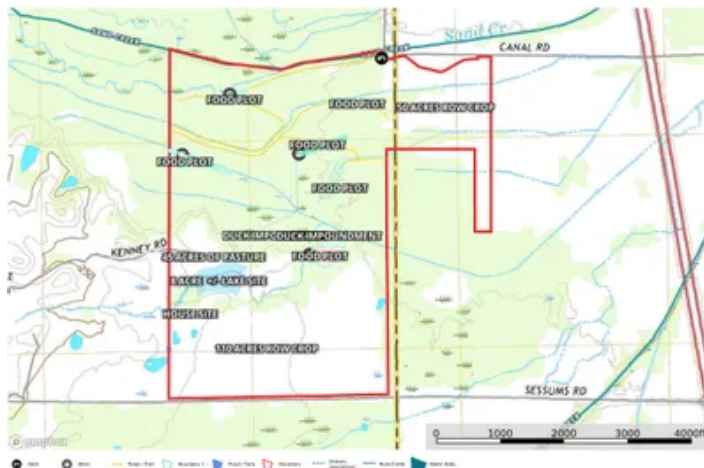


Artesia Road - 454+/- acres
00 Artesia Road
Starkville, MS 39759

\$2,530,000
454± Acres
OkTibbeha 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

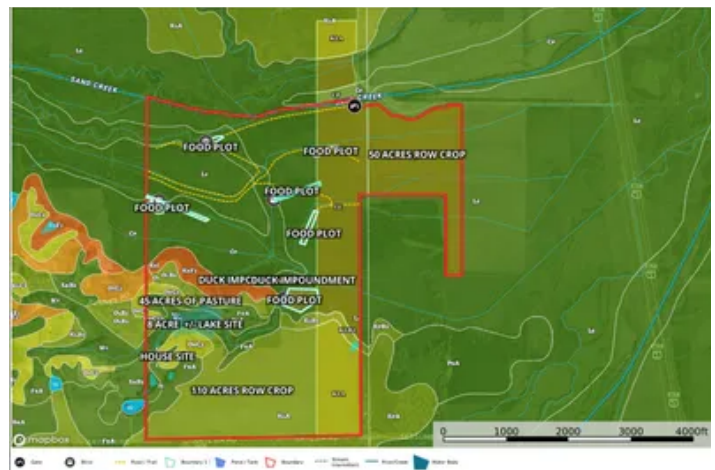
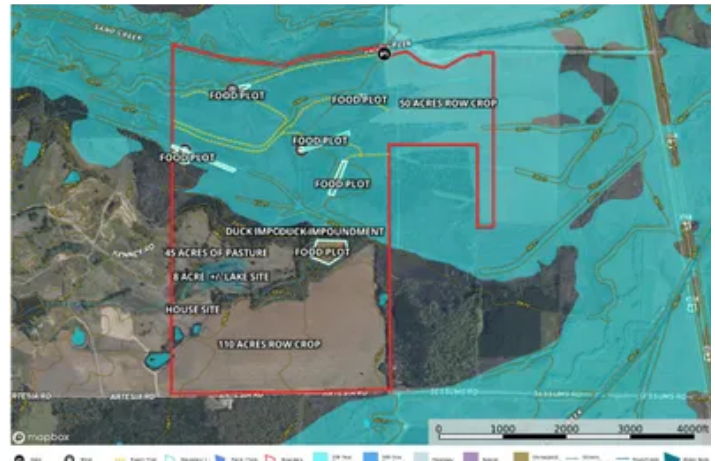
454

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 premier, multi-use land offering year-round recreation, consistent income, and long-term investment potential—all just 15 minutes southeast of Starkville. Whether you're looking to hunt at sunrise and tailgate at Mississippi State by kickoff, or secure a land asset positioned for growth, this property checks every box.

This dynamic tract blends productive agriculture, outstanding wildlife habitat, and unbeatable access to everything the Golden Triangle has to offer.

Property Highlights

- **160± acres of income-producing cropland**
 - **Established CRP program** — income details available upon request
 - **45± acres of open pastureland**, ideal for livestock, homesites, or future development
 - **Beautiful potential lake site**
 - **Multiple food plots and duck impoundments already established**
 - **Exceptional hunting opportunities** for whitetail deer, ducks, turkeys, dove, and small game
 - **Located in a region known for premier deer, duck, and turkey hunting**
 - **Approximately 3,500 feet of Sand Creek frontage**, enhancing wildlife corridors and habitat diversity
 - **Over 3,500 feet of frontage on Artesia Road**, with **additional gated access via Canal Road**
-

Strategic Location & Access

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

Live, Hunt & Play – All in One Place

Build your dream home or a weekend retreat and enjoy the best of both worlds—space, privacy, and unmatched recreation, all near Starkville. Hunt ducks at dawn, relax at the lodge with friends, and make it to Dudy Noble or Davis Wade by game time. This property offers the perfect balance for Bulldog fans, outdoor enthusiasts, and investors alike.

