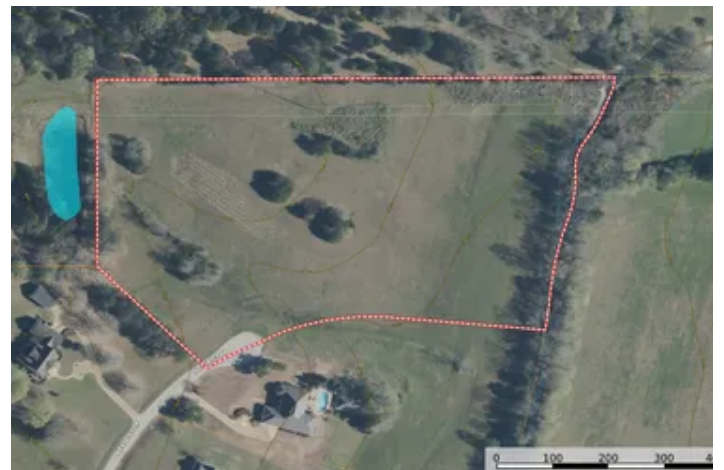


Browning Creek Starkville 8.61 Acres
North Estates Drive
Starkville, MS 39759

\$125,000
8.610± Acres
Oktoberbeha County



Browning Creek Starkville 8.61 Acres
Starkville, MS / Oktibbeha County

SUMMARY

Address

North Estates Drive

City, State Zip

Starkville, MS 39759

County

Oktibbeha County

Type

Recreational Land, Undeveloped Land, Lot, Hunting Land

Latitude / Longitude

33.365882 / -88.737793

Acreage

8.610

Price

\$125,000

Property Website

<https://www.mossyoakproperties.com/property/browning-creek-starkville-8-61-acres-oktibbeha-mississippi/92364/>



Browning Creek Starkville 8.61 Acres Starkville, MS / Oktibbeha County

PROPERTY DESCRIPTION

8.61± Acres – Browning Creek | Starkville, Mississippi

Discover the peaceful country living and Starkville convenience with this 8.61± acre lot in the highly sought-after Browning Creek community, located just 7 miles south of Starkville off Oktoc Road.

This property offers beautiful open ground with rolling topography, creating multiple options for your future homesite. Enjoy the privacy and space of rural living while being just minutes from Mississippi State University, shopping, and dining.

Residents of Browning Creek have access to the neighborhood's private lake, renowned for its excellent fishing and scenic beauty—ideal for weekend relaxation or evening sunsets by the water.

Property Highlights:

- 8.61± acres of open, gently rolling terrain
- Prime location only 7 miles south of Starkville, MS
- Situated in the desirable Browning Creek development
- Access to an incredible private fishing lake
- Beautiful setting for a dream home or weekend retreat
- Power and community utilities available

Whether you're looking to build your forever home or invest in a property near Starkville's thriving market, this tract in Browning Creek delivers the perfect combination of beauty, convenience, and recreation.

Hunter McCool, Certified Land Specialist

Managing Broker Central MS

Licensed in MS and AR

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

Cell: [662-295-7447](tel:662-295-7447)

