

Dancing Creek 155
Mississippi Highway 12
Sturgis, MS 39769

\$649,000
155.760± Acres
Oktibbeha County



Dancing Creek 155
Sturgis, MS / Oktibbeha County

SUMMARY

Address

Mississippi Highway 12

City, State Zip

Sturgis, MS 39769

County

Oktibbeha County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lakefront, Timberland

Latitude / Longitude

33.45457 / -88.813755

Taxes (Annually)

665

Acreage

155.760

Price

\$649,000

Property Website

<https://www.mossyoakproperties.com/property/dancing-creek-155-oktibbeha-mississippi/111752/>



Dancing Creek 155 Sturgis, MS / Oktibbeha County

PROPERTY DESCRIPTION

Dancing Creek - 155.76± Acres | Premier Recreational & Hunting Property | Oktibbeha County, MS

Welcome to **Dancing Creek**, a truly one-of-a-kind **155.76± acre recreational property** in Oktibbeha County, Mississippi. Conveniently located just **5 miles from Ackerman, 3 miles from Sturgis, and only 15 miles from Starkville**, this property offers privacy, exceptional hunting, and quick access for weekend getaways or year-round enjoyment.

If you've been searching for a property that offers incredible wildlife habitat, income-producing timber, fishing, and a future homesite, Dancing Creek checks every box. Intensively managed for the past **15 years**, this tract has been developed into a true recreational paradise.

The diversity of this property is what makes it so special. Rolling timberland, creek bottoms, managed food plots, open fields, and wetlands create ideal habitat for an abundance of wildlife. Whether you enjoy deer hunting, turkey hunting, duck hunting, dove hunting, fishing, or simply spending time outdoors, this property offers opportunities throughout every season.

Property Highlights

- **155.76± acres** in Oktibbeha County
- Only **15 miles from Starkville, 5 miles from Ackerman, and 3 miles from Sturgis**
- Approximately **2,800 feet of Highway 12 frontage**
- **Two separate gated entrances** from Highway 12
- Approximately **2,000 feet of frontage on Boughenia Creek**
- Railroad frontage
- Excellent internal road system providing easy access throughout the property
- Five established turnkey food plots
- Approximately **4-acre wildlife field** planted with sunflowers, sorghum, persimmons, and sawtooth oaks
- Large beaver pond offering duck hunting and fishing opportunities
- Great deer, turkey, duck, and dove hunting
- Mature hardwood timber
- Young hardwood timber
- 20- and 30-year-old pine plantations ready for a thinning, providing future timber income potential
- Power and community water already connected
- Pole barn on a concrete slab for equipment and storage
- Multiple potential homesites overlooking beautiful surroundings

Dancing Creek has everything today's recreational land buyer is looking for. The combination of productive timber, abundant wildlife habitat, water features, excellent access, and an outstanding location near Starkville makes this property difficult to duplicate.

Whether you're looking for a turnkey hunting property, a family retreat, an investment in timberland, or a place to build your dream cabin, **Dancing Creek** offers endless possibilities. Properties with this level of diversity, management history, and convenience rarely become available.

If you're looking for a recreational honey hole that's ready to enjoy from day one, Dancing Creek is a property you don't want to miss.