Golden Triangle Growth & Investment Potential

The Golden Triangle—anchored by **Starkville, West Point, and Columbus**—is one of Mississippi's fastest-growing regions, fueled by industrial expansion, infrastructure investment, and workforce growth. New developments such as the **Aluminum Dynamics mill** and **GTR Aerospace Park** continue to drive economic momentum, adding value and opportunity for landowners across the area.

Floodplain Disclosure

A significant portion of the northern acreage lies within a FEMA-designated flood zone—ideal for **duck habitat, conservation projects, and waterfowl management**. The upland portions remain well-suited for **homesites, lodges, or future development**.

With **high recreational value, multiple income streams, prime location, and proximity to one of Mississippi's strongest growth corridors**, this 454-acre tract is truly the total package—a **place to live, invest, and enjoy for generations**.

Fred Zeponi III

Broker

Mossy Oak Properties, Bottomland Real Estate

Office [662 495 1121](tel:6624951121)

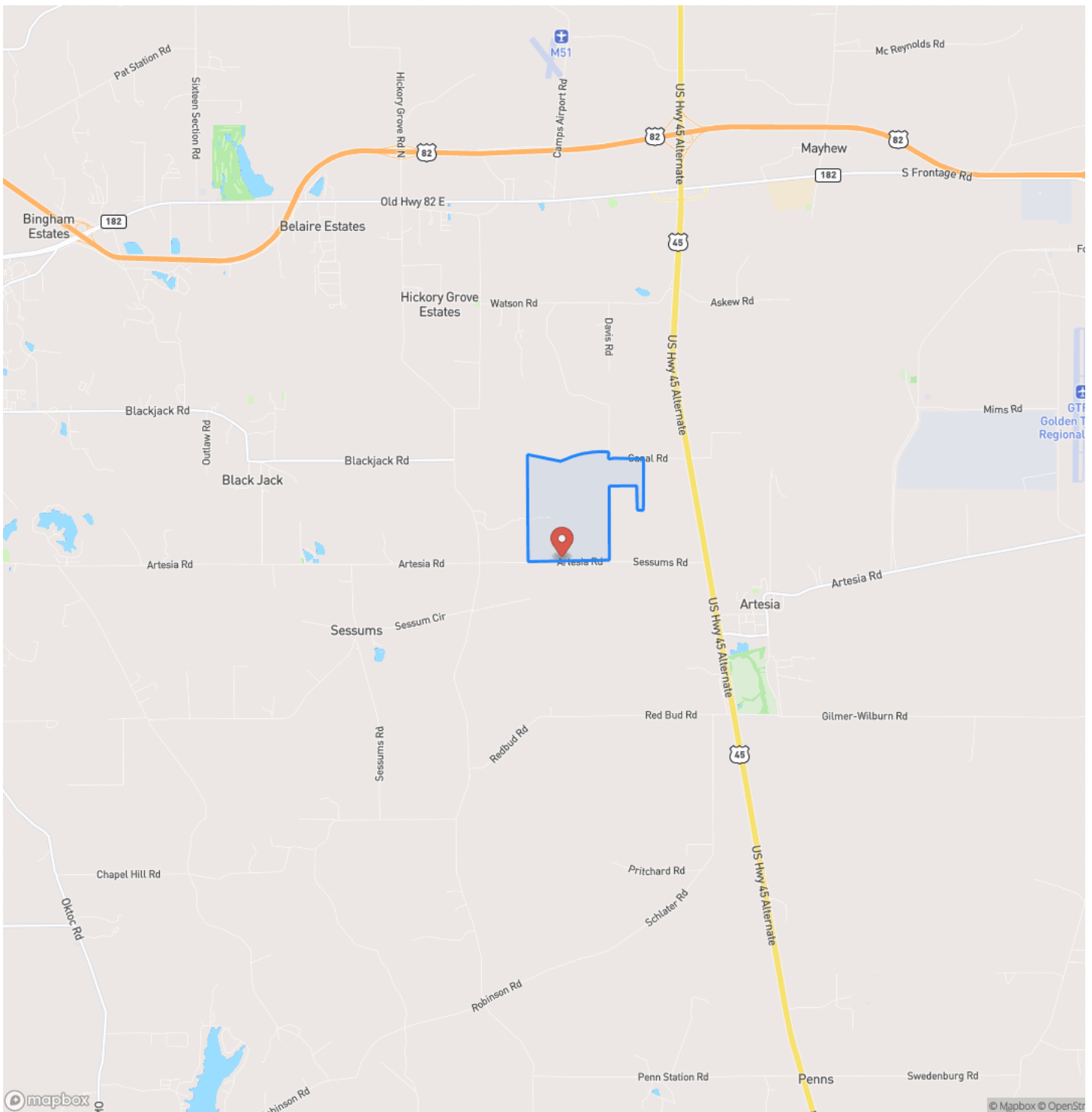
Email: fred@mossyoakproperties.com



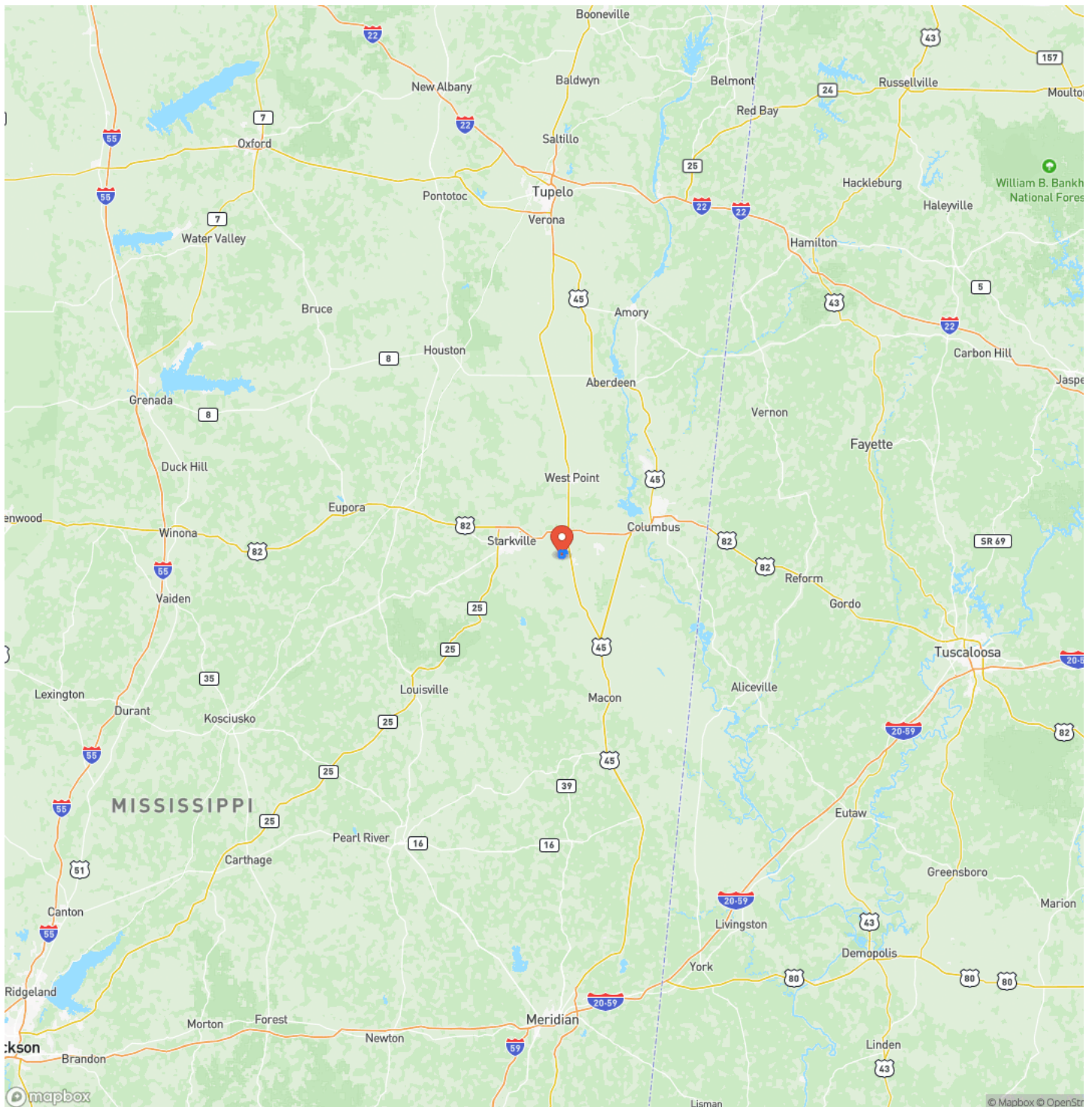
Artesia Road - 454+/- acres
Starkville, MS / Oktibbeha County