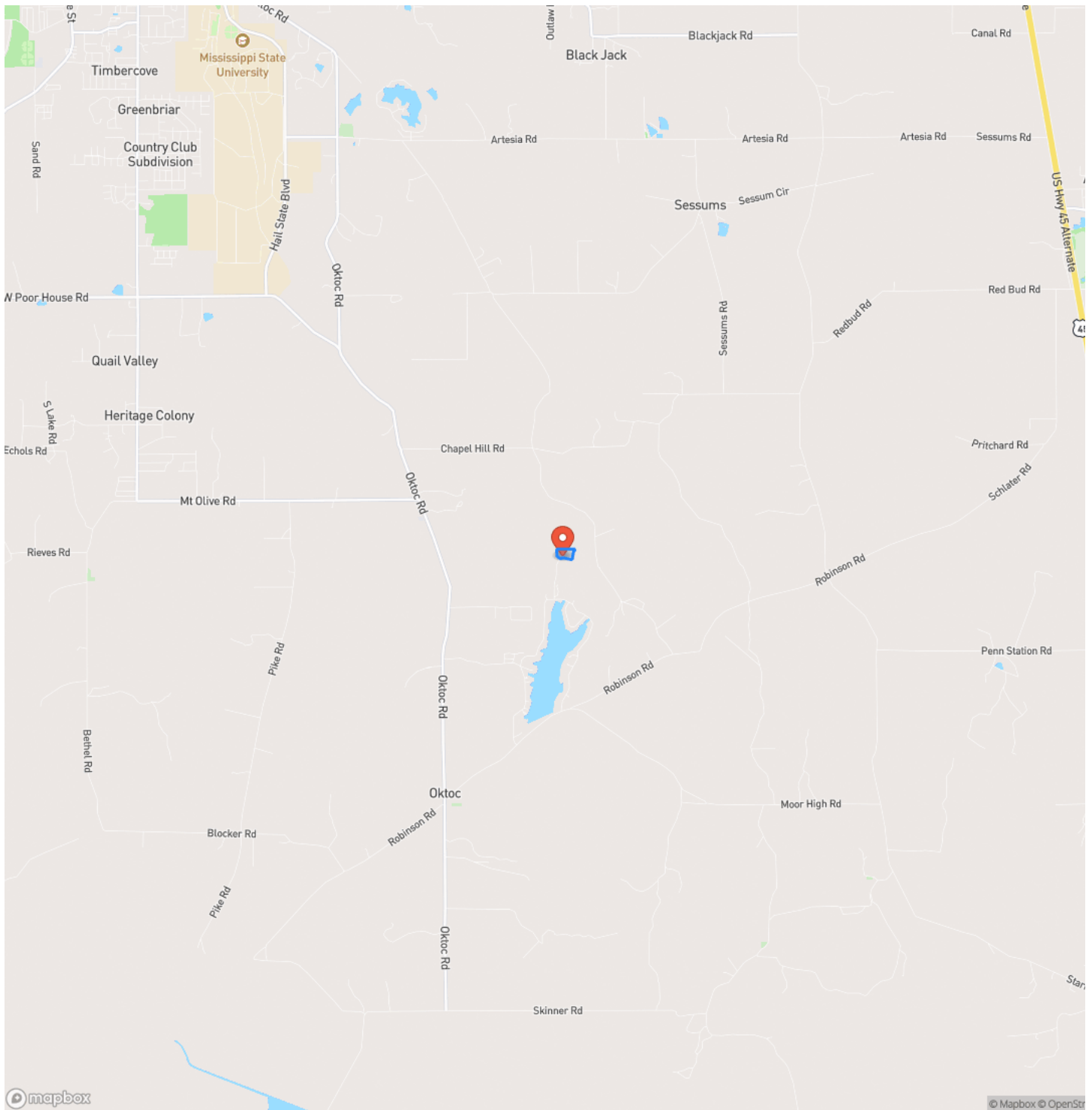
hmccool@mossyoakproperties.com



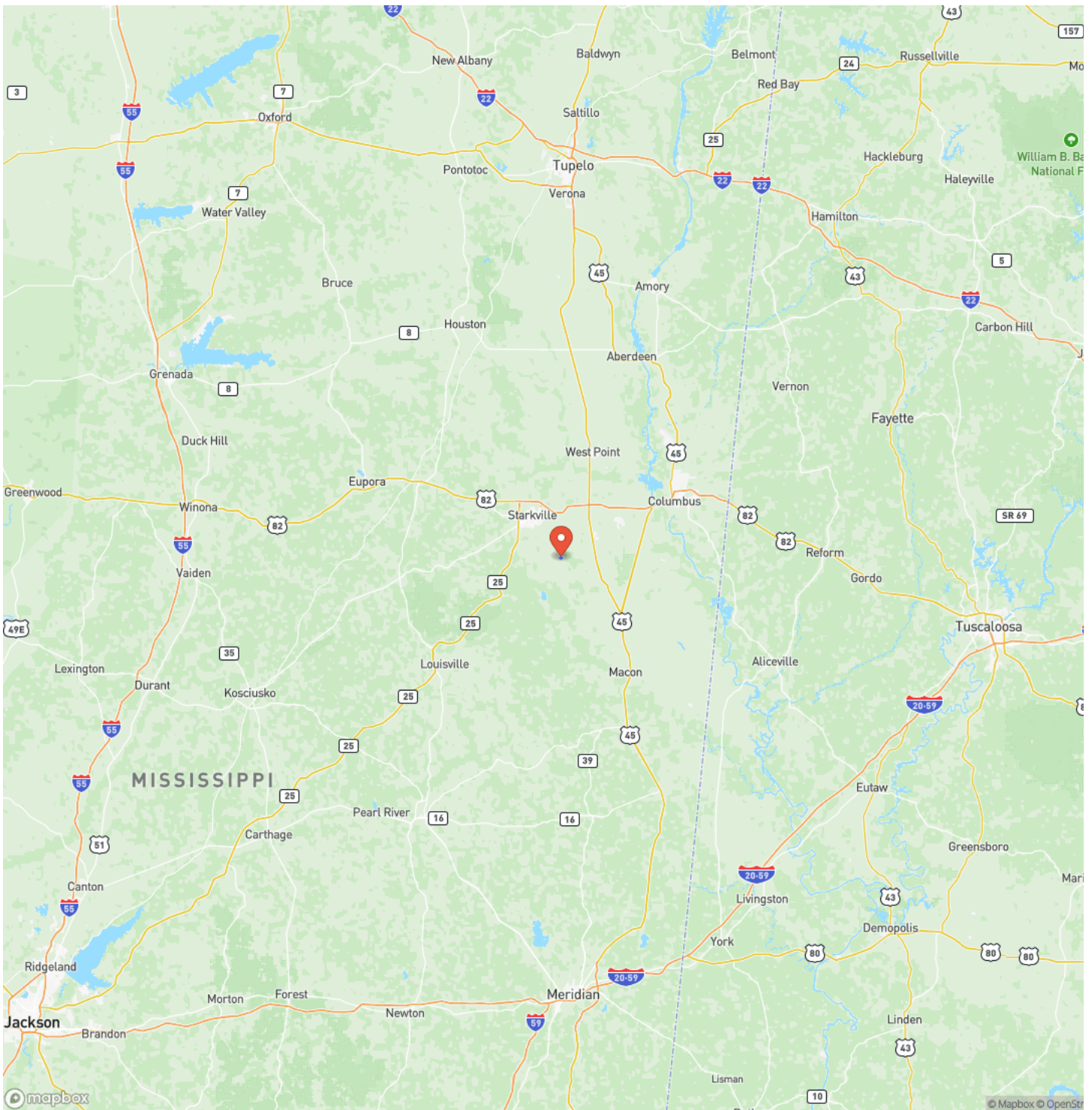
Browning Creek Starkville 8.61 Acres
Starkville, MS / Oktibbeha County



