

Oktibbeha County - 277 Acres Artesia Road  
000 Artesia Road  
Starkville, MS 39773

**\$1,250,000**  
277± Acres  
Oktibbeha County





**Oktibbeha County - 277 Acres Artesia Road  
Starkville, MS / Oktibbeha County**

**SUMMARY**

**Address**

000 Artesia Road null

**City, State Zip**

Starkville, MS 39773

**County**

Oktibbeha County

**Type**

Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**

33.426257 / -88.679318

**Acreage**

277

**Price**

\$1,250,000

**Property Website**

<https://www.mossoakproperties.com/property/oktibbeha-county-277-acres-artesia-road/oktibbeha/mississippi/93306/>



## Oktibbeha County - 277 Acres Artesia Road Starkville, MS / Oktibbeha County

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### PROPERTY DESCRIPTION

#### **Oktibbeha County 277 Acres for Sale Near Starkville, MS - Hunting, Recreation, Hardwood CRP Income, Pasture, and Homesite Potential**

Welcome to **277± acres of land for sale in Oktibbeha County, Mississippi**, located off **Artesia Road** near **Starkville** and **Mississippi State University** in the heart of the **Golden Triangle**. This exceptional tract offers a rare combination of **hunting land, recreational property, hardwood CRP income, pastureland, and homesite potential** in one of the most desirable areas in Northeast Mississippi. For buyers searching for **land for sale near Starkville, hunting property in Oktibbeha County**, or a large **recreational tract with income and build potential**, this property deserves a serious look.

This is the kind of property that is getting harder and harder to find. The tract offers outstanding recreational appeal with excellent **deer, turkey, and waterfowl hunting**, while also providing meaningful income and long-term usability. A key feature of the property is its **hardwood CRP acreage**, which provides annual income while also creating exceptional wildlife habitat, bedding cover, travel corridors, and long-term habitat value. In addition, approximately **45± acres of pasture and grassland** add beauty, diversity, openness, and flexibility to the overall layout. The result is a highly functional and visually appealing tract that can be enjoyed immediately while also offering future improvement potential.

The habitat and recreational features are already in place. This **Oktibbeha County hunting property** includes an **established duck impoundment, food plots**, and an **interior trail system**, giving buyers a turnkey setup for hunting, trail riding, habitat work, and year-round enjoyment. The diversity created by the **hardwood CRP plantings**, open pasture areas, water features, and managed food sources makes this an appealing property for sportsmen and land investors alike.

In addition to its hunting and income features, this property offers excellent **homesite, camphouse, and lake site potential**. A **60-foot-wide owned access from Artesia Road** provides practical and dependable entry to the tract. **Power and community water are available nearby**, adding even more appeal for buyers who want to build a home, family retreat, or weekend camp in a private but convenient setting.

Location is one of this property's strongest attributes. Large tracts this close to Starkville are increasingly difficult to find, especially those that offer the combination of **privacy, accessibility, income, hunting, and future building potential**. Whether you are looking for a **private hunting retreat near Mississippi State**, a long-term land investment, or a family property with room to hunt, build, and enjoy, this tract checks a lot of boxes. **Additional tracts are also available**, creating an opportunity for buyers who may want to expand their acreage or consider multiple purchase options.

### **Property Highlights**

- **277± acres**
- **Oktibbeha County, Mississippi**
- Excellent location near **Starkville** and **Mississippi State University**
- **Hardwood CRP acreage** providing annual income
- Excellent wildlife habitat created by **hardwood CRP plantings**
- Approximately **45± acres of pasture and grasslands**
- **Established duck impoundment**
- **Food plots**
- **Interior trail system**
- Excellent **deer, turkey, and waterfowl hunting**
- **60-foot-wide owned access from Artesia Road**
- **Power and community water available nearby**
- Great **homesite, camphouse, or lake site potential**
- Located in the **Golden Triangle**
- **Additional tracts available**

