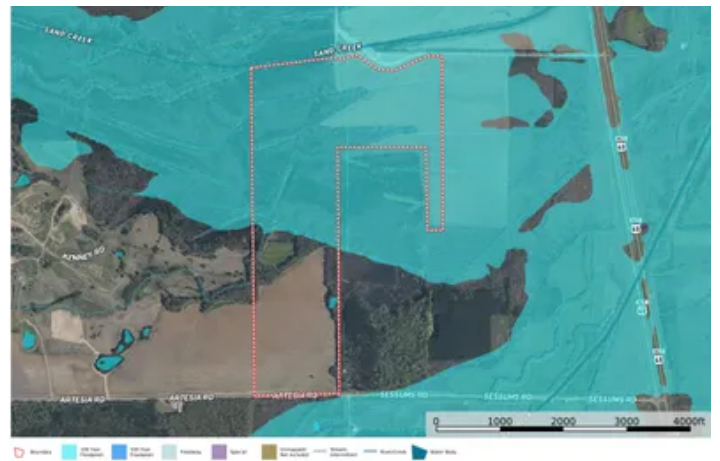


Oktibbeha County - 217 Artesia Road
000 Artesia Road
Starkville, MS 39773

\$1,210,000
217± Acres
Oktibbeha County



**Oktibbeha County - 217 Artesia Road
Starkville, MS / Oktibbeha County**

SUMMARY

Address

000 Artesia Road

City, State Zip

Starkville, MS 39773

County

Oktibbeha County

Type

Hunting Land, Business Opportunity, Farms, Timberland,
Recreational Land

Latitude / Longitude

33.426227 / -88.672575

Acreage

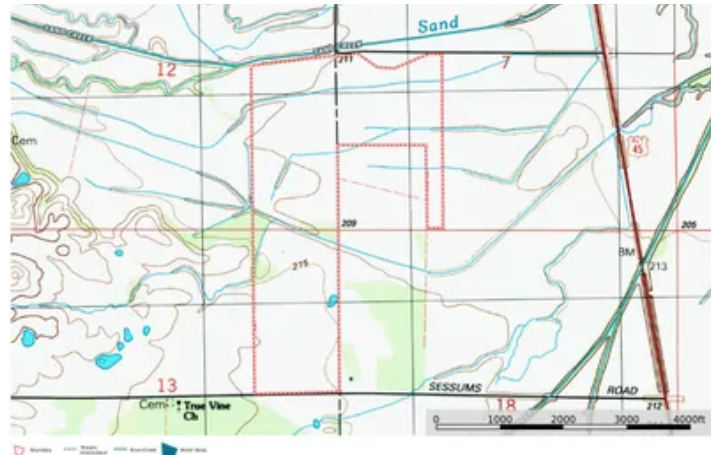
217

Price

\$1,210,000

Property Website

<https://www.mossyoakproperties.com/property/oktibbeha-county-217-artesia-road-oktibbeha-mississippi/93327/>



PROPERTY DESCRIPTION

Oktibbeha County 217 – Income, Recreation & Development Opportunity near Starkville

Located along **Artesia Road** in **Oktibbeha County, Mississippi**, this **±217-acre** tract offers an exceptional combination of **row crop farmland, hardwood CRP, and diverse recreational habitat**—all within minutes of **Starkville** and **Mississippi State University** in the heart of the **Golden Triangle**.

Property Highlights:

- **217± total acres** in a prime location south of Starkville
- **100± acres of productive row crop farmland** with excellent soils and annual income potential
- **Balance in hardwood CRP** providing long-term payments, natural beauty, and superior wildlife cover
- **Established duck impoundment, multiple food plots, and well-developed interior road system**
- **Outstanding deer, turkey, and waterfowl hunting opportunities**
- **Paved frontage on Artesia Road** with available utilities for multiple future uses

Development Potential:

With **gently rolling topography, paved road frontage, and proximity to Starkville**, this property offers **outstanding residential subdivision potential**. The layout and access make it ideal for **estate-sized homesites, hobby farms, or phased rural development**. The continued growth of **Mississippi State University** and the **Golden Triangle region** adds strong long-term investment value.

