

**Oktibbeha 29.5 +/- Acres Tract 3**  
**North Maben Bell School House Road**  
**Starkville, MS 39759**

**\$114,000**  
**29.500± Acres**  
**Oktibbeha County**



**Oktibbeha 29.5 +/- Acres Tract 3**  
**Starkville, MS / Oktibbeha County**

**SUMMARY**

**Address**

North Maben Bell School House Road

**City, State Zip**

Starkville, MS 39759

**County**

Oktibbeha County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

33.559927 / -89.007325

**Taxes (Annually)**

102

**Acreage**

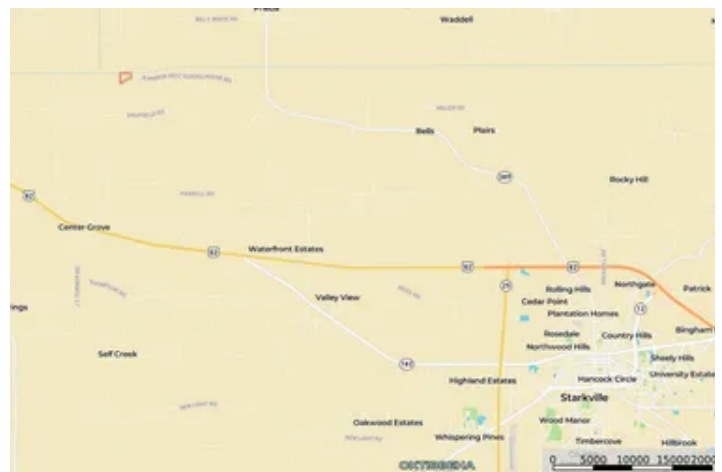
29.500

**Price**

\$114,000

**Property Website**

<https://www.mossyoakproperties.com/property/oktibbeha-29-5-acres-tract-3-oktibbeha-mississippi/52320/>



## Oktibbeha 29.5 +/- Acres Tract 3

### Starkville, MS / Oktibbeha County

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#### **PROPERTY DESCRIPTION**

Welcome to the Oktibbeha and Clay County 29.5+/- acres located along paved North Maben Bell School House Road approximately 13 miles from Starkville, MS. New trails have been recently cleared creating great access. This is a very diverse property with many great features that is loaded with deer and turkeys. Call us today and lets go take a look!

- approximately 1521ft of paved road frontage
- house and cabin sites
- water and power available
- approximately 7 acres of mature hardwood/pine
- approximately 3.7 acres of 16-18 yr old thinned pines
- remaining acreage is a mixture of cutover and standing hardwoods that is an excellent bedding area for deer.
- 13 miles from Starkville, MS
- approximately 578ft of Six Mile Creek Frontage
- Excellent deer and turkey hunting
- recently cleared trails and parking areas

Hunter McCool, CLS

Licensed in MS & AR

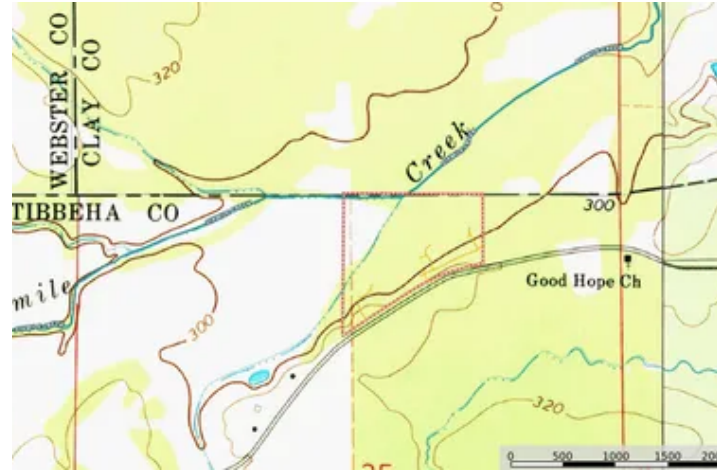
Office: [662-495-1121](tel:662-495-1121)

