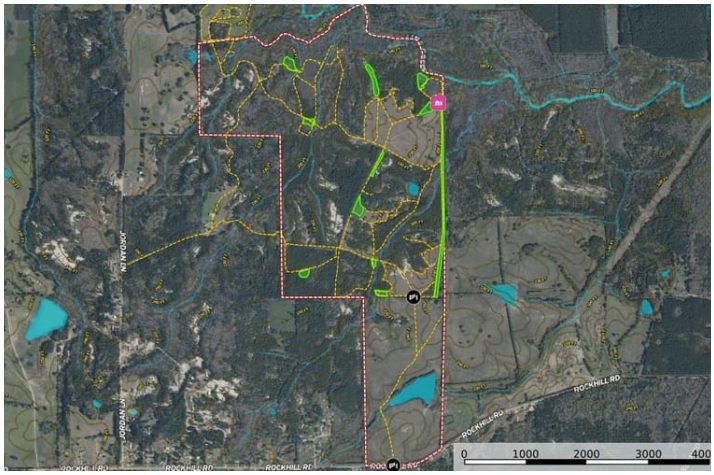
Line Creek Bluff 385 Acres – Creek Frontage, 5.5-Acre Lake, Pasture and Timber 8.5 Miles from Starkville, Oktibbeha County, MS
Rock Hill Rd
Starkville, MS 39759

$1,520,750
385± Acres
Oktibbeha County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Line Creek Bluff 385 Acres – Creek Frontage, 5.5-Acre Lake, Pasture and Timber 8.5 Miles from Starkville, Oktibbeha County, MS
Starkville, MS / Oktibbeha County

SUMMARY

Address
Rock Hill Rd

City, State Zip
Starkville, MS 39759

County
Oktibbeha County

Type
Farms, Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Timberland, Lakefront

Latitude / Longitude
33.543257 / -88.722918

Acreage
385

Price
$1,520,750

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Line Creek Bluff 385 Acres - Creek Frontage, 5.5-Acre Lake, Pasture and Timber 8.5 Miles from Starkville, Oktibbeha County, MS

Quick facts

- Acreage: 385 +/- acres
- Location: Starkville, Oktibbeha County, Mississippi 39759
- Price: $1,520,750 ($3,950 per acre)
- Property type: Farms, Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Timberland, Lakefront
- Road access: County Road
- Land cover: Partially Wooded, Grassed
- Water: Creek, Lake, Pond
- Wildlife: Dove, Quail, Small Game, Turkey, Whitetail Deer
- Improvements: Cabin, Barn, Pond, Fencing
- Utilities: Electricity Available, Water Available
- Current use: Hunting, Pasture, Recreational, Timber
- Possible uses: Cattle, Development, Farm, Hunting, Investment, Pasture, Ranch, Recreational, Residential, Timber
- Water: about 2,460 feet of Line Creek frontage; a 5.5-acre lake and several smaller ponds
- Cabin: about 400 sq. ft. with wraparound porch, electricity and wood stove, 1.2 miles off Rockhill Road
- Parcel ID: 168-33-001.00, 168-34-003.00, 168-33-007.00, 152-03-002.00
- Listing agent: Hunter McCool, Mossy Oak Properties Bottomland Real Estate (Central Mississippi, Madison office)

Welcome to Line Creek Bluff, a 385 acre property in Oktibbeha County, just 8.5 miles from Downtown Starkville and 5.5 miles from West Point. This diverse tract offers exceptional recreational opportunities, productive pasture, timber, abundant wildlife, water resources, and a rich history in one remarkable property.

The land features a beautiful mix of mature hardwoods, pine, pasture, open native fields and grasses, and distinctive cedar-covered areas. The combination of cedar trees, open ground, and rolling terrain gives portions of the property an almost Kansas-like feel while remaining just minutes from Starkville.

One of the property's most impressive features is approximately **2,460 feet of Line Creek frontage**, providing year-round water, fishing opportunities, and excellent wildlife habitat. A **5.5-acre lake** and numerous smaller ponds further enhance the property's recreational appeal.

Oktibbeha County is known for outstanding wildlife, and this property is no exception. The area offers **excellent deer hunting**, with abundant cover, water, food sources, and diverse habitat. The quality of deer on the game camera pictures from over the years on this property is impressive to say the least. Turkey hunting is also exceptional, while the open fields provide excellent **dove hunting**. Numerous coveys of quail can be found throughout the property, adding another unique recreational opportunity that is increasingly difficult to find. The property features 9-10 established food plots, with plenty of additional acreage and opportunity to develop more.

