

**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

**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**

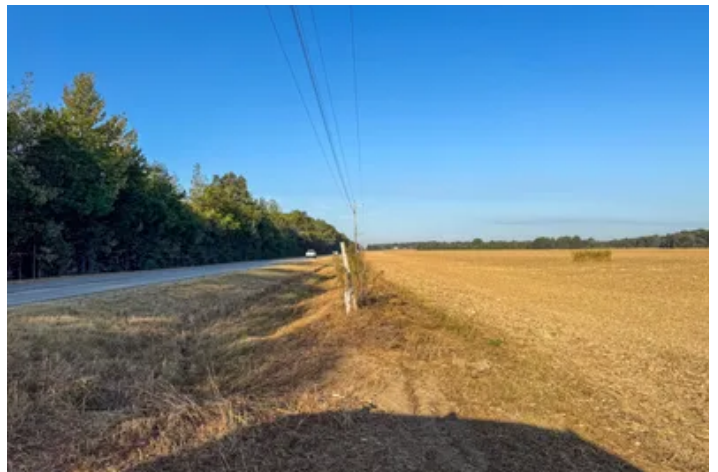
## Location

- 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**

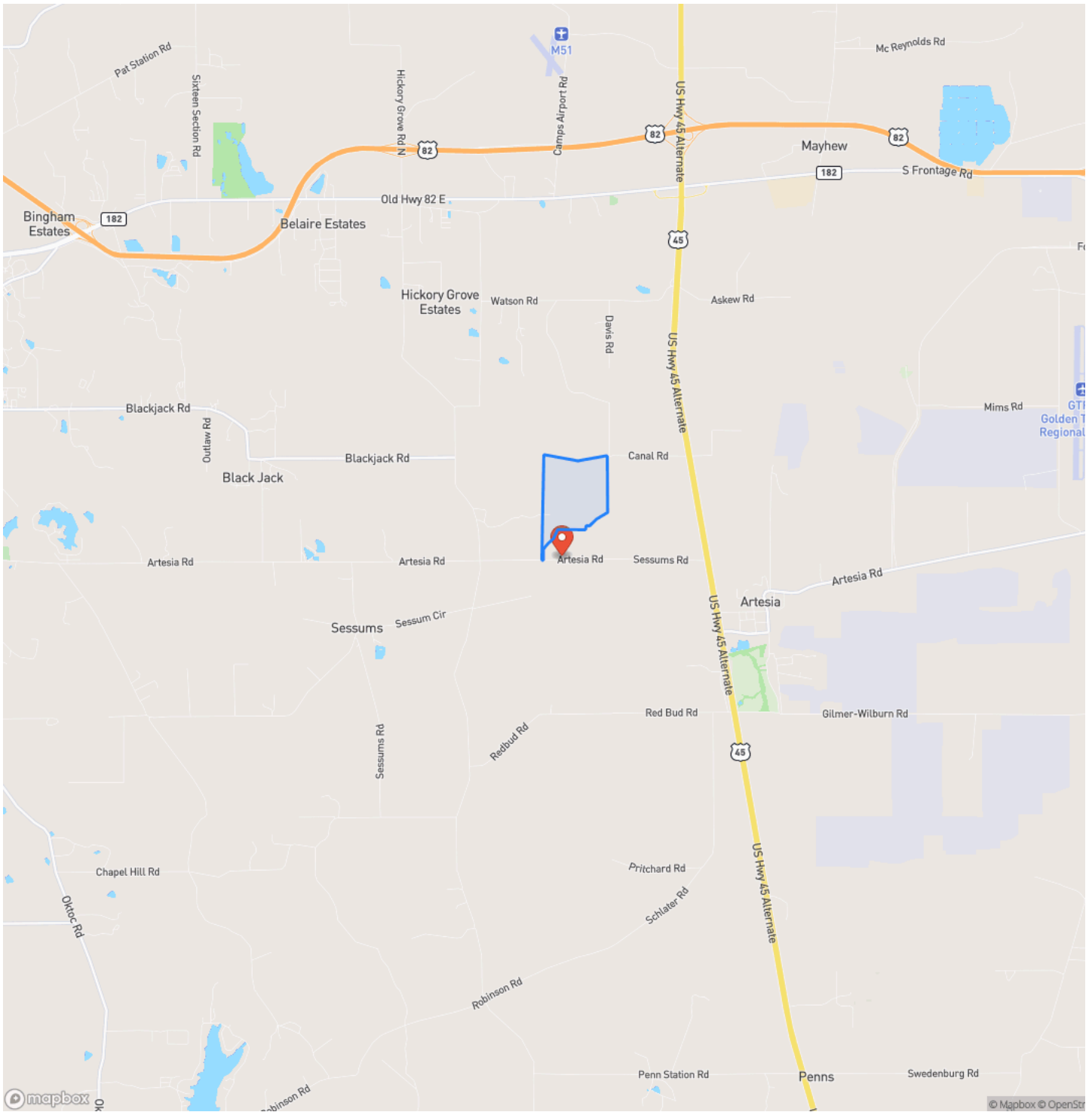
Whether you are looking for **Oktibbeha County land for sale, hunting land near Starkville, Mississippi recreational property with income**, or a large tract with **hardwood CRP, pasture, hunting, and homesite potential**, this property offers a rare opportunity in one of the most sought-after areas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



