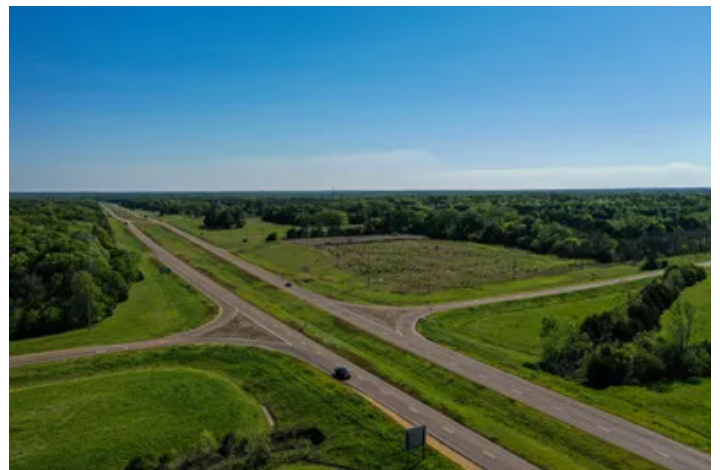


9.1 Acre Corner Lot Hwy 182 & Hwy 45
HWY 45 S ALT
Starkville, MS 39759

\$445,000
9.100± Acres
Lowndes County



9.1 Acre Corner Lot Hwy 182 & Hwy 45
Starkville, MS / Lowndes County

SUMMARY

Address

HWY 45 S ALT

City, State Zip

Starkville, MS 39759

County

Lowndes County

Type

Recreational Land, Undeveloped Land, Lot, Business Opportunity

Latitude / Longitude

33.477109 / -88.659112

Acreage

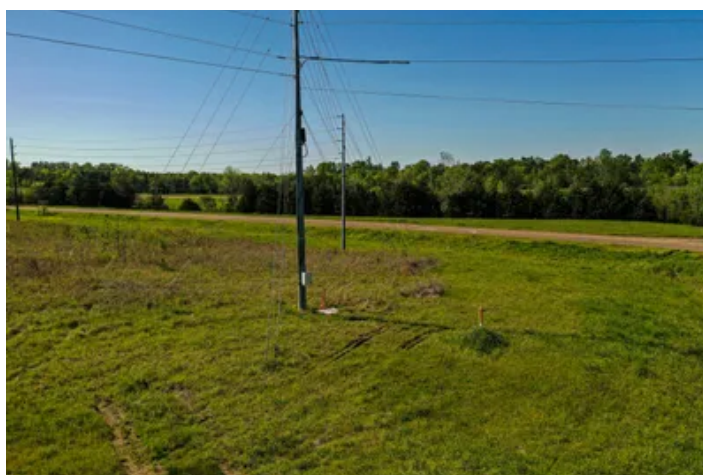
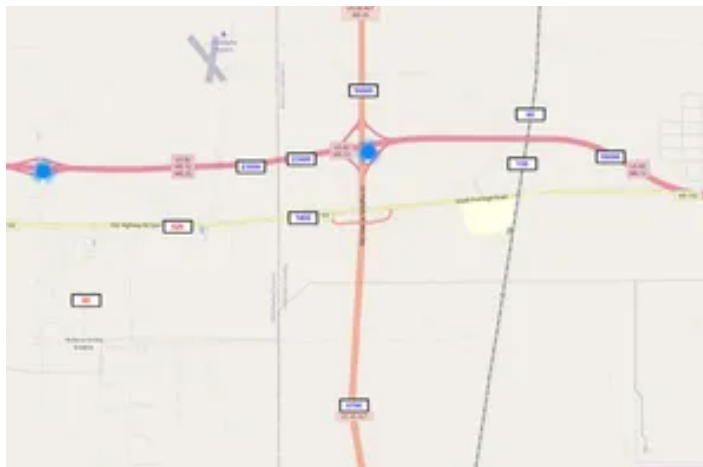
9.100

Price

\$445,000

Property Website

<https://www.mossyoakproperties.com/property/9-1-acre-corner-lot-hwy-182-hwy-45-lowndes-mississippi/44437/>



9.1 Acre Corner Lot Hwy 182 & Hwy 45 Starkville, MS / Lowndes County

PROPERTY DESCRIPTION

Prime 9.1-Acre Lot in the Heart of the Golden Triangle!

Positioned at the intersection of **Hwy 182 and Hwy 45 in Lowndes County, MS**, this **9.1-acre lot** is packed with potential. Sitting in the heart of the **Golden Triangle**, it's perfectly positioned between **Starkville, MS, and Columbus, MS**, ensuring **high visibility and steady traffic flow** every single day.

Whether you're looking to start a **new business**, expand an existing one, or to invest, this location will be an excellent option - with its unbeatable accessibility and exposure, it's a golden opportunity that won't last long!