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

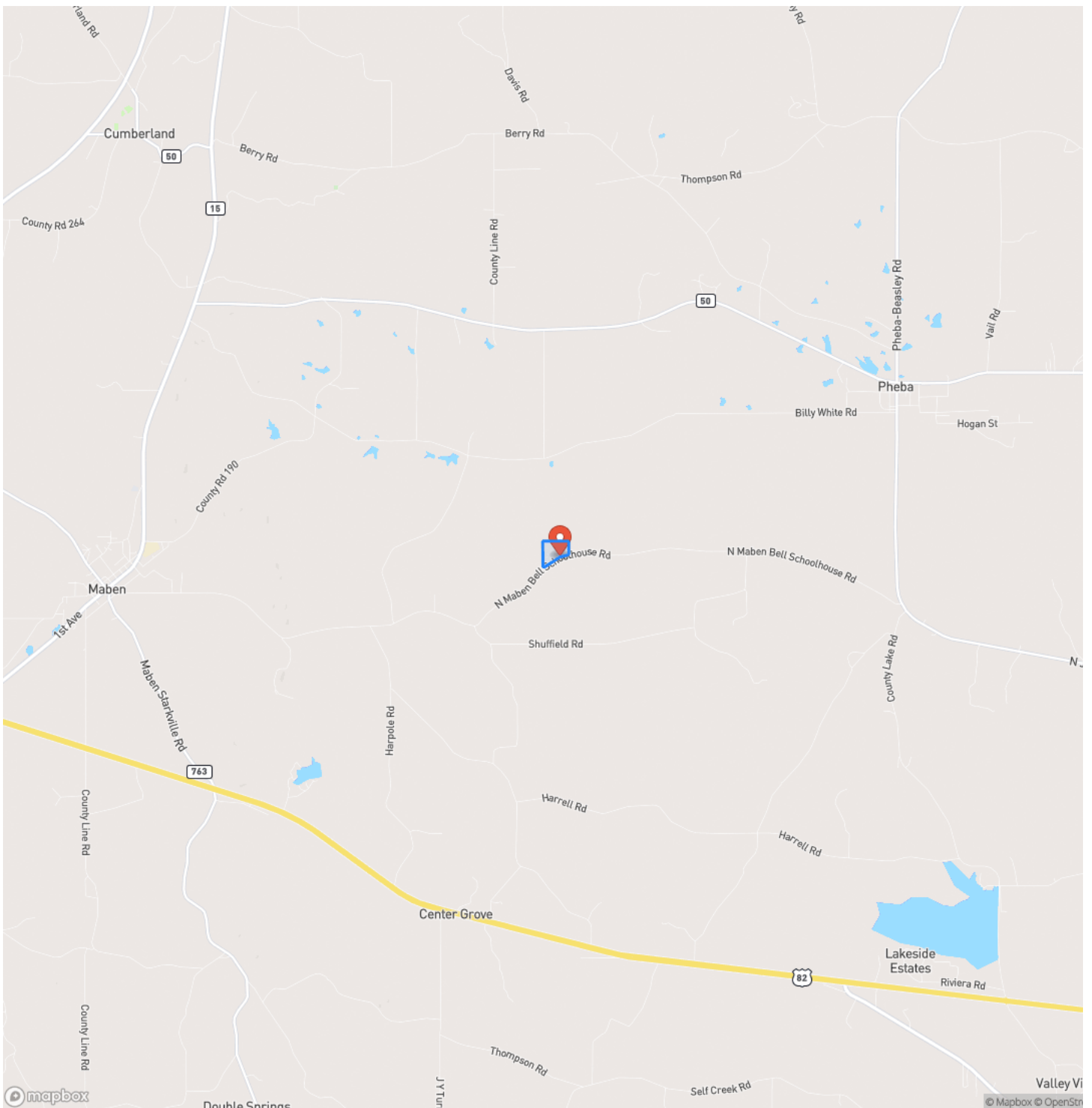
Email: [hmccool@mossyoakproperties.com](mailto:hmccool@mossyoakproperties.com)



