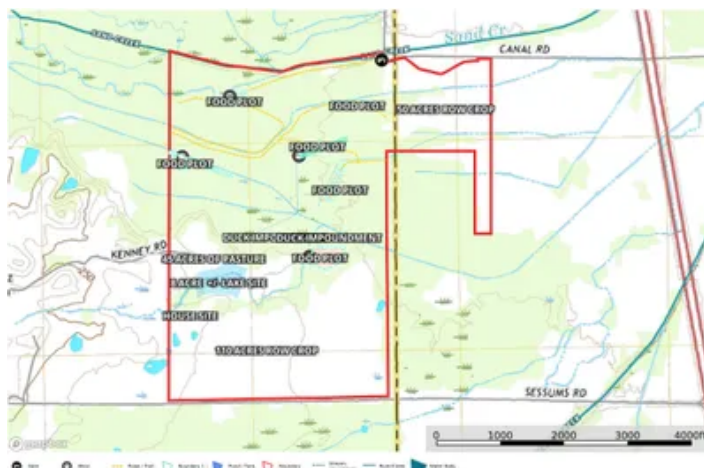
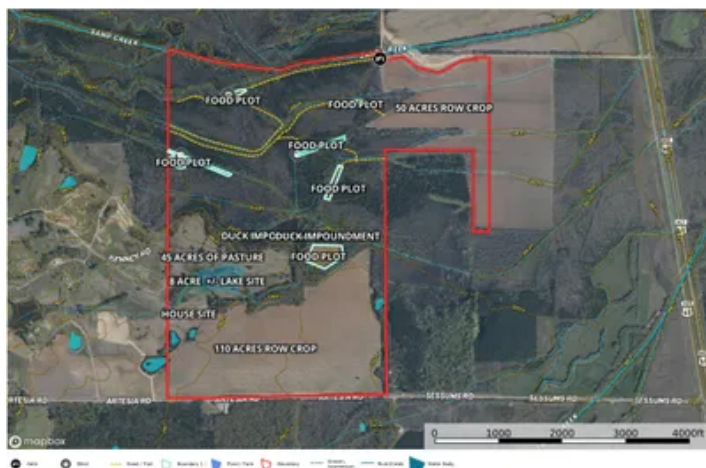


Artesia Road - 454+/- acres
00 Artesia Road
Starkville, MS 39759

\$2,530,000
454± Acres
Oktoberbeha County



Artesia Road - 454+/- acres
Starkville, MS / Oktibbeha County

SUMMARY

Address

00 Artesia Road

City, State Zip

Starkville, MS 39759

County

Oktibbeha County

Type

Recreational Land, Timberland, Undeveloped Land, Hunting Land, Farms, Ranches

Latitude / Longitude

33.426381 / -88.679245

Acreage

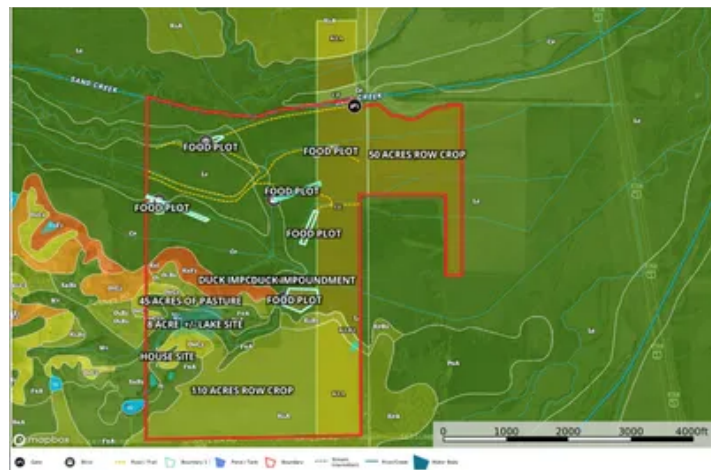
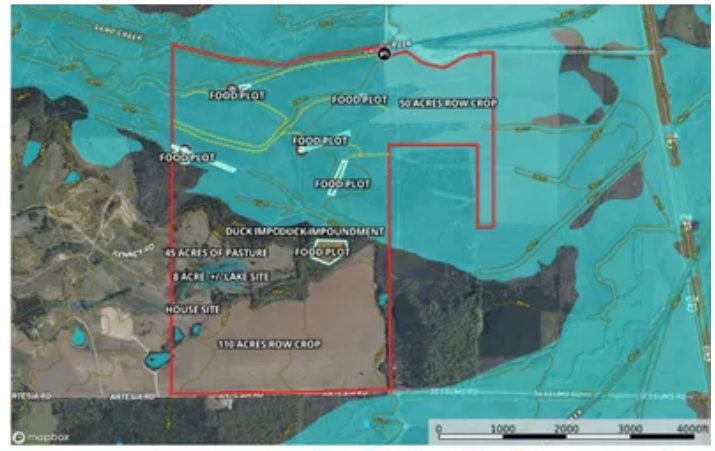
454