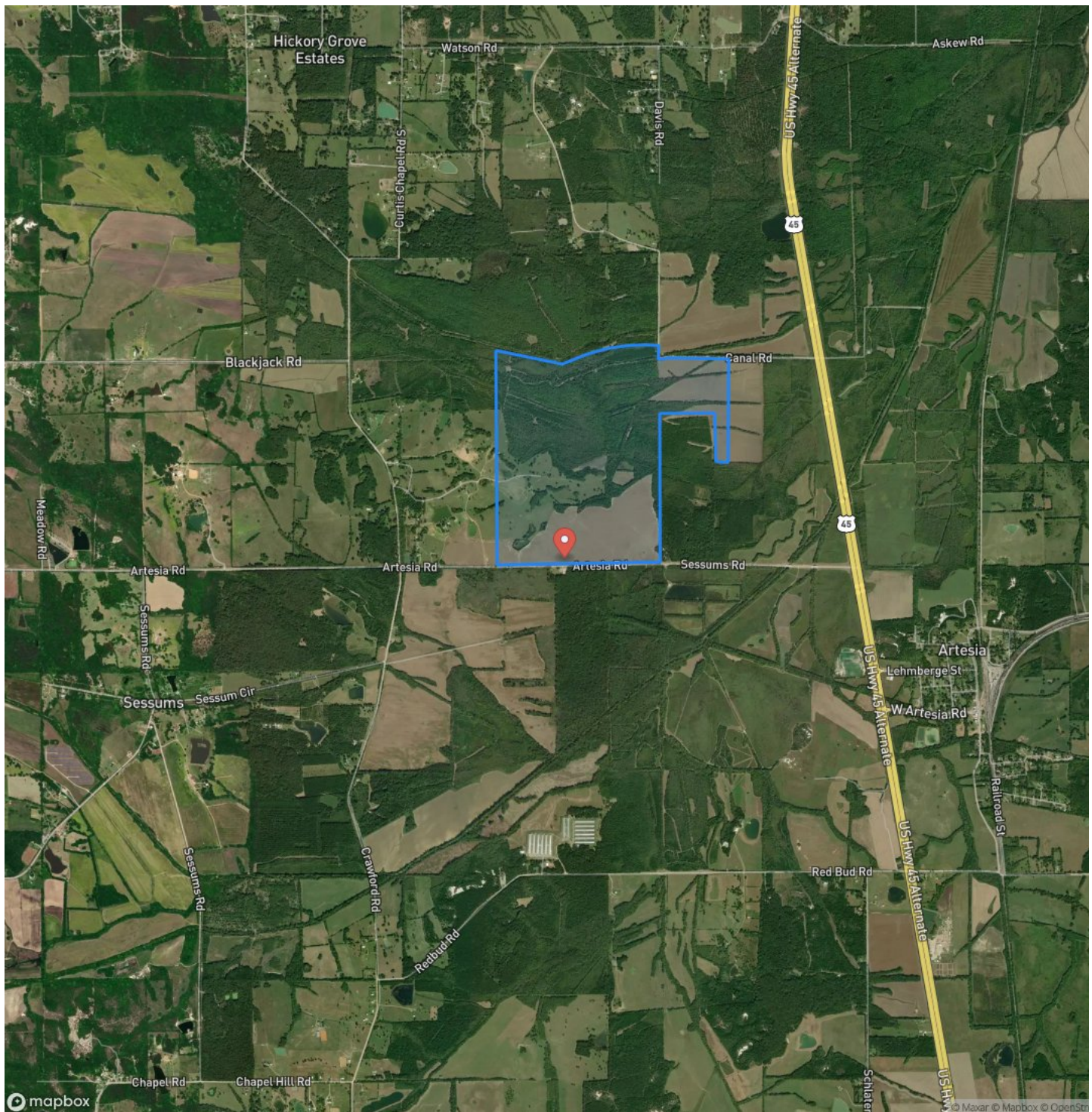
Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Fred Zepponi III

Mobile

(662) 318-1292

Office

(662) 495-1121

Email

fred@mossyoakproperties.com

Address

5795 Highway 45 ALT S.

City / State / Zip

NOTES

This image shows a blank 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.

MORE INFO ONLINE:

MossyOakProperties.com

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

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