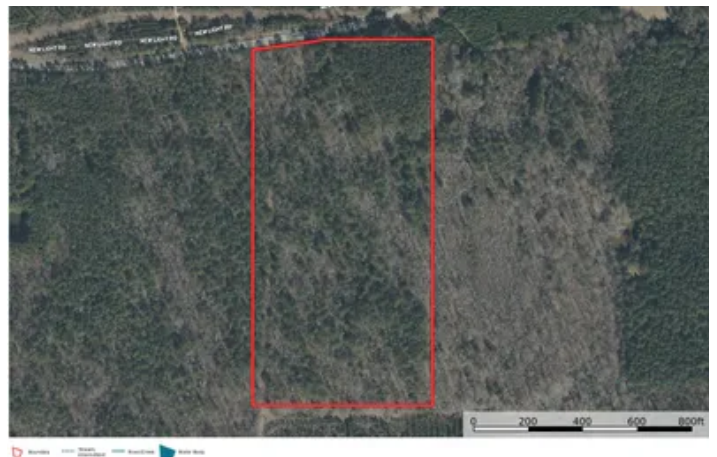


**West Oktibbeha House Site**  
New Light Rd  
Starkville, MS 39759

**\$125,000**  
19.5± Acres  
Oktibbeha County



**West Oktibbeha House Site**  
**Starkville, MS / Oktibbeha County**

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**SUMMARY**

**Address**

New Light Rd null

**City, State Zip**

Starkville, MS 39759

**County**

Oktibbeha County

**Type**

Undeveloped Land, Recreational Land

**Latitude / Longitude**

33.442233 / -89.005433

**Acreage**

19.5

**Price**

\$125,000

**Property Website**

<https://www.mossoakproperties.com/property/west-oktibbeha-house-site/oktibbeha/mississippi/96740/>



**West Oktibbeha House Site**  
**Starkville, MS / Oktibbeha County**

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**PROPERTY DESCRIPTION**

This **19.5± acre** tract in **Oktibbeha County**, just **15 minutes from Starkville**. It's a solid piece of wooded ground that gives you privacy, peace and quiet, and plenty of room to make it your own.

Power and water are already available, making it a great spot to build a house or cabin, and there are **no restrictions**, so you're free to do things your way. Whether you're looking for a homesite out in the country, a small hunting tract, or a weekend place to get away and enjoy the outdoors. It's hard to find land this size, this close to Starkville, that still feels like the country.

Fred Zepponi, Broker

Mossy Oak Properties, Bottomland Real Estate

Office: [662-495-1121](tel:662-495-1121)

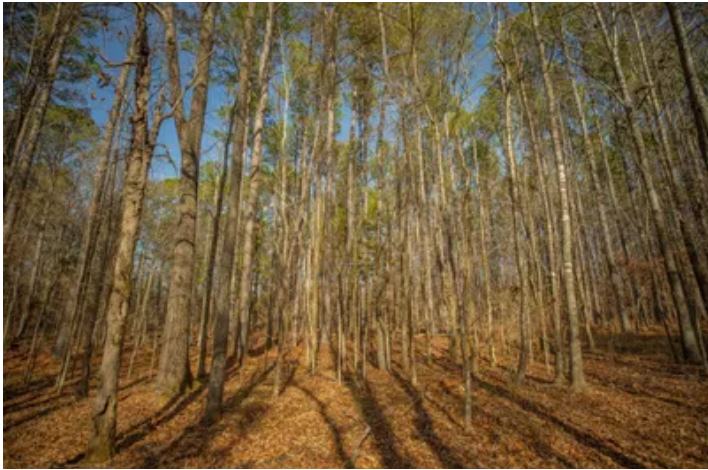
Cell: [662-418-6767](tel:662-418-6767)

Email: [fred@mossyoakproperties.com](mailto:fred@mossyoakproperties.com)



**West Oktibbeha House Site**  
**Starkville, MS / Oktibbeha County**

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## Locator Map

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## Locator Map

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## Satellite Map

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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**  
Fred Zepponi III

**Mobile**  
(662) 495-1121

**Office**  
(662) 495-1121

**Email**  
fred@mossyoakproperties.com

**Address**  
5795 Highway 45 ALT S.

**City / State / Zip**  
West Point, MS 39773

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**NOTES**

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## **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.



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