## Location

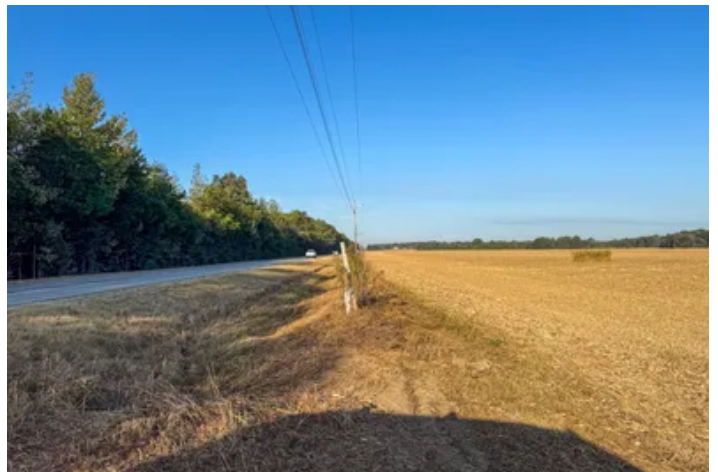
- Approximately **10 minutes to Mississippi State University**
- Approximately **15 minutes to downtown Starkville**
- Approximately **25 minutes to Columbus**
- Approximately **30 minutes to West Point and Old Waverly Golf Club**

Whether you are looking for **Oktibbeha County land for sale, hunting land near Starkville, Mississippi recreational property with income**, or a large tract with **hardwood CRP, pasture, hunting, and homesite potential**, this property offers a rare opportunity in one of the most sought-after areas of Northeast Mississippi.