Will Waits

Certified Land Specialist

Licensed in MS

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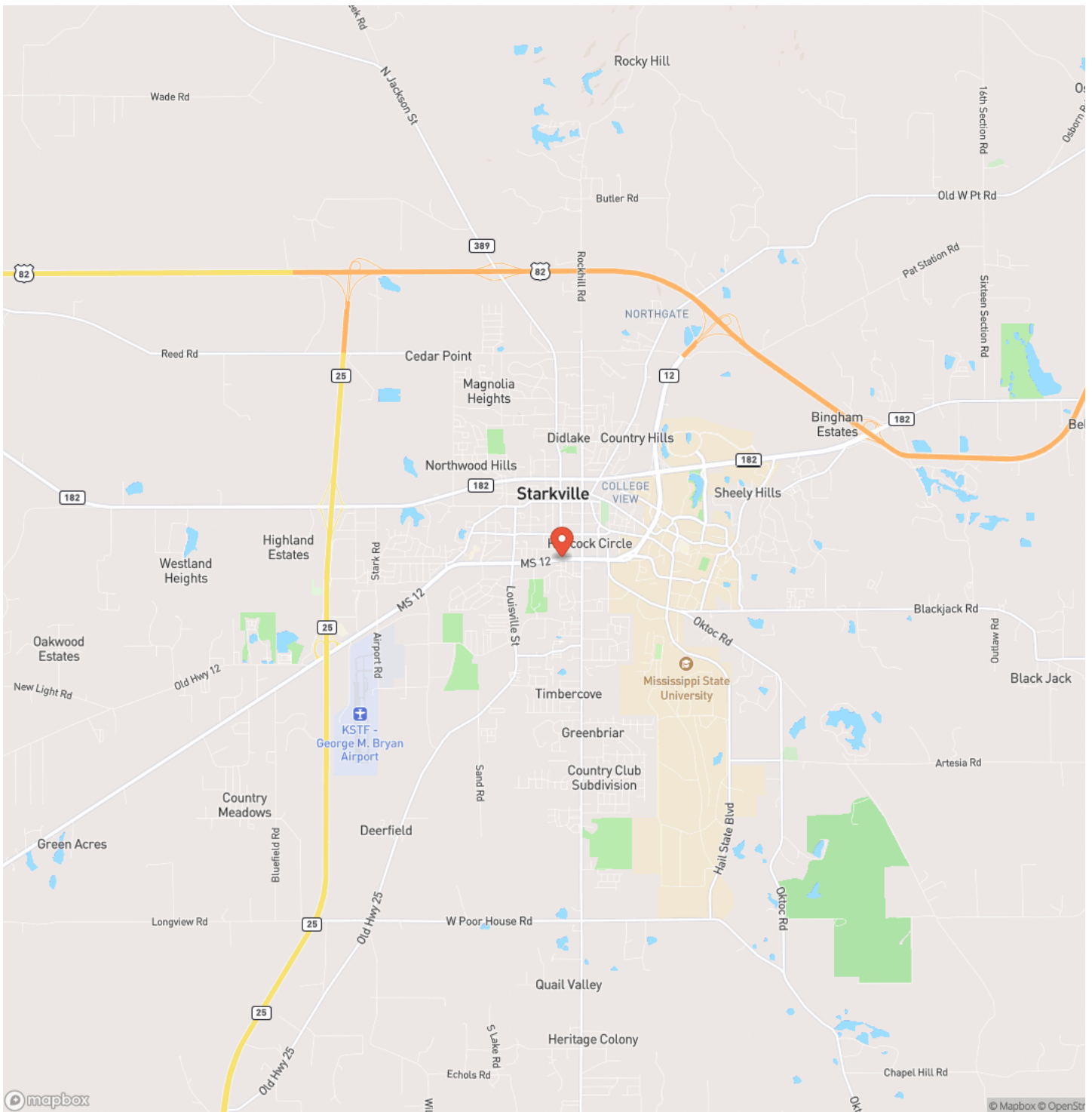
MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

