

OKTIBBEHA COUNTY - 121 ACRES
00 Artesia Road
Starkville, MS 39759

\$785,000
121± Acres
Oktibbeha County



OKTIBBEHA COUNTY - 121 ACRES
Starkville, MS / Oktibbeha County

SUMMARY

Address

00 Artesia Road

City, State Zip

Starkville, MS 39759

County

Oktibbeha County

Type

Farms, Business Opportunity

Latitude / Longitude

33.426961 / -88.675022

Acreage

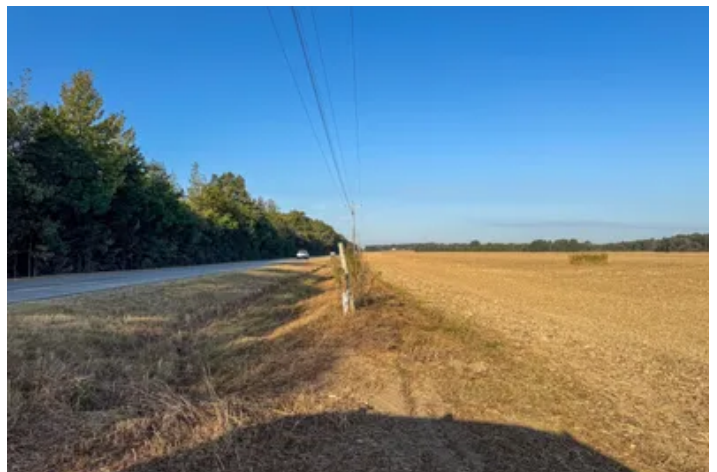
121

Price

\$785,000

Property Website

<https://www.mossyoakproperties.com/property/oktibbeha-county-121-acres-oktibbeha-mississippi/103361/>



PROPERTY DESCRIPTION

Oktibbeha County, MS 121± Acres on Artesia Road

Development Land for Sale Near Starkville, Mississippi State University, and Golden Triangle Regional Airport

Located on **Artesia Road in Oktibbeha County, Mississippi**, this **121± acre tract** presents an outstanding opportunity for **development, investment, agricultural use, or long-term hold** in one of the most strategically positioned areas of the **Golden Triangle region**. With approximately **3,300 feet of road frontage on Artesia Road**, this property offers the size, accessibility, and location that are increasingly difficult to find in the Starkville market area.

This property is especially attractive because it offers both **current utility and future upside**. The land is currently suited for **agricultural uses and interim income potential**, while its location and layout make it highly appealing for future development or investment. Whether a buyer is seeking a well-located tract for residential development, a private estate, a long-term land investment, or a combination of agricultural use and future appreciation, this property offers a rare mix of versatility and upside.

The property is **predominantly flat and well drained**, with a **slight central crown running throughout**, a feature that enhances drainage and contributes to the tract's overall usability for farming, development, and long-term value. Its physical characteristics make it highly functional and attractive for a variety of potential uses.

Positioned in the heart of the **Golden Triangle**, this tract is centrally located between **Mississippi State University** and the **Golden Triangle Regional Airport economic hub**, where much of the area's employment, industrial growth, and economic activity is concentrated. This highly desirable location provides convenient access to the key communities and economic drivers of the region, making the property especially attractive for investors, developers, and buyers who understand the importance of owning land in a growth corridor. This is a **fantastic opportunity** to acquire a well-located tract with both immediate utility and long-term development potential.

The property also offers excellent regional convenience, located approximately **10 minutes from Mississippi State University, 15 minutes from downtown Starkville, 25 minutes from Columbus, 30 minutes from West Point and Old Waverly Golf Club**, and approximately **10 minutes from Golden Triangle Regional Airport**. This combination of accessibility, strong location appeal, agricultural utility, and development potential is increasingly hard to find in Oktibbeha County.

Large tracts with meaningful road frontage, agricultural income potential, favorable topography, and a central Golden Triangle location are becoming more difficult to acquire. This property stands out as an exceptional opportunity for a buyer seeking **development land in Oktibbeha County, investment property near Starkville, or agricultural land with future upside in the Golden Triangle**.

