

Oktibbeha 52 Acres on Hwy 82 West
Highway 82
Maben, MS 39750

\$239,000
52.8± Acres
Oktibbeha County



Oktibbeha 52 Acres on Hwy 82 West
Maben, MS / Oktibbeha County

SUMMARY

Address

Highway 82

City, State Zip

Maben, MS 39750

County

Oktibbeha County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.526386 / -89.063464

Acreage

52.8

Price

\$239,000

Property Website

<https://www.mossyoakproperties.com/property/oktibbeha-52-acres-on-hwy-82-west-oktibbeha-mississippi/89001/>



Oktibbeha 52 Acres on Hwy 82 West Maben, MS / Oktibbeha County

PROPERTY DESCRIPTION

52.8 Acres | Corner of Hwy 82 & Maben-Starkville Rd | Oktibbeha County, MS

Unlock the potential of this **52.8 acre property** perfectly positioned at the corner of **Highway 82 and Maben-Starkville Road** in Oktibbeha County, Mississippi. Located just **14 miles west of Starkville** and **3.5 miles from Mathiston**, this tract offers a prime combination of visibility, accessibility, and natural beauty.

Property Highlights:

- **52.8 acres** featuring predominantly **hardwood timber** with scattered pines
- **By-Wy Creek headwaters** originate on this property, flowing east and adding to its natural appeal
- One of the **highest elevations in Oktibbeha County** and along Hwy 82 between Alabama and the Mississippi River
- Excellent **deer and turkey hunting**, with a strong wildlife habitat in the area
- Ideal for **residential development, recreational use, or long-term land investment**
- Prominent **highway frontage** offering maximum visibility and convenient access

Location Advantages:

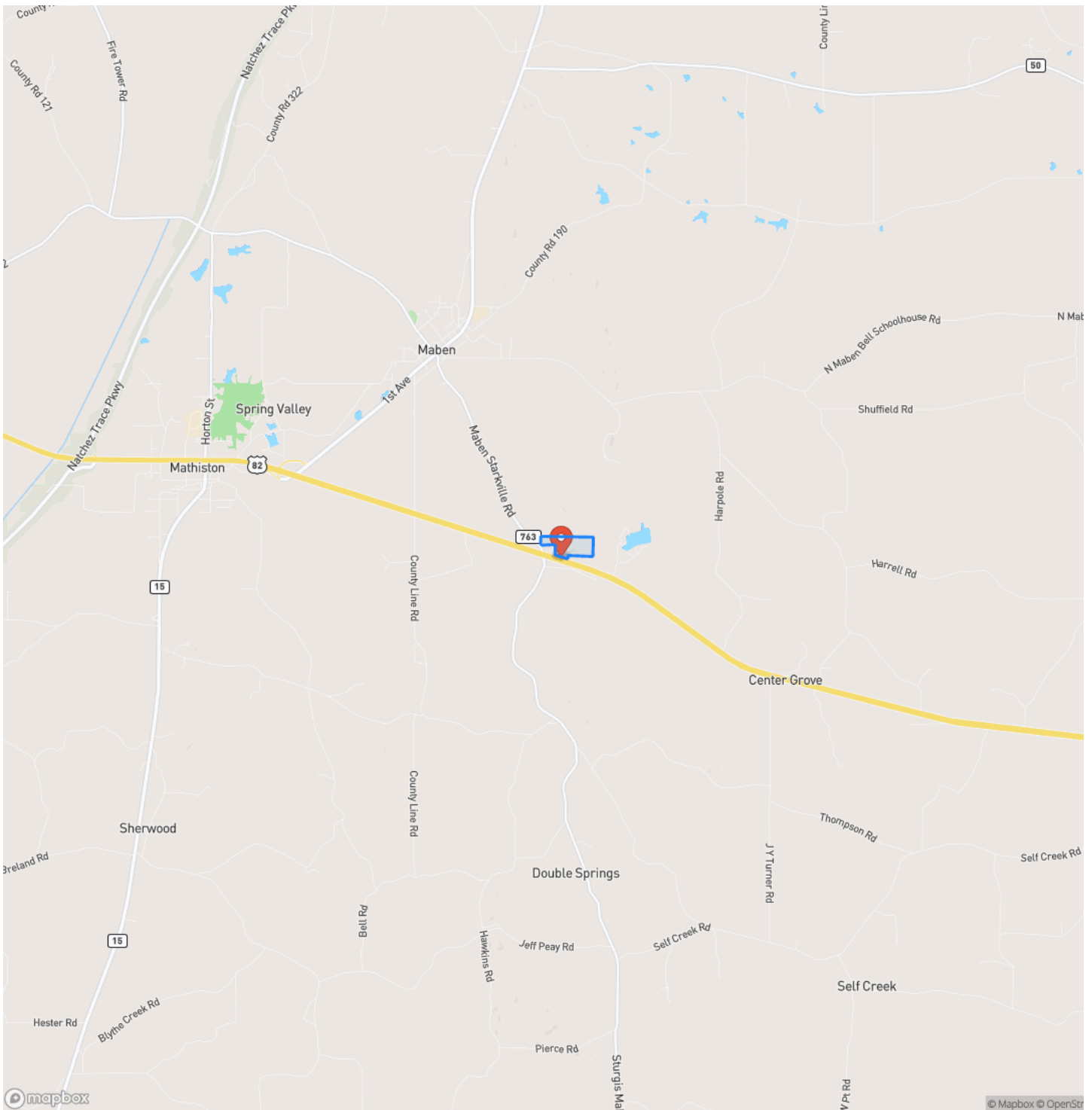
- Strategic corner location at **Hwy 82 and Maben-Starkville Road**
- Just minutes from **Mississippi State University** and the growing Starkville economy
- Close to Mathiston, the Golden Triangle, and surrounding recreational and community amenities