Price

\$2,530,000

Property Website

<https://www.mossyoakproperties.com/property/artesia-road-454-acres-oktibbeha-mississippi/84687/>



PROPERTY DESCRIPTION

454 Acres – Hunting, Income & Game Day Retreat | 15 Minutes from Starkville, MS

Here's a rare opportunity to own **454 acres of highly functional land** that offers **year-round recreational use, steady income, and prime development potential**—all just **15 minutes southeast of Starkville**. Whether you're looking to hunt in the morning and catch an MSU football game in the afternoon, or invest in a property with long-term upside, this one delivers.

This multi-use tract combines **agricultural income, exceptional wildlife habitat**, and convenient access to everything the **Golden Triangle** has to offer.

Property Highlights:

- 160 acres of **income-producing cropland**
- **CRP income** in place — income details available upon request
- 45 acres of open **pastureland**, perfect for livestock, building sites, or future development
- Beautiful **potential lake site**
- Multiple **food plots and duck impoundments** already established
- Outstanding habitat and hunting for **whitetail deer, ducks, turkey, dove, and small game**
- Located in an area **renowned for some of the best deer, duck, and turkey hunting in the region**
- **Approximately 3,500 feet of frontage on Sand Creek**, a scenic water feature that enhances wildlife travel corridors and habitat
- **Over 3,500 feet of road frontage on Artesia Road**, with additional gated access from **Canal Road**

Strategic Location & Access:

- Just **10 minutes from Golden Triangle Regional Airport (GTR)** and the surrounding **industrial corridor**
- **25 minutes to Columbus, MS**
- **20 minutes to West Point, Old Waverly, and Mossy Oak Golf Club**
- Quick access to **Highway 45 Alternate**, providing efficient regional connectivity

Live, Hunt, and Play – All in One Place

Build your dream home and have it all—space, privacy, hunting, and location—or create the ultimate **gameday or camp house getaway**. Spend the morning **duck hunting or chasing longbeards**, relax with friends at the lodge, and still make it to an **MSU football or baseball game** with time to spare. This property is perfectly situated for **Bulldog fans, outdoor enthusiasts, and long-term investors**.

A Growing Region with Long-Term Upside

The **Golden Triangle**—anchored by Starkville, West Point, and Columbus—is booming with **new industry, job creation, and infrastructure investment**. Major developments like the **Aluminum Dynamics mill** and **GTR Aerospace Park** are bringing growth, jobs, and long-term value to the area—making this property not just a lifestyle purchase, but a smart investment.

Floodplain Disclosure:

A significant portion of the northern acreage lies in a FEMA-designated flood zone—ideal for **duck habitat, waterfowl enhancement**,

and conservation opportunities. Upland areas remain well-suited for **homesites, lodges, or future development.**

With high recreational value, multiple income streams, 3,500 feet of creek frontage, prime access, and proximity to one of Mississippi's fastest-growing regions, this 454-acre tract is the total package.

Contact us today to schedule your private tour.