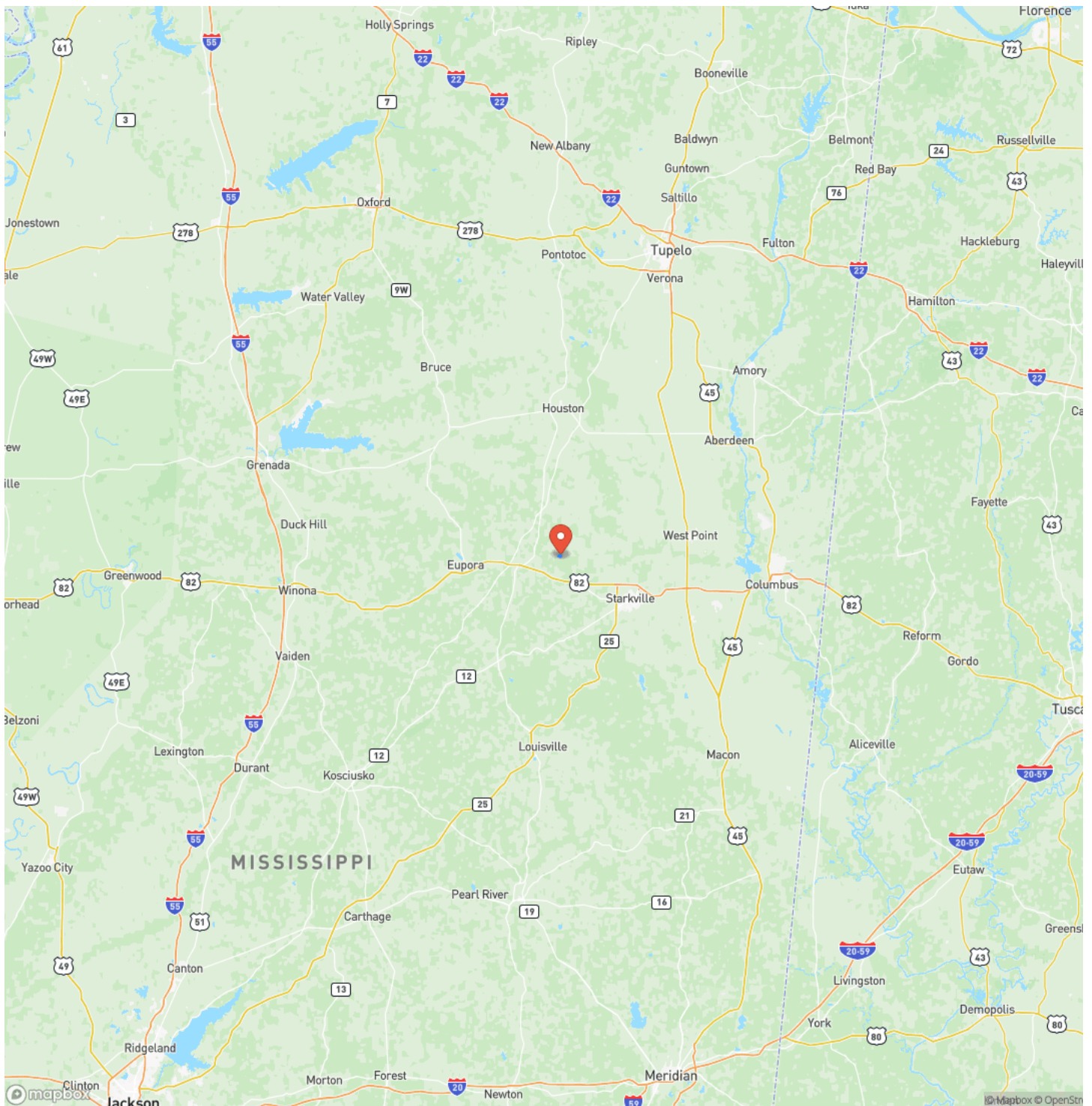
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Starkville, MS / Oktibbeha County