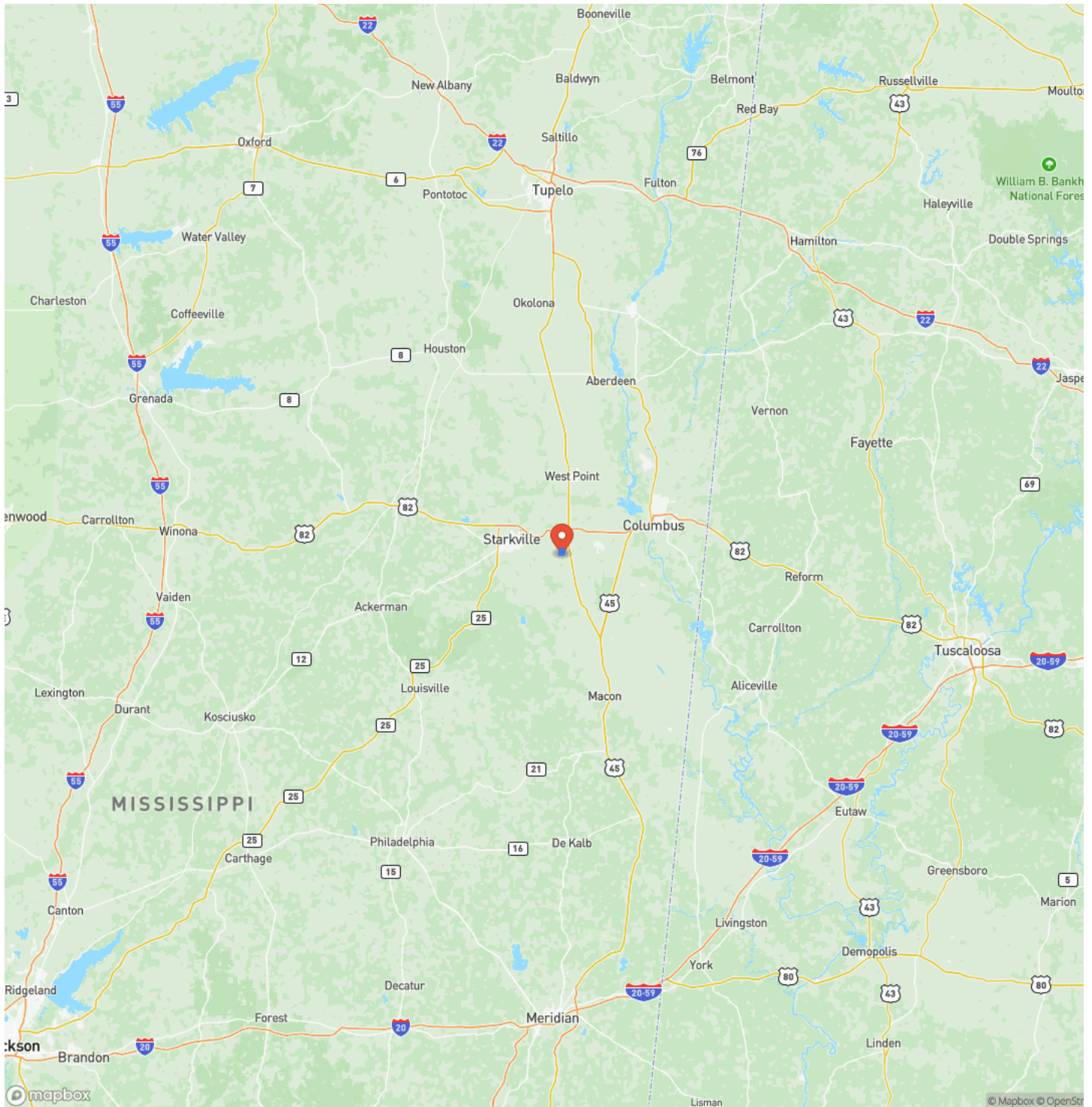
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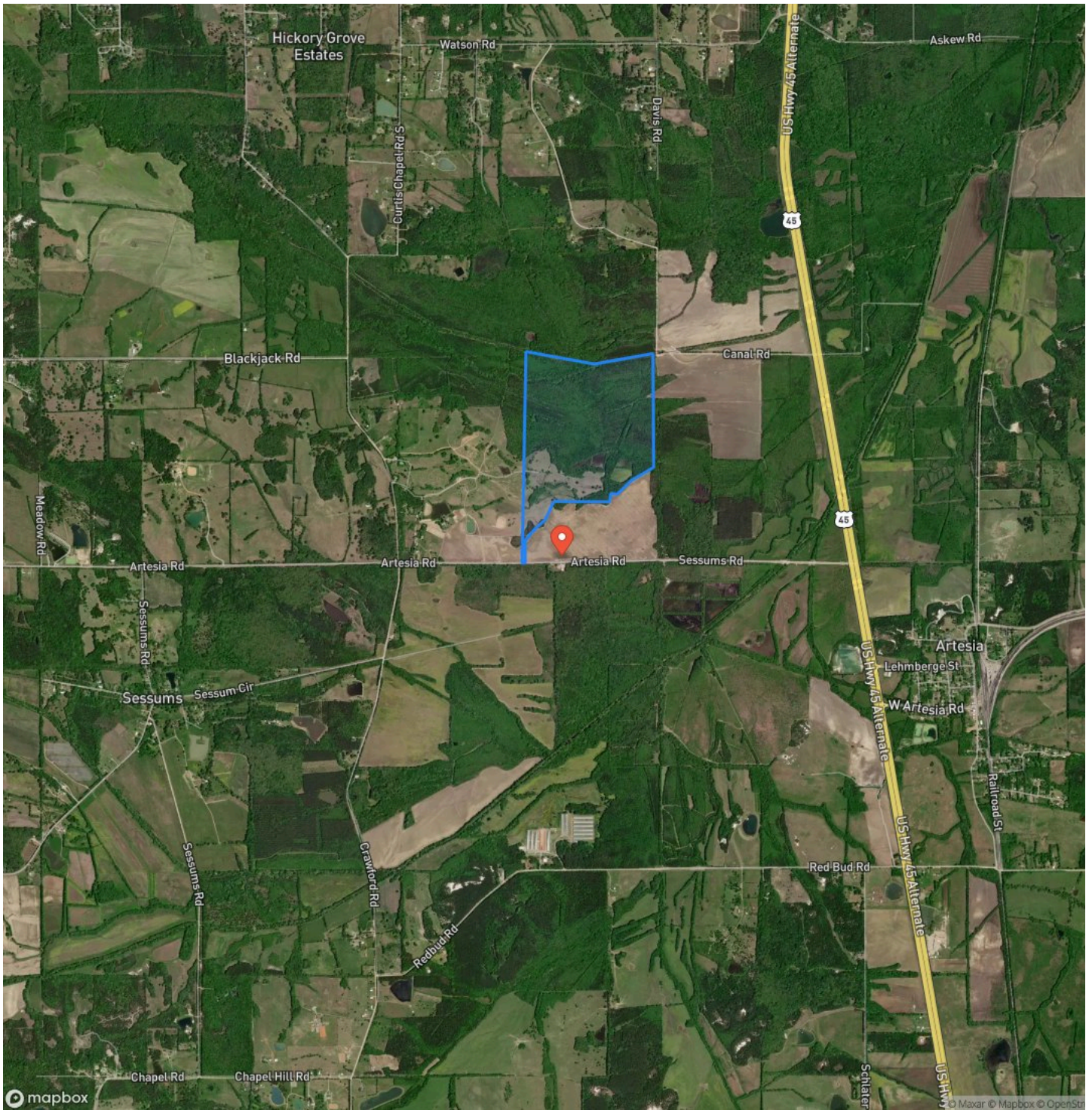
# Locator Map



# Locator Map



## Satellite Map







## **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.

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**Mossy Oak Properties Bottomland Real Estate**

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