Fred Zeponi III

Broker

Mossy Oak Properties, Bottomland Real Estate

Office [662 495 1121](tel:6624951121)

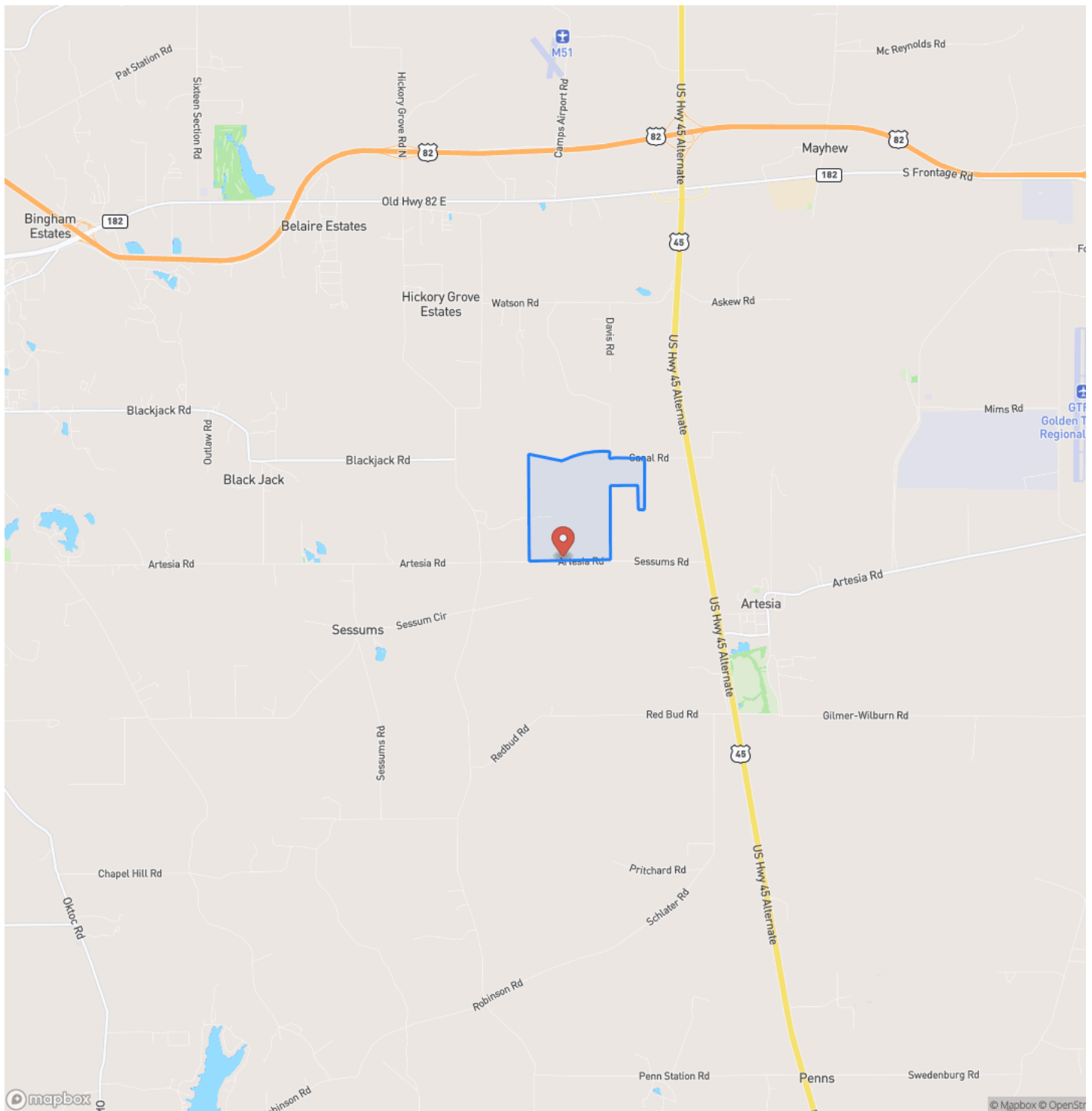
Email: fred@mossyoakproperties.com



Artesia Road - 454+/- acres
Starkville, MS / Oktibbeha County

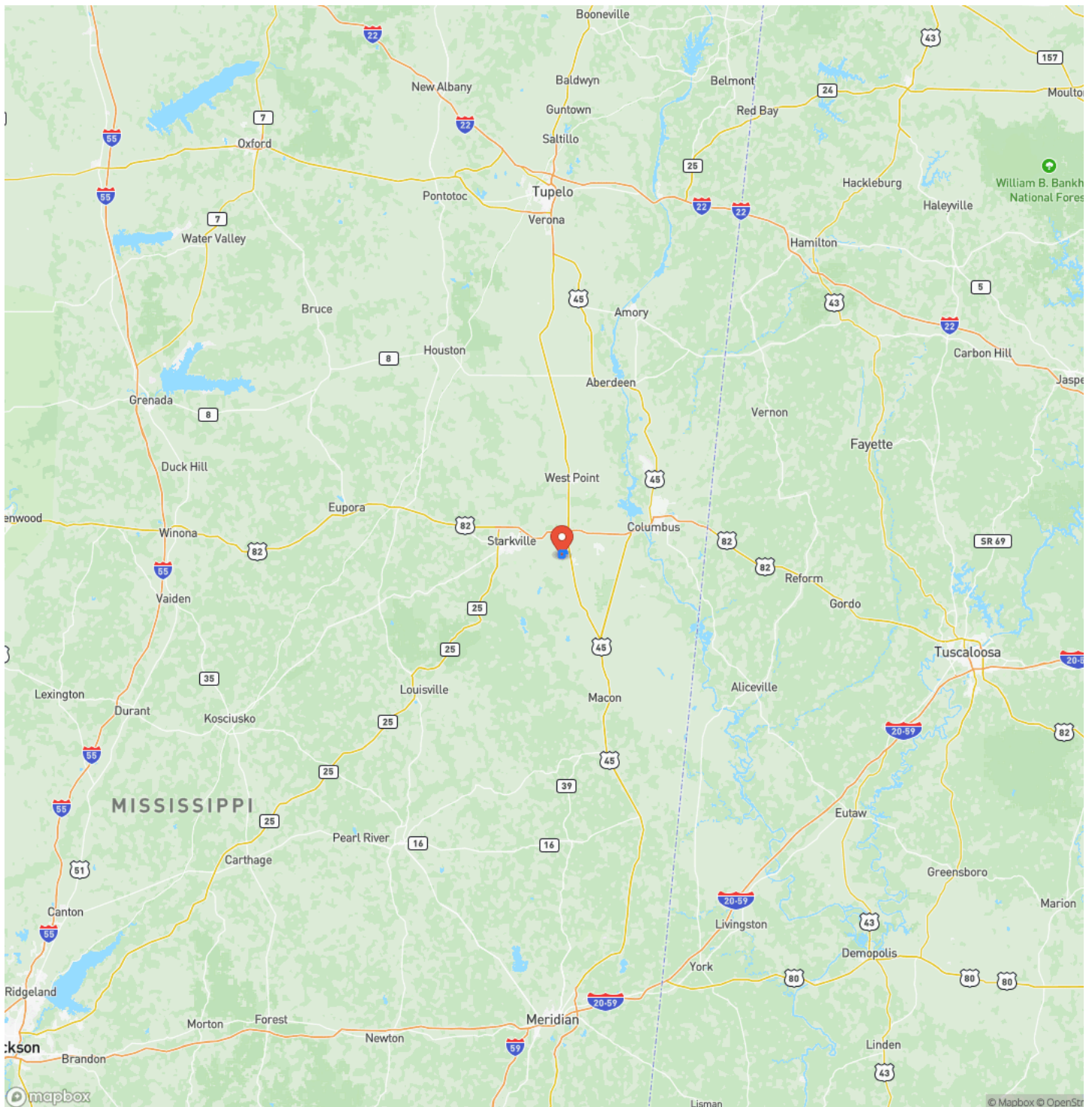


Locator Map