Key Features:

9.1 Acres of undeveloped Land

High-Traffic Location at Hwy 182 & Hwy 45

Strategically Positioned Between Starkville & Columbus

Endless Business & Investment Potential

Call us today to schedule a tour and see this incredible location for yourself.

Hunter McCool, CLS

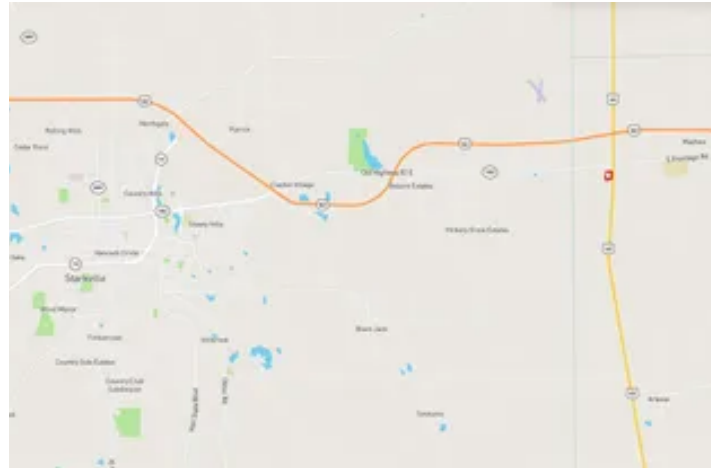
Licensed in MS & AR

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

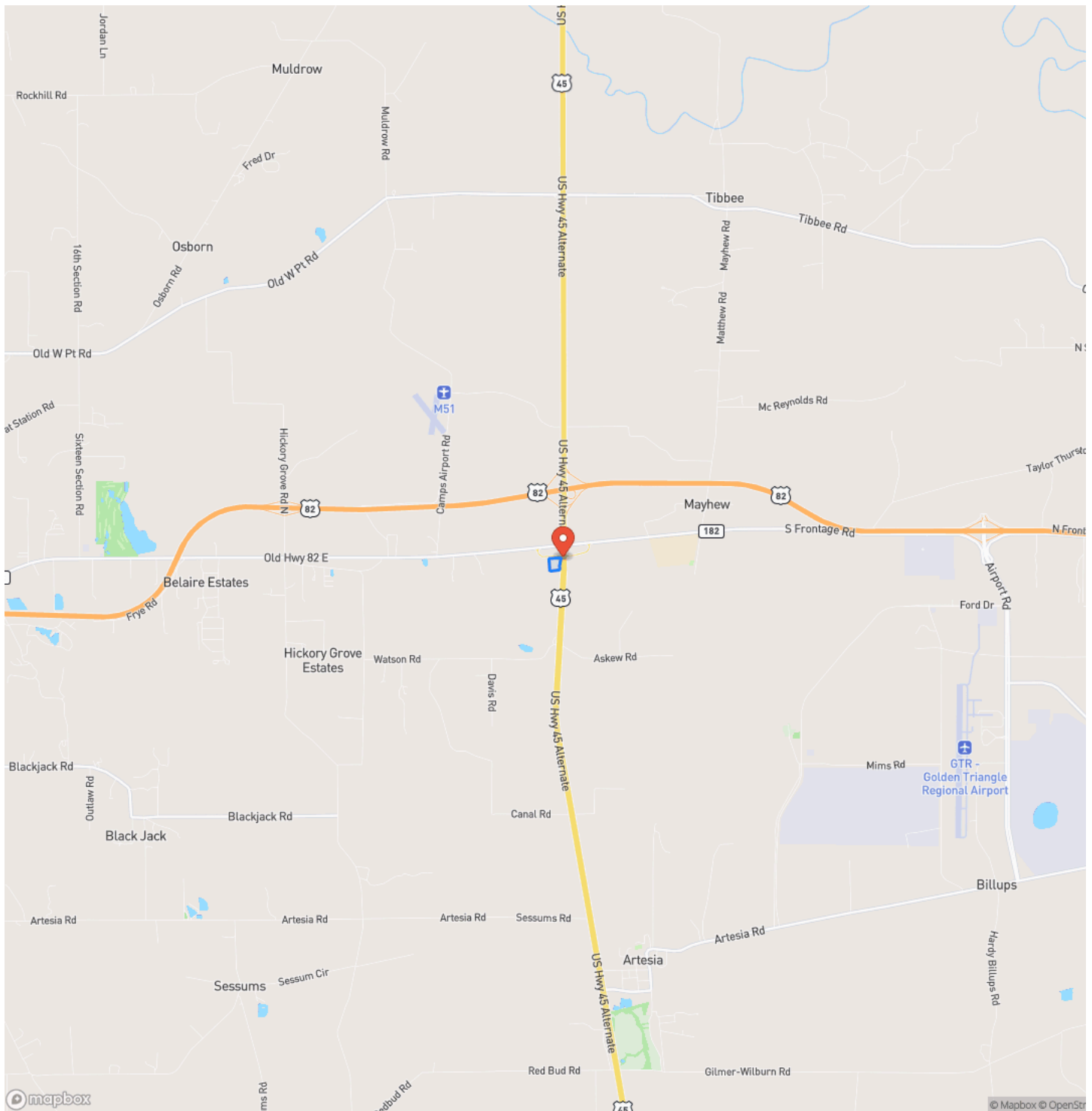
Cell: [662-295-7447](tel:662-295-7447)