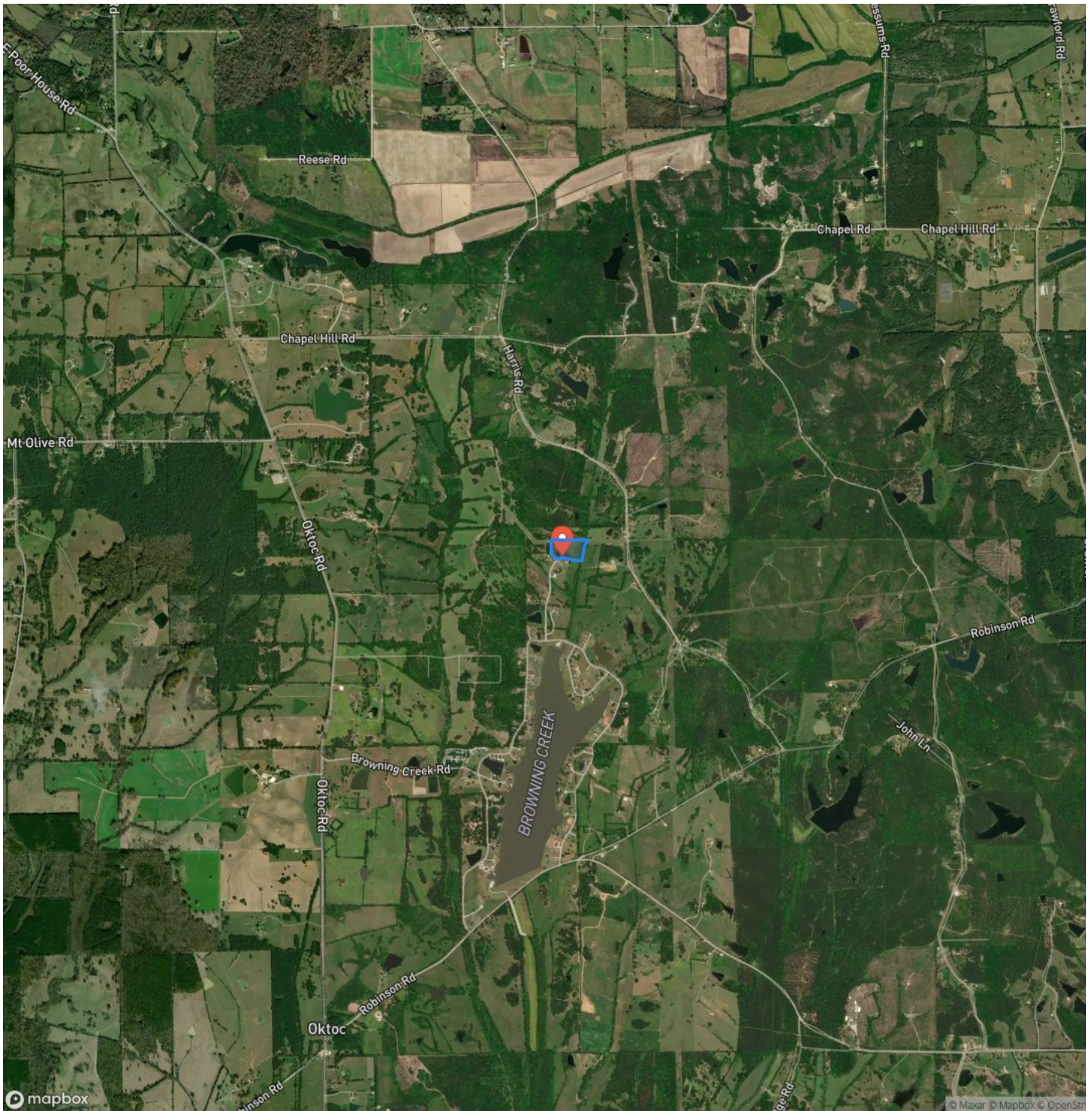
Locator Map



Locator Map



Satellite Map



Browning Creek Starkville 8.61 Acres
Starkville, MS / Oktibbeha County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter McCool

Mobile

(662) 295-7447

Office

(662) 495-1121

Email

hmccool@mossyoakproperties.com

Address

108 Lone Wolf Drive

City / State / Zip

NOTES

[illegible]

This image shows a single 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.



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

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