Artesia Road - 454+/- acres
Starkville, MS / Oktibbeha County

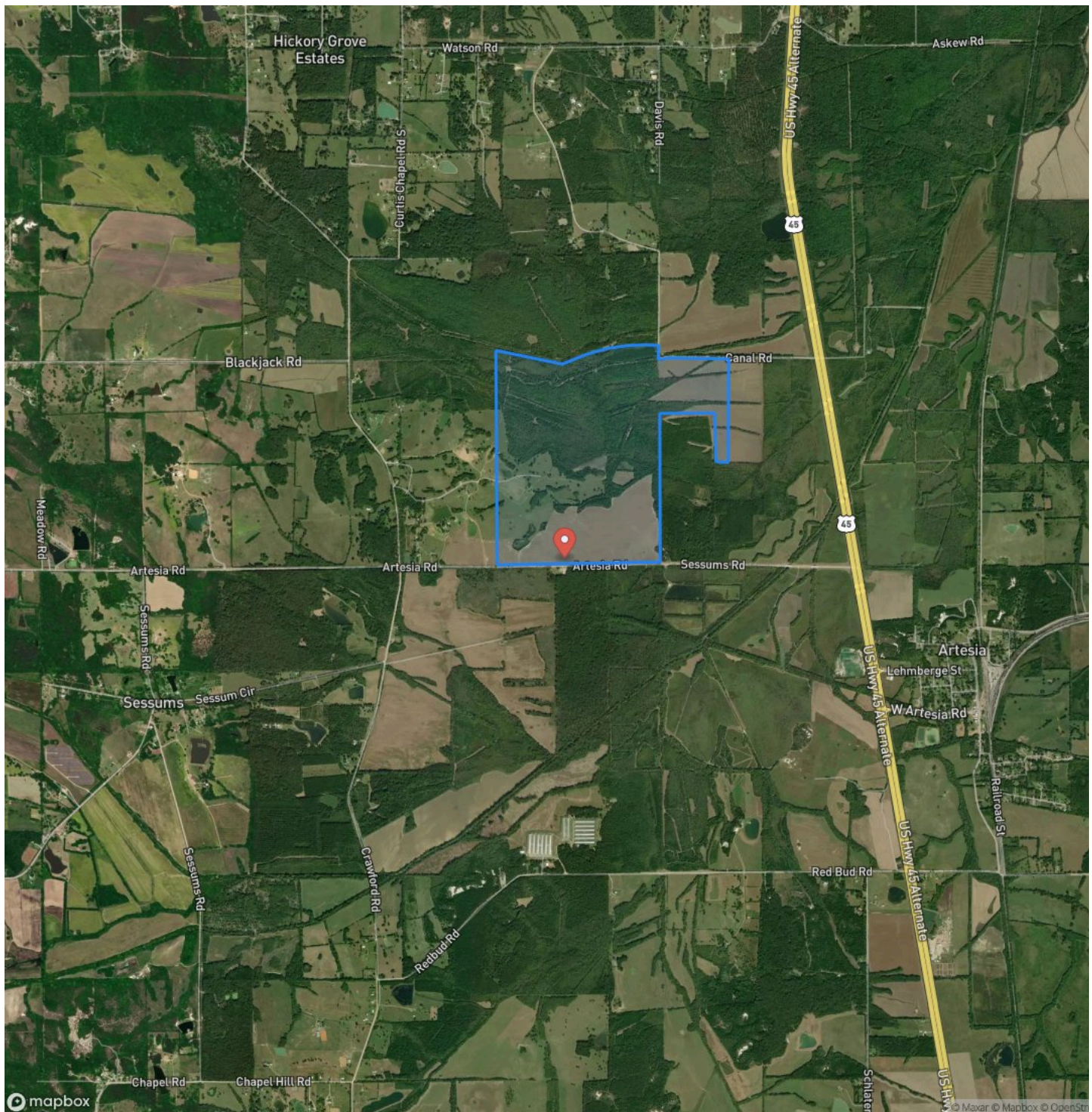
Locator Map



MORE INFO ONLINE:

MossyOakProperties.com

Satellite Map



Artesia Road - 454+/- acres
Starkville, MS / Oktibbeha County

LISTING REPRESENTATIVE

For more information contact:



Representative

Fred Zepponi III

Mobile

(662) 318-1292

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(662) 495-1121

Email

fred@mossyoakproperties.com

Address

5795 Highway 45 ALT S.

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

MossyOakProperties.com

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

MossyOakProperties.com