With its elevated terrain, beautiful timber mix, and the unique feature of **By-Wy Creek headwaters**, this property stands out as a rare find in Oktibbeha County. Whether you're looking to create a **residential development**, invest in highly visible highway frontage, or enjoy a private **hunting and recreational retreat**, this tract offers unmatched opportunity.

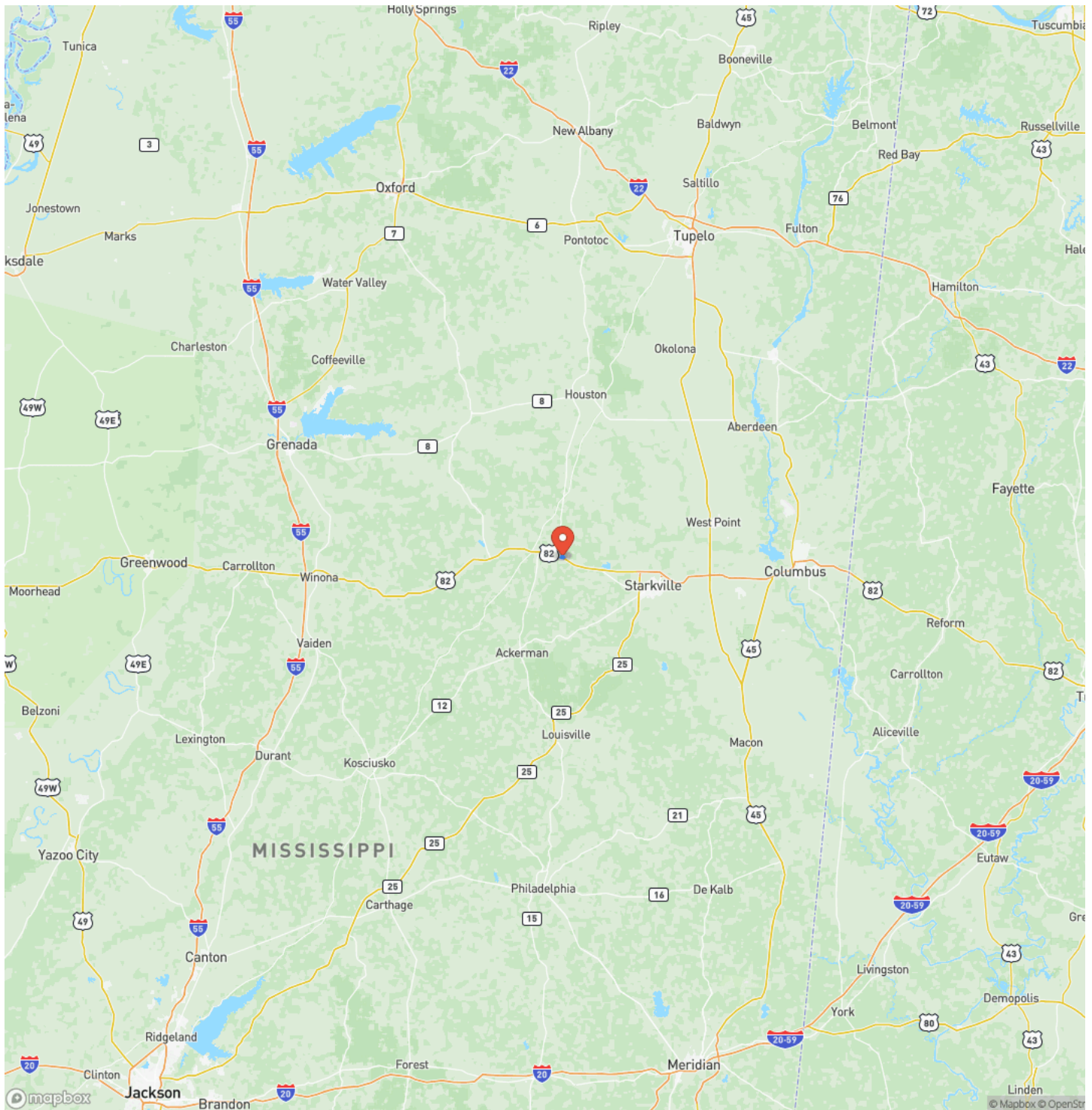
**Oktibbeha 52 Acres on Hwy 82 West
Maben, MS / Oktibbeha County**



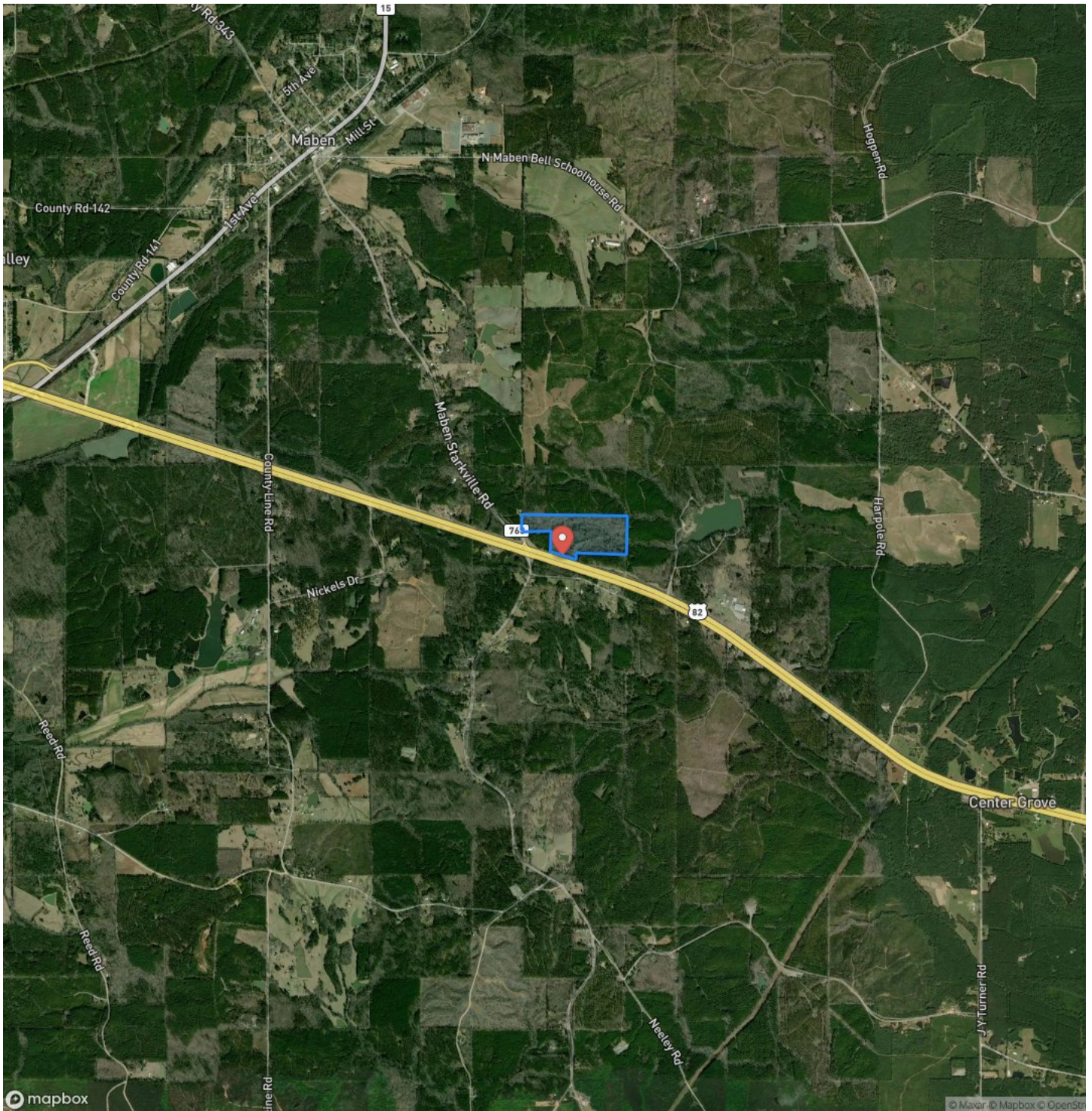
Locator Map



Locator Map



Satellite Map



**Oktibbeha 52 Acres on Hwy 82 West
Maben, MS / Oktibbeha County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Madison, MS 39110

NOTES

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This image shows a single sheet of white paper with horizontal blue 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.



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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