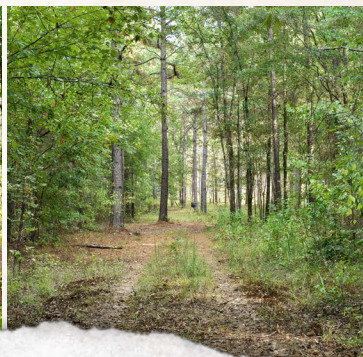
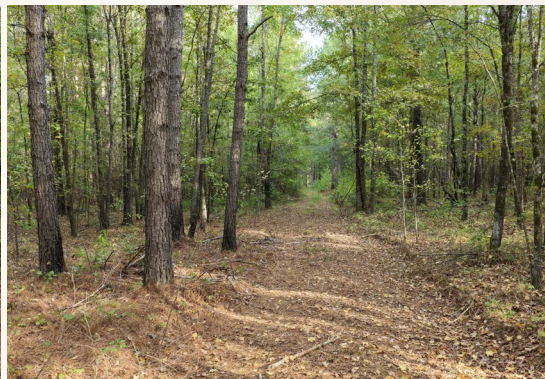
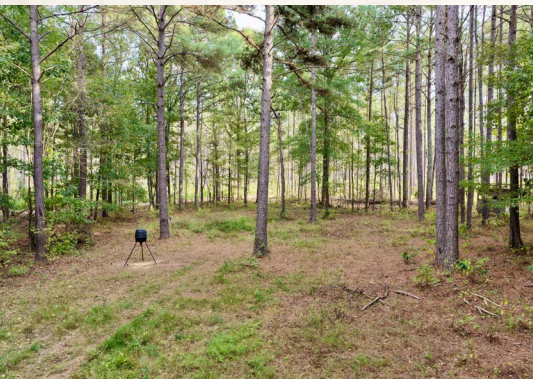
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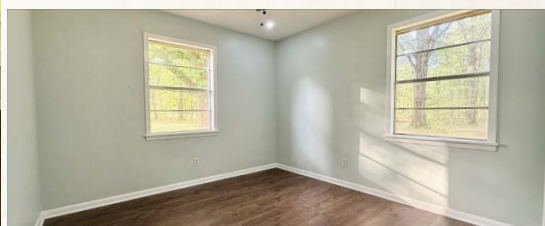
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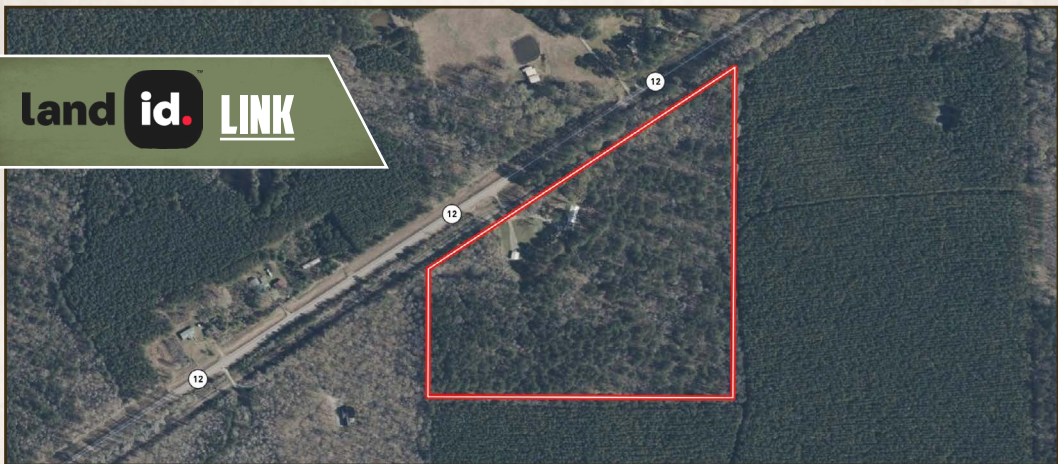
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OKTIBBEHA COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of Hwy 12 and Hwy 25 west of Starkville, MS: Travel 6.4 miles on Highway 12 to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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