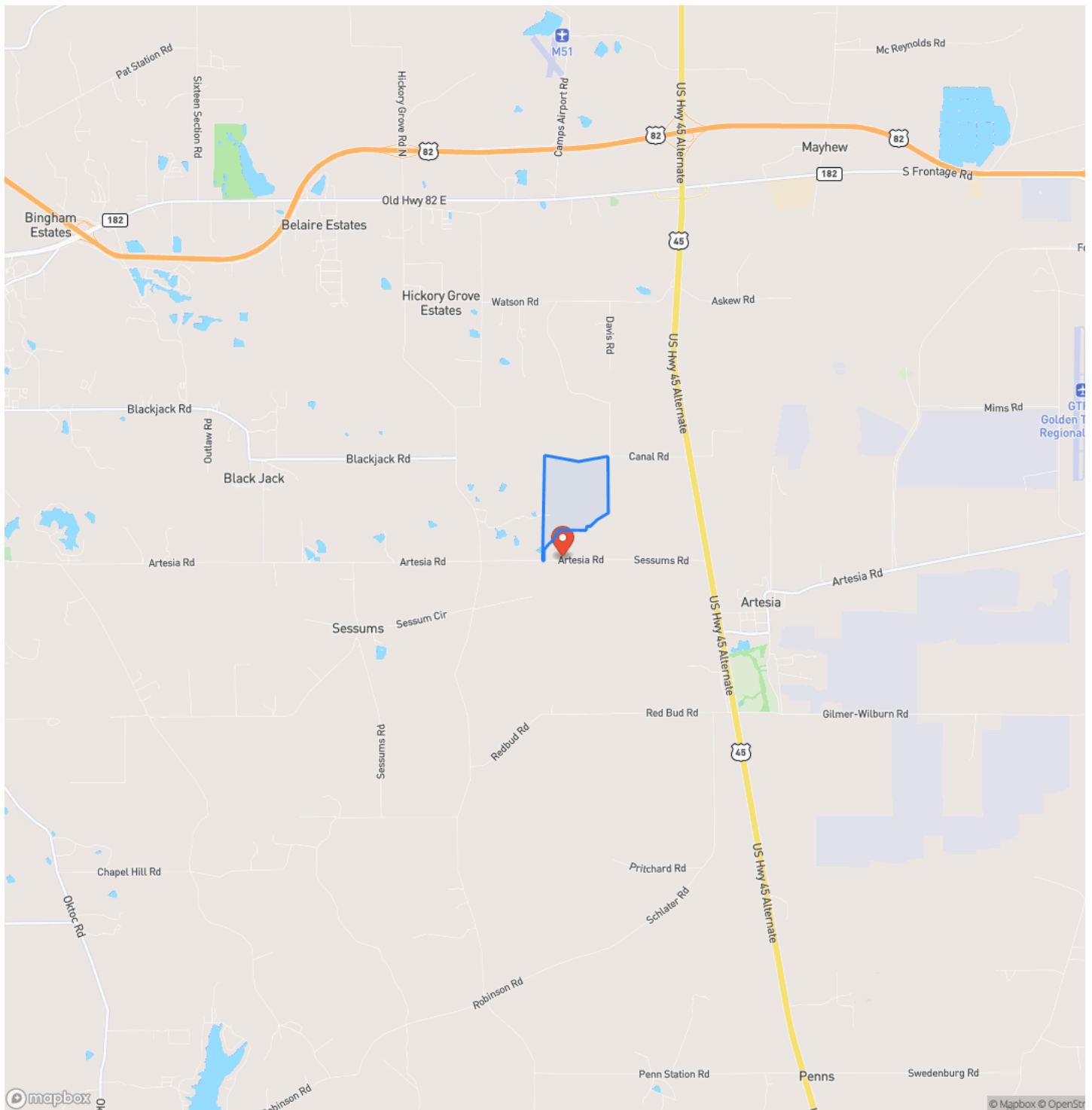


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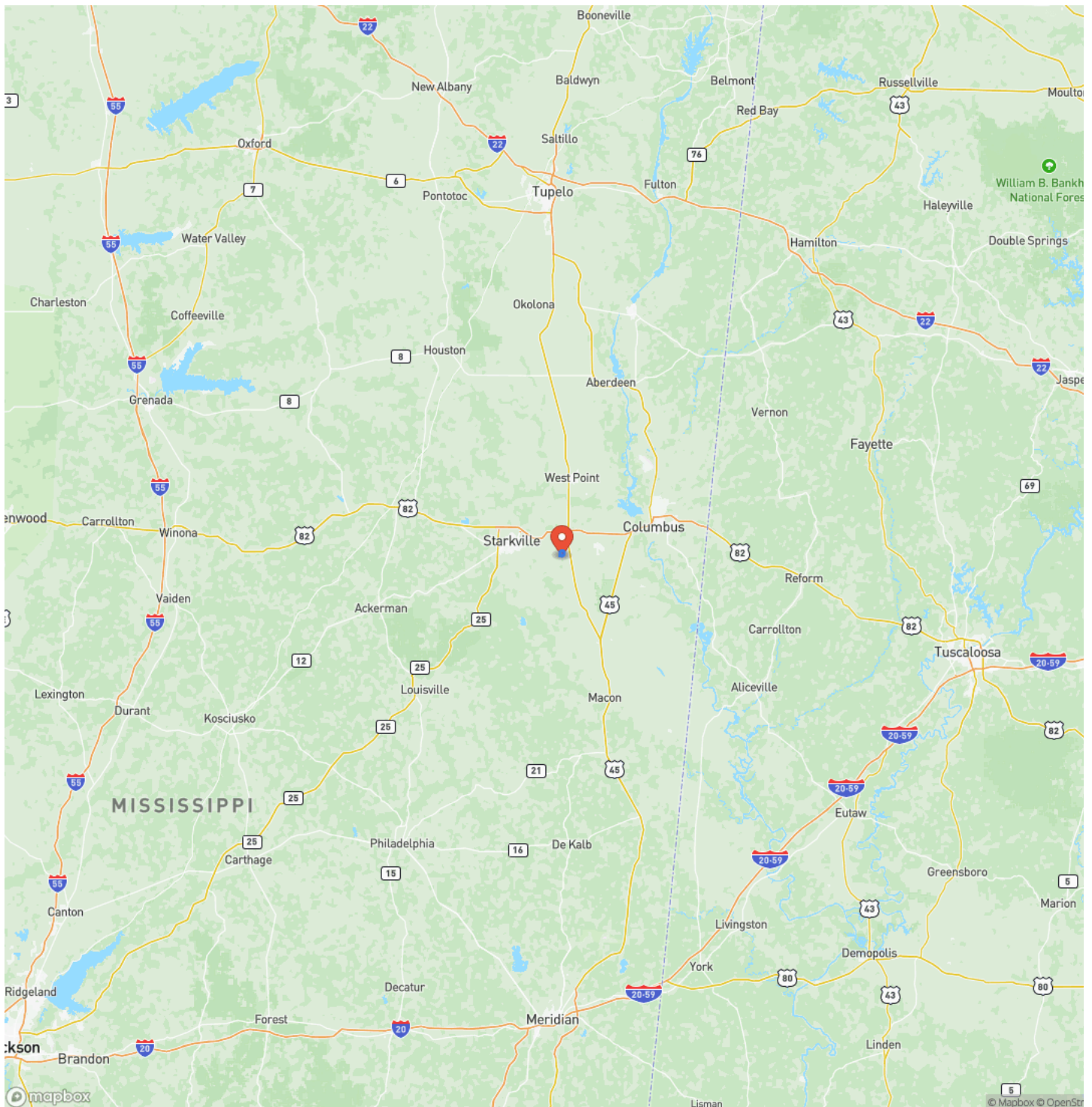