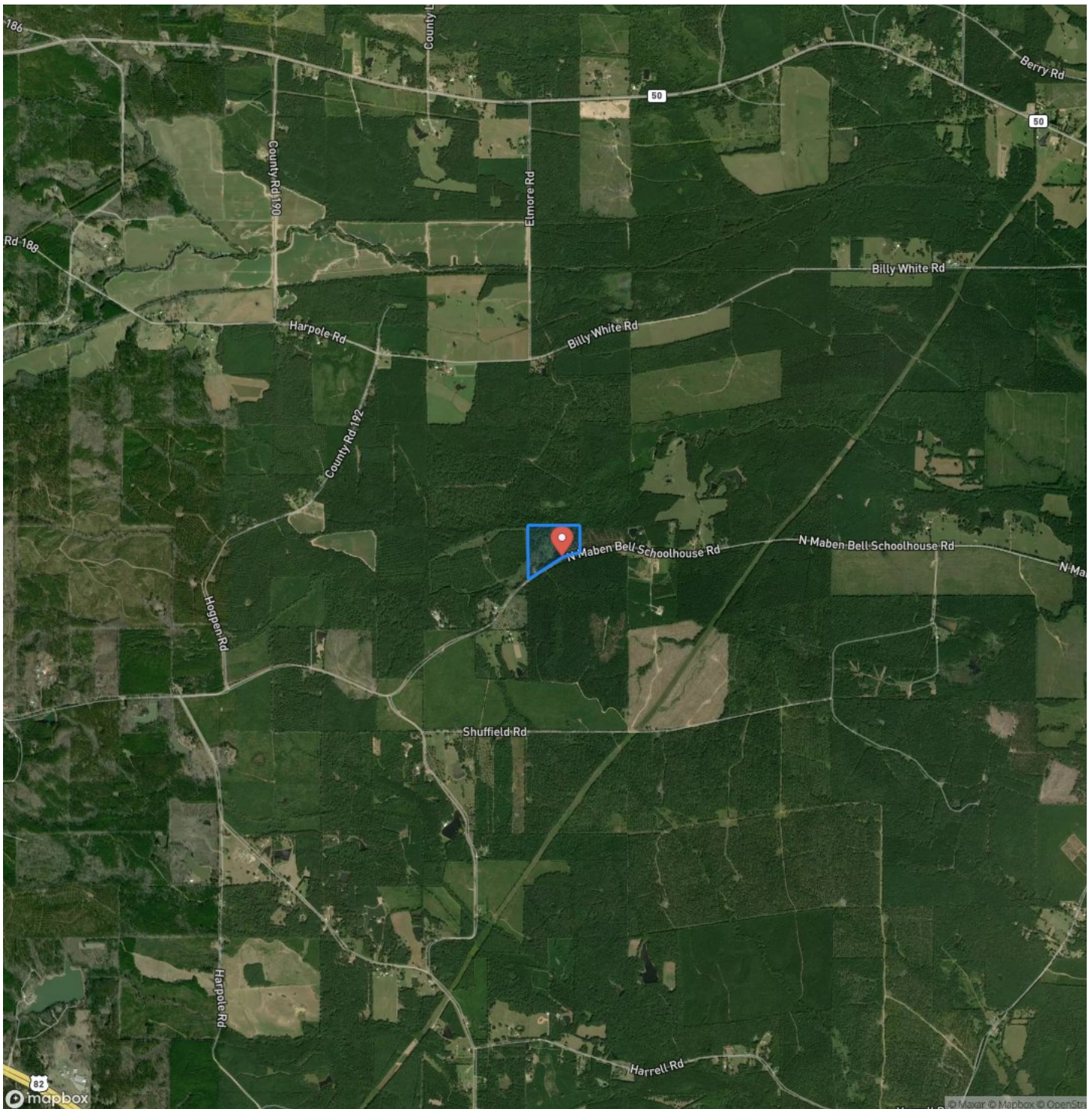
## Locator Map



## Locator Map



## Satellite Map



**Oktibbeha 29.5 +/- Acres Tract 3**  
**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

Madison, MS 39110

## NOTES

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**MORE INFO ONLINE:**

**MossyOakProperties.com**

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## **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.



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**Mossy Oak Properties Bottomland Real Estate**

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[MossyOakProperties.com](http://MossyOakProperties.com)

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