Located along the northern boundary overlooking the Line Creek bottom is an approximately **400 square-foot cabin** with a wraparound porch, electricity, and a wood-burning stove. Situated approximately 1.2 miles off Rockhill Road, the cabin offers an incredible level of privacy and provides an ideal basecamp for hunting, fishing, and enjoying the property.

The front portion of the property consists of fenced pasture that is currently leased to a cattle farmer for grazing, providing an additional agricultural use and income opportunity. A small storage barn provides additional storage.

The property also offers a fascinating glimpse into the area's past. Numerous old homeplaces and hand-dug cistern wells can be found throughout the property. Indian artifacts have reportedly been discovered on the land, and the limestone areas contain numerous fossils, adding a unique historical and geological element rarely found in recreational properties.

Multiple potential homesites are located along Rockhill Road, with **power, public water, and fiber internet** available along the road. Whether you're looking for a private estate, recreational retreat, hunting property, agricultural investment, timberland, or a future homesite near Starkville, this property offers tremendous flexibility.

Property Highlights:

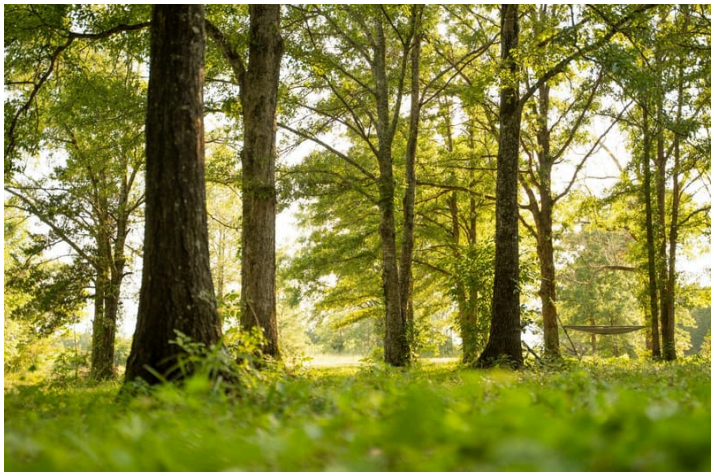
- 385 acres in Oktibbeha County
- 8.5 miles to Downtown Starkville
- 5.5 miles to West Point
- Approximately 2,460 feet of Line Creek frontage
- 5.5-acre lake
- Numerous smaller ponds
- Excellent deer and turkey hunting
- Top-notch dove hunting
- Quail
- Mixed hardwood Timber
- Pasture currently leased for cattle grazing
- Open native fields and grasses
- Cedar Timber
- Approximately 400 SF cabin with wraparound porch
- Electricity and wood-burning stove in cabin
- Small storage barn
- Multiple potential homesites along Rockhill Road
- Power, water, and fiber internet available along Rockhill Road
- Extremely private cabin approximately 1.2 miles off Rockhill Road

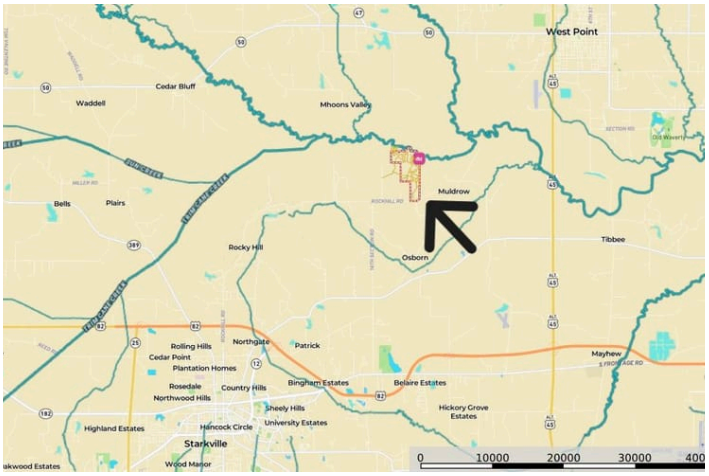
Properties with this combination of **location, acreage, water, wildlife, timber, pasture, history, and privacy** are becoming increasingly difficult to find in the Starkville and Oktibbeha County area. This is a one-of-a-kind recreational property with the potential to serve as a family hunting retreat, private estate, agricultural investment, or long-term land investment just minutes from Starkville, Mississippi.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Hunter McCool with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golder Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.