## Locator Map



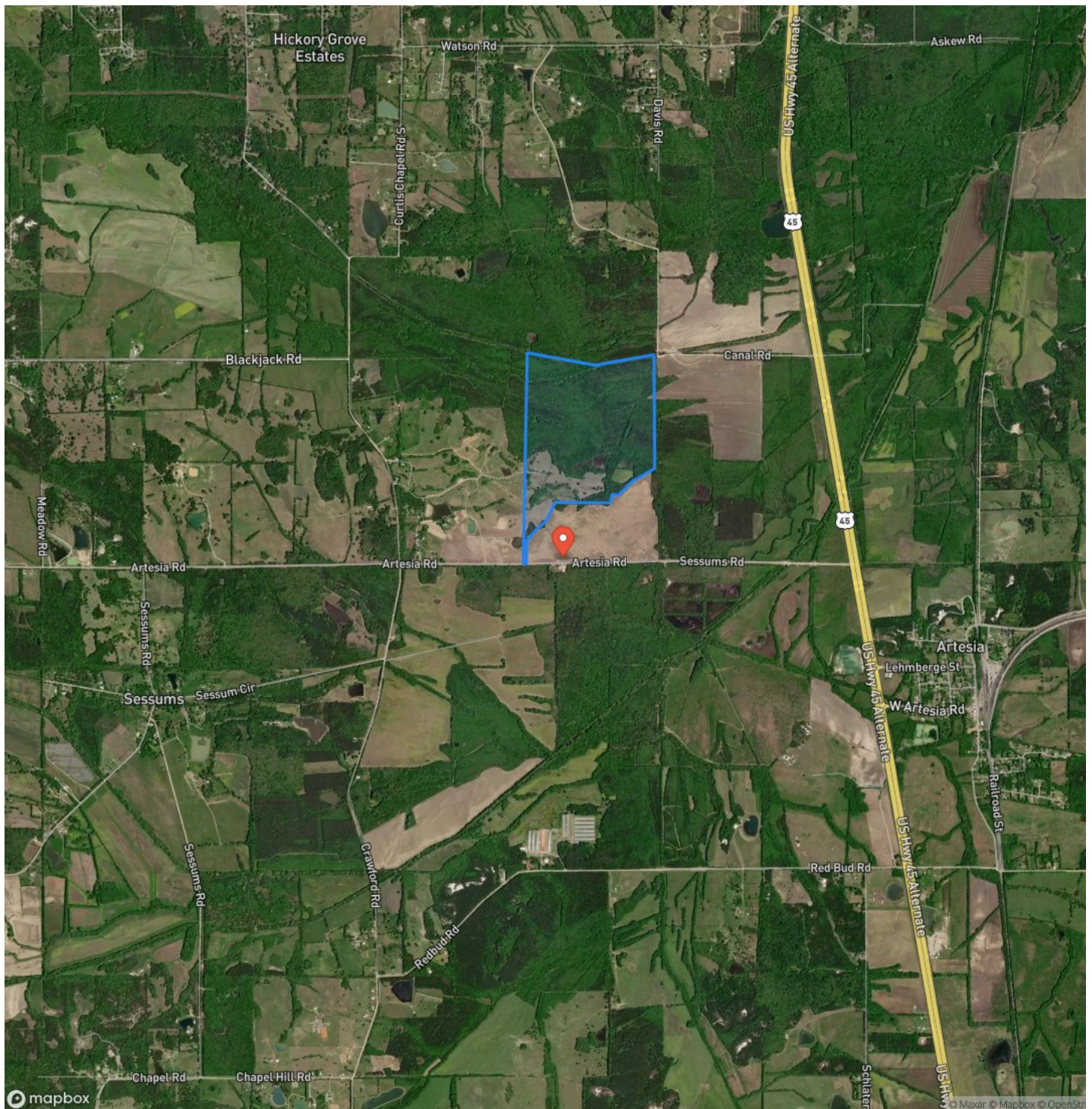


## Locator Map





## Satellite Map





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Starkville, MS / Oktibbeha County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Fred Zepponi III

## Mobile

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## Office

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## Email

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**Address**

5795 Highway 45 ALT S.

## City / State / Zip

West Point, MS 39773

## NOTES

[illegible]

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



## **DISCLAIMERS**

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**Mossy Oak Properties Bottomland Real Estate**

5795 Highway 45 Alt S

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

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