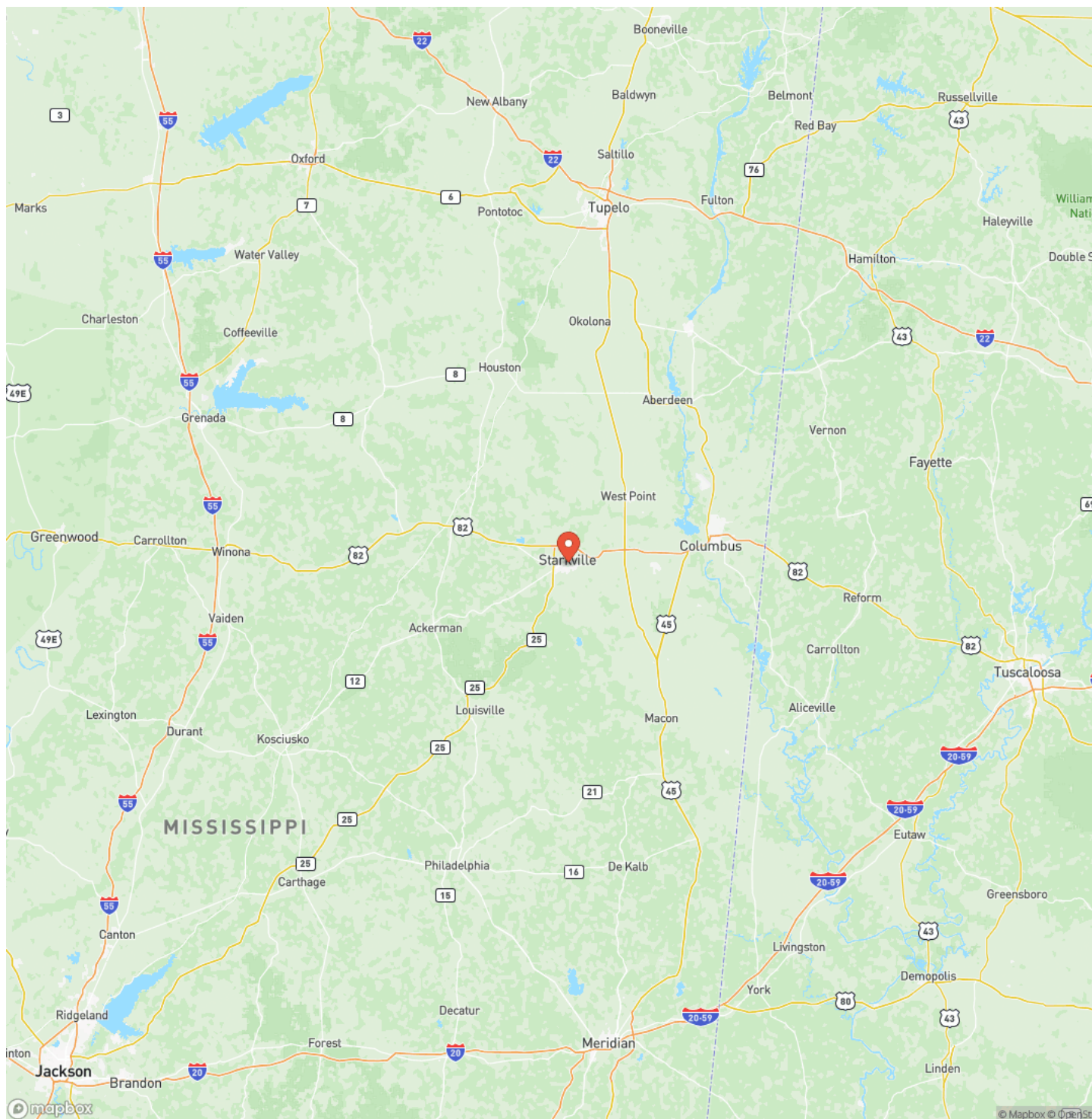
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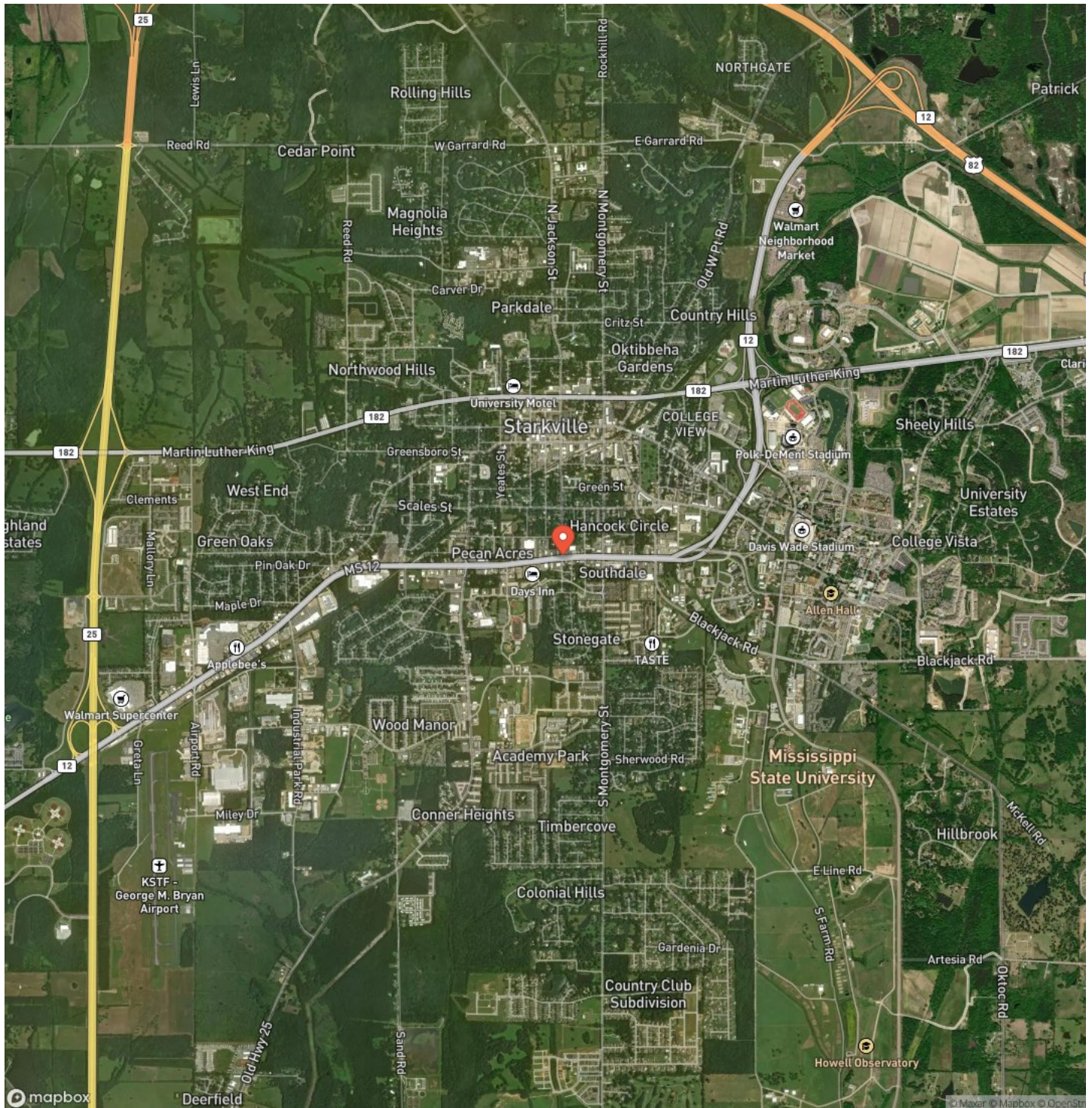
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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Will Waits

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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.

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<https://www.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

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