Property Highlights

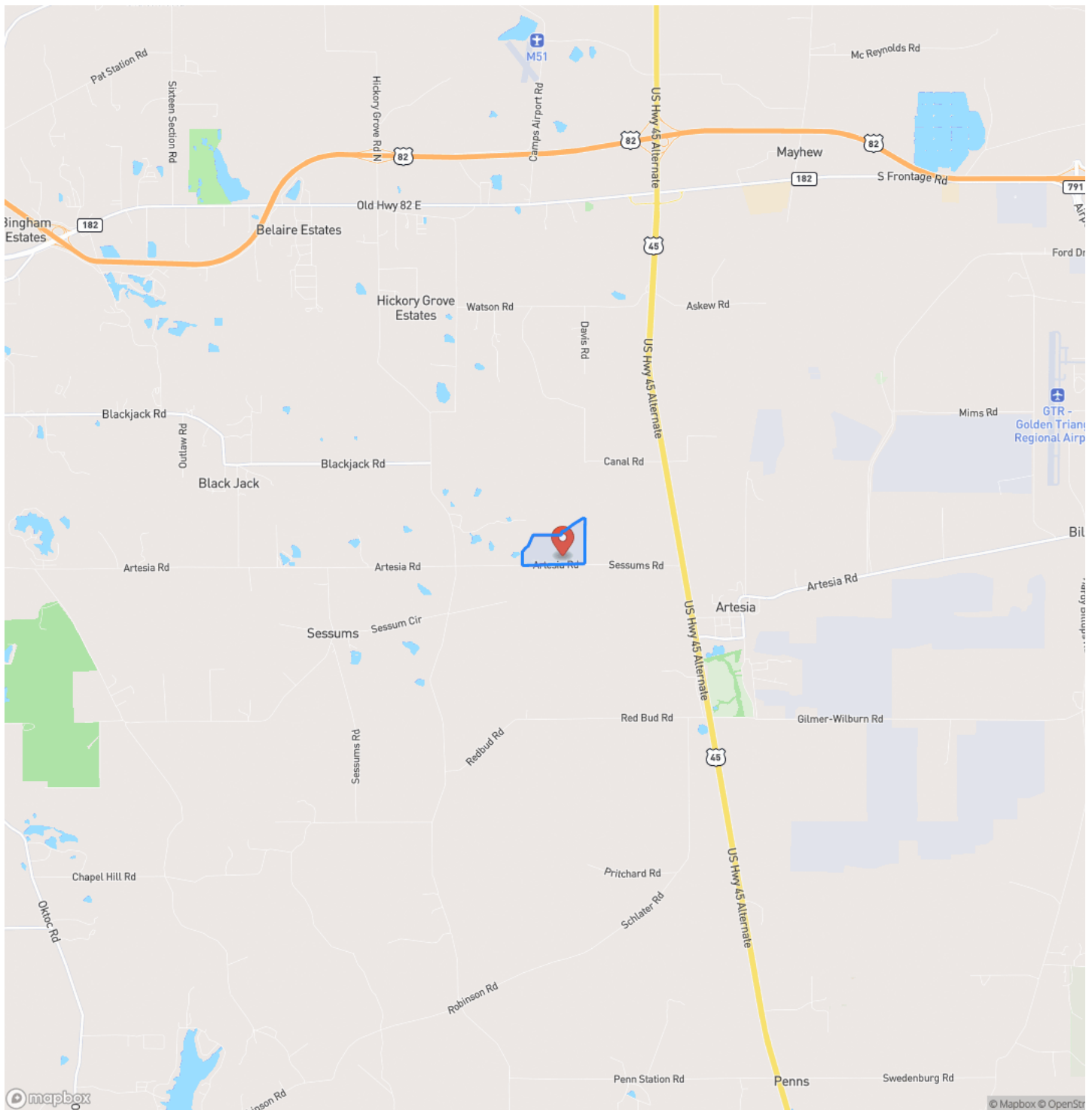
- **121± acres in Oktibbeha County, Mississippi**
- **Located on Artesia Road**
- **Approximately 3,300 feet of road frontage**
- **Development, investment, and agricultural opportunity**
- **Interim agricultural use and income potential**
- **Predominantly flat and well-drained topography**
- **Slight central crown running throughout the property**
- **Centrally located in the Golden Triangle**
- **Positioned between Mississippi State University and the Golden Triangle Regional Airport economic corridor**
- **Approximately 10 minutes from Mississippi State University**
- **Approximately 15 minutes from downtown Starkville**
- **Approximately 25 minutes from Columbus**
- **Approximately 30 minutes from West Point and Old Waverly Golf Club**