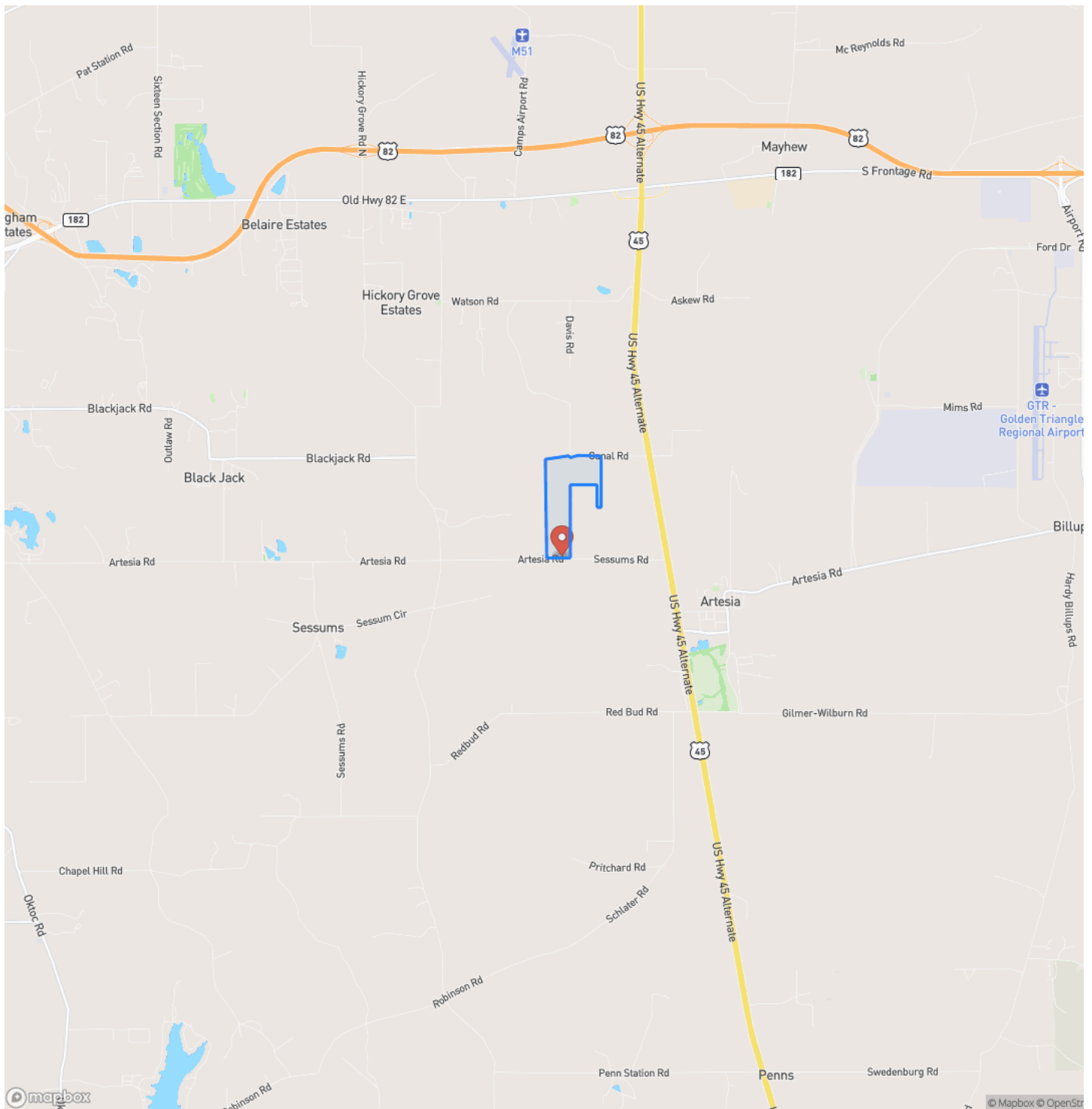
Location:

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

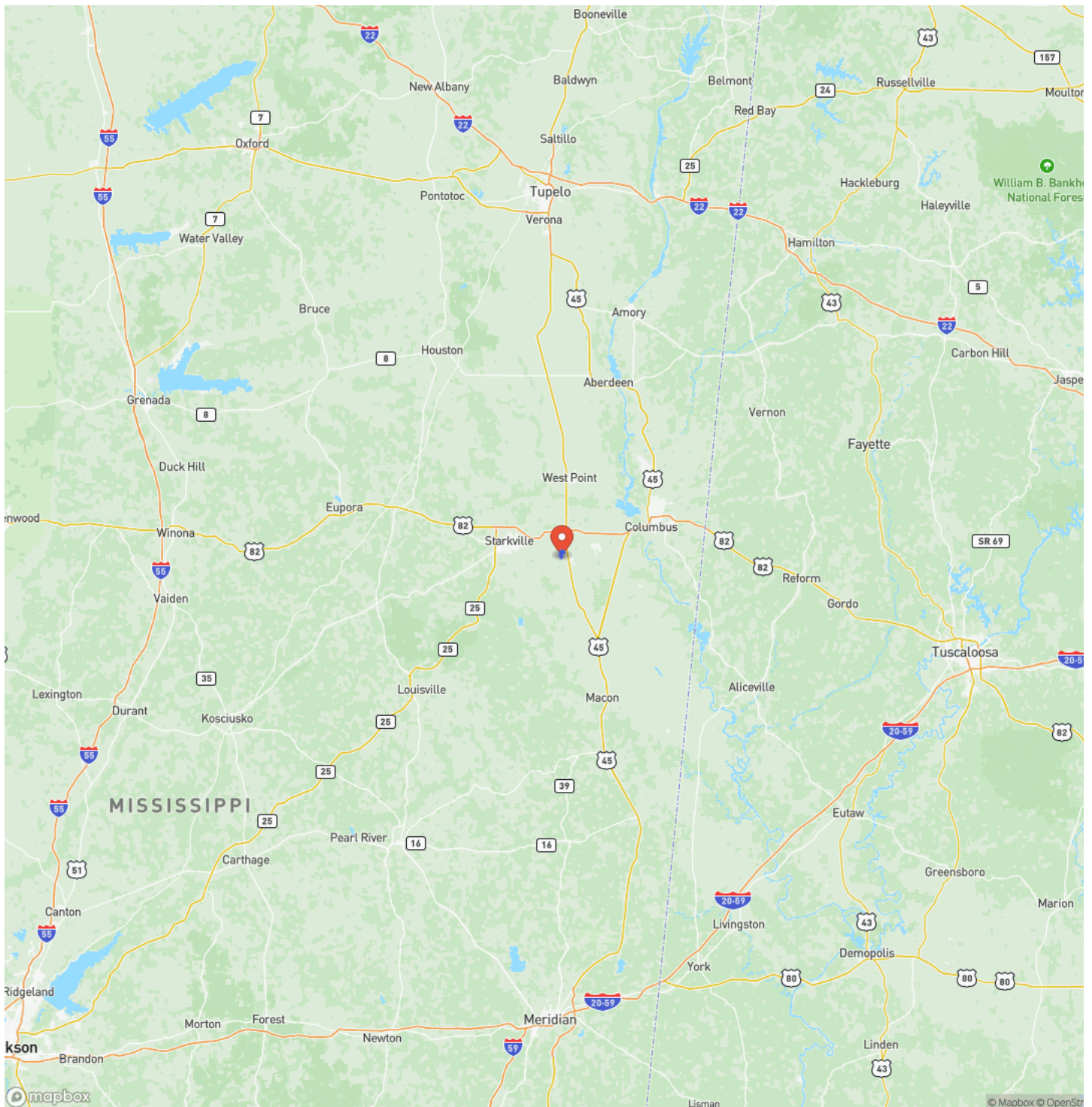
Whether your goal is **agricultural income, recreational enjoyment, or long-term development**, this Oktibbeha County property delivers a unique opportunity to invest in one of Mississippi's most sought-after regions.