West Point
Cedar Bluff
Waddell
Mhoons Valley
Muldrow
Bells
Plairs
Rocky Hill
Osborn
Tibbee
Rolling Hills
Cedar Point
Plantation Homes
Northgate
Patrick
Mayhew
Rosedale
Northwood Hills
Country Hills
Bingham Estates
Belaire Estates
Sheely Hills
Hickory Grove Estates
Highland Estates
Hancock Circle
University Estates
Starkville
Wood Manor
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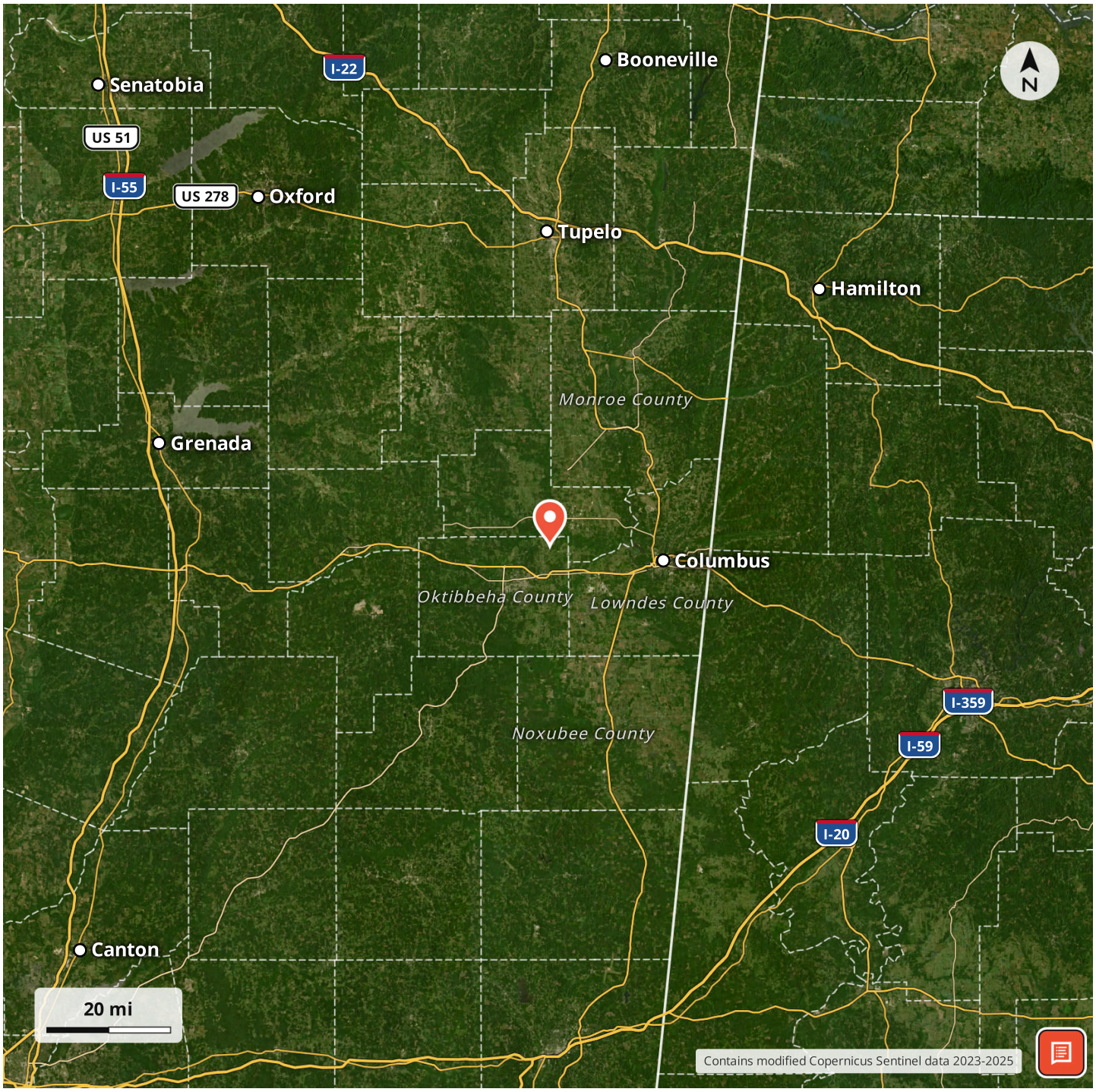