- Approximately 10 minutes from Golden Triangle Regional Airport

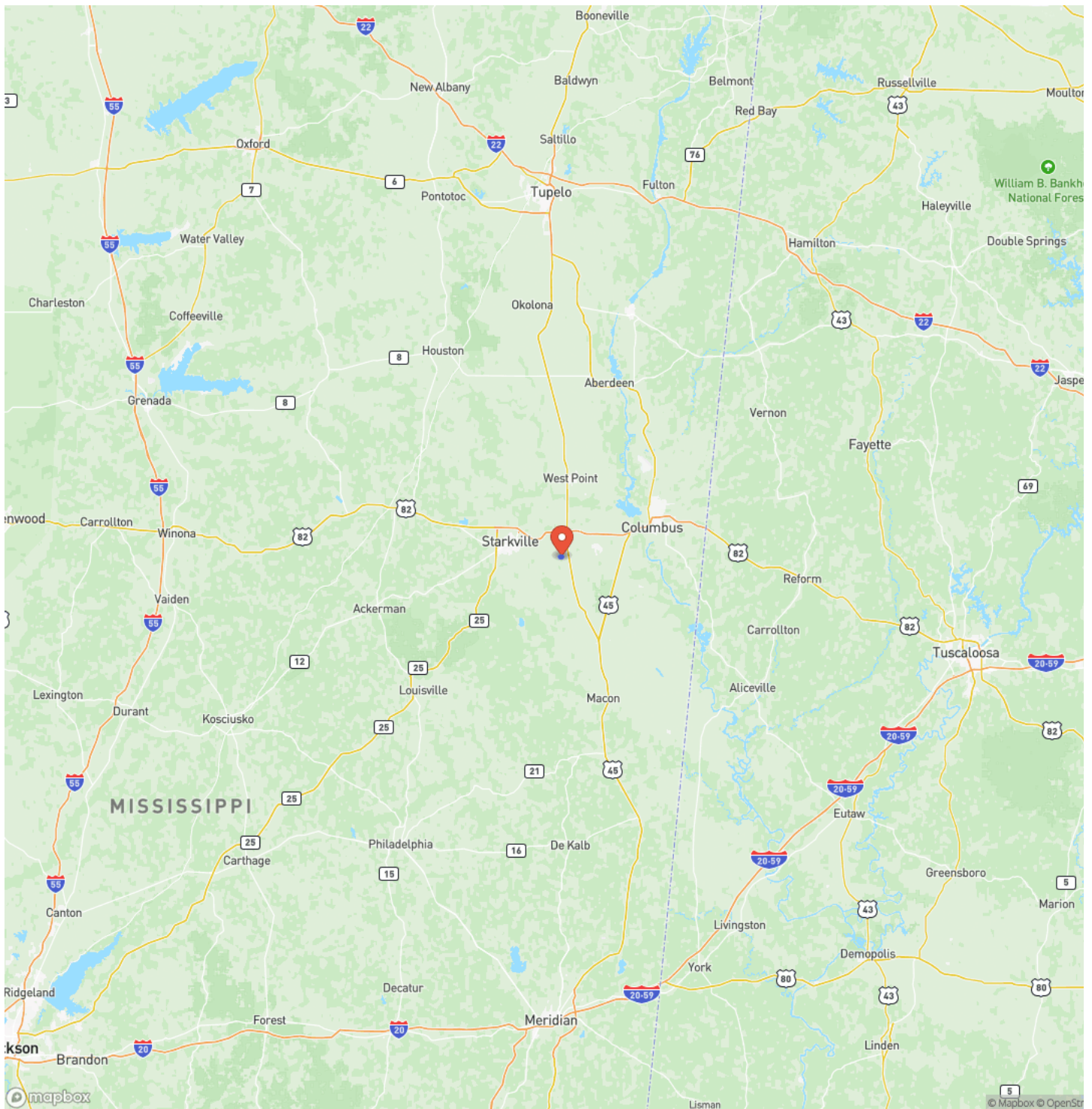
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Starkville, MS / Oktibbeha County