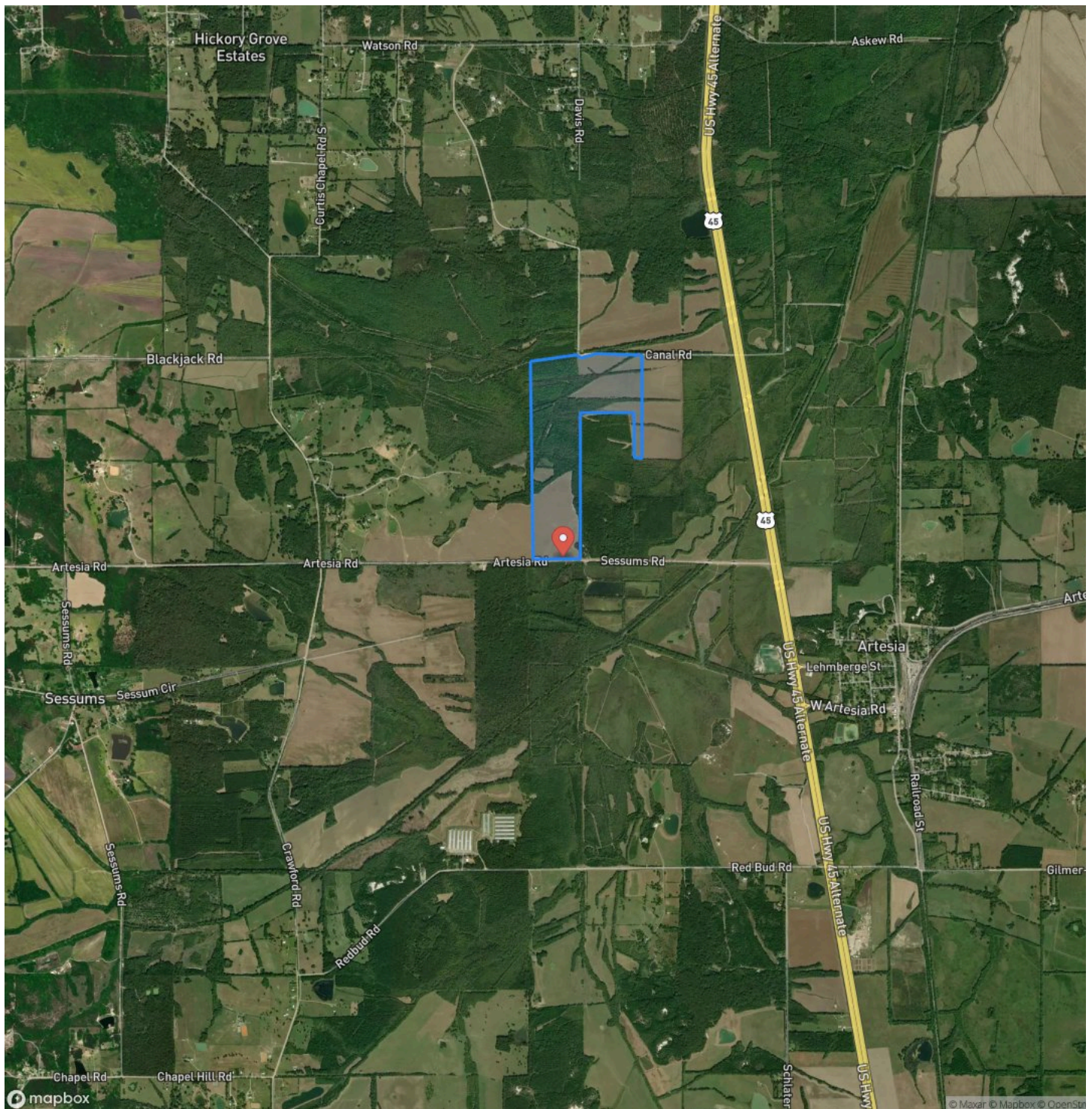
Locator Map



Locator Map



Satellite Map



[illegible]

MossyOakProperties.com

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

(662) 495-1121

MossyOakProperties.com