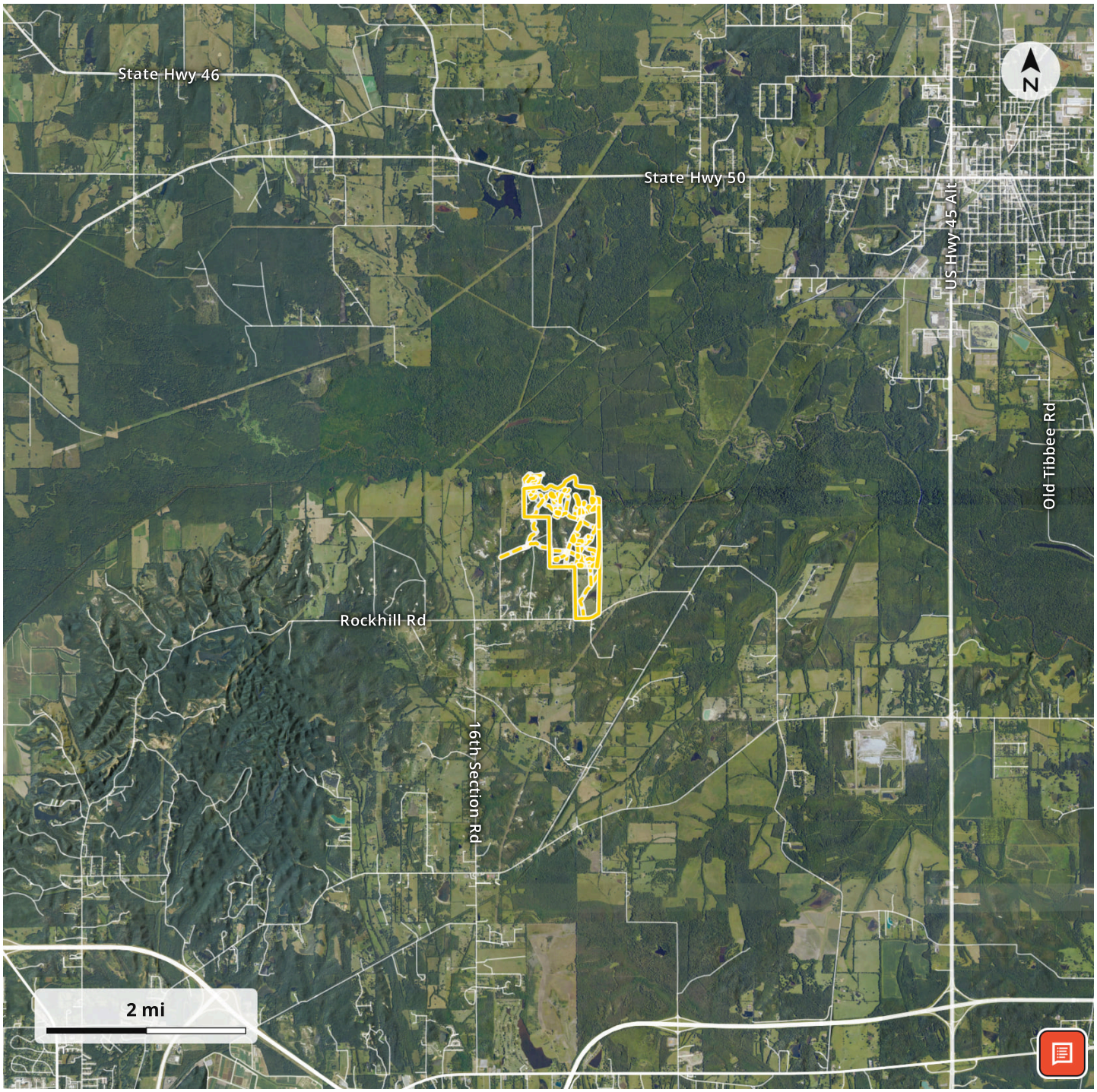




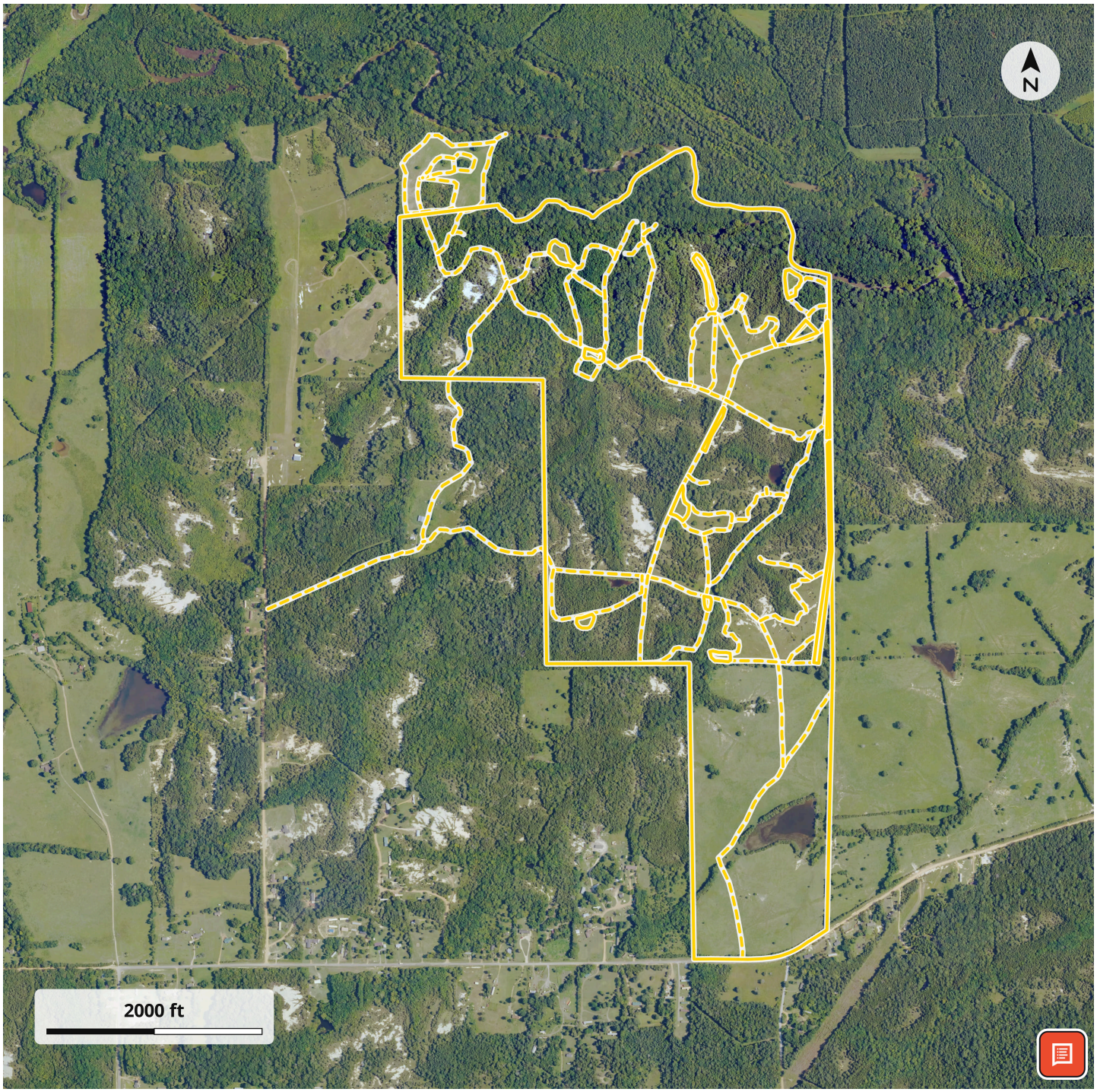
Regional Map



Locator Map


State Hwy 46
State Hwy 50
US Hwy 45 Alt
Old Tibbee Rd
Rockhill Rd
16th Section Rd
N
2 mi

Aerial Map



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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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
5795 Highway 45 Alt S
West Point, MS 39773
(662) 495-1121
https://www.mossyoakproperties.com/