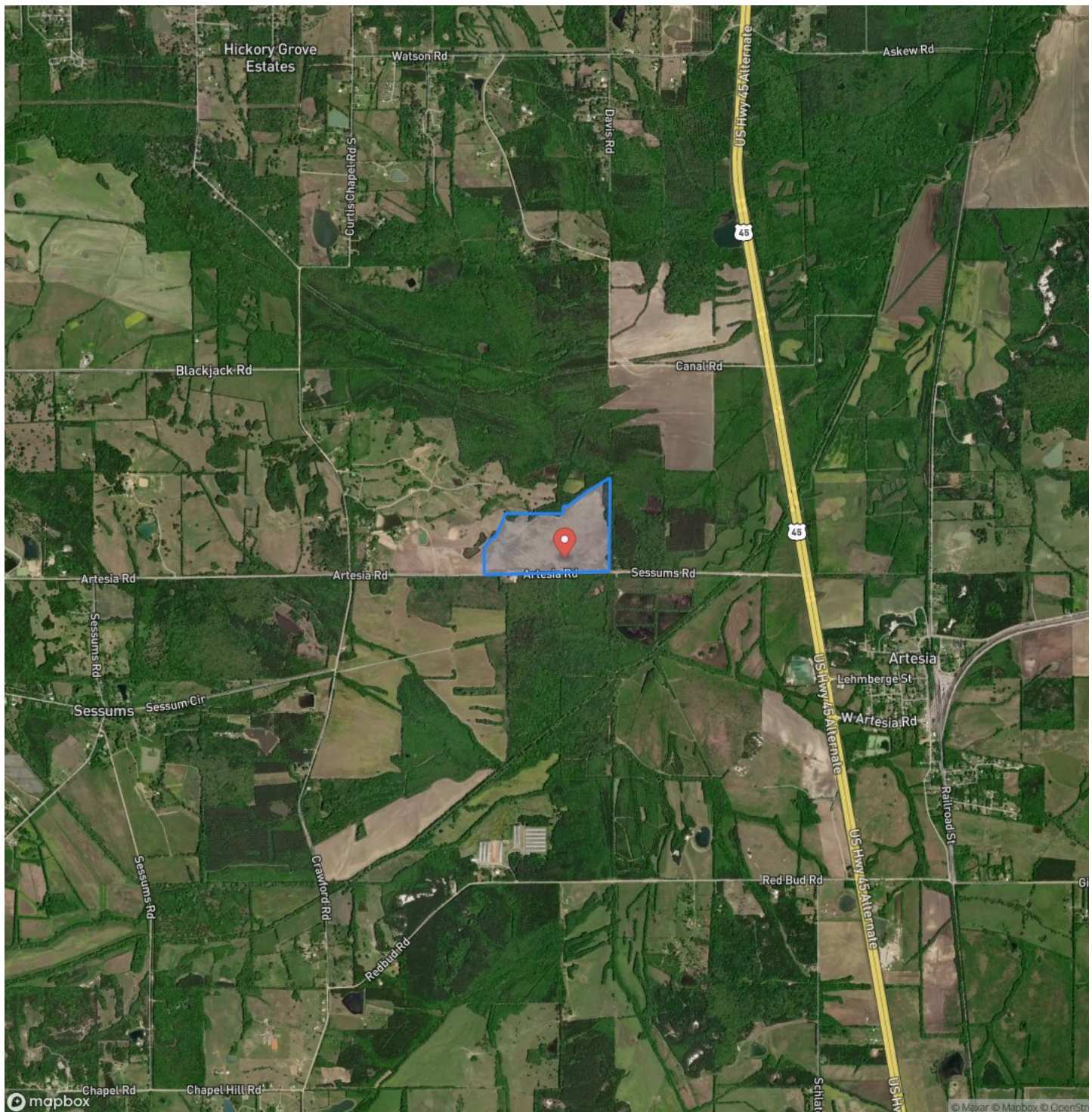
Locator Map



Locator Map



Satellite Map



OKTIBBEHA COUNTY - 121 ACRES
Starkville, MS / Oktibbeha County

LISTING REPRESENTATIVE

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5795 Highway 45 ALT S.

City / State / Zip

West Point, MS 39773

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

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