Email: hmccool@mossyoakproperties.com

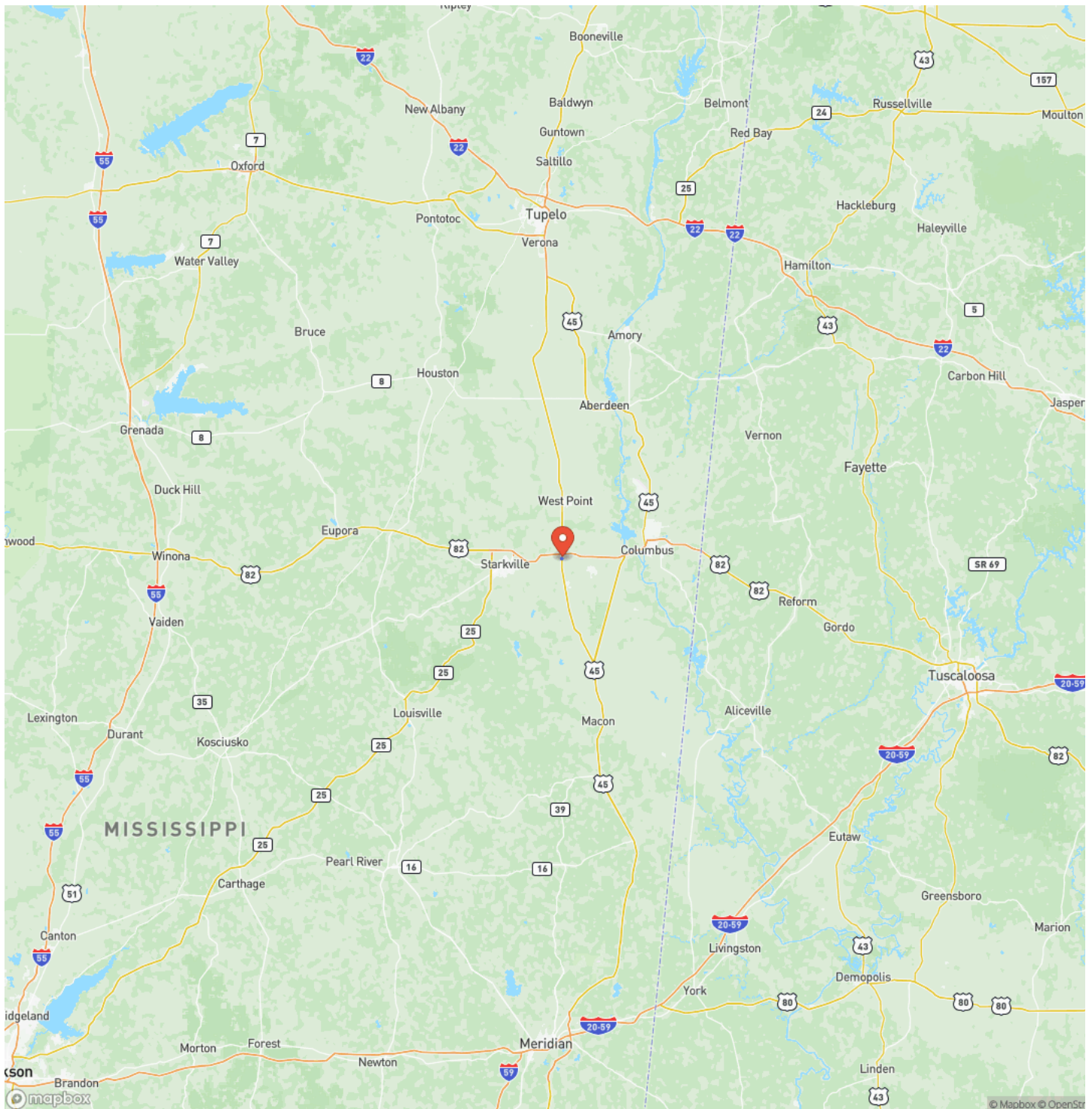
**9.1 Acre Corner Lot Hwy 182 & Hwy 45
Starkville, MS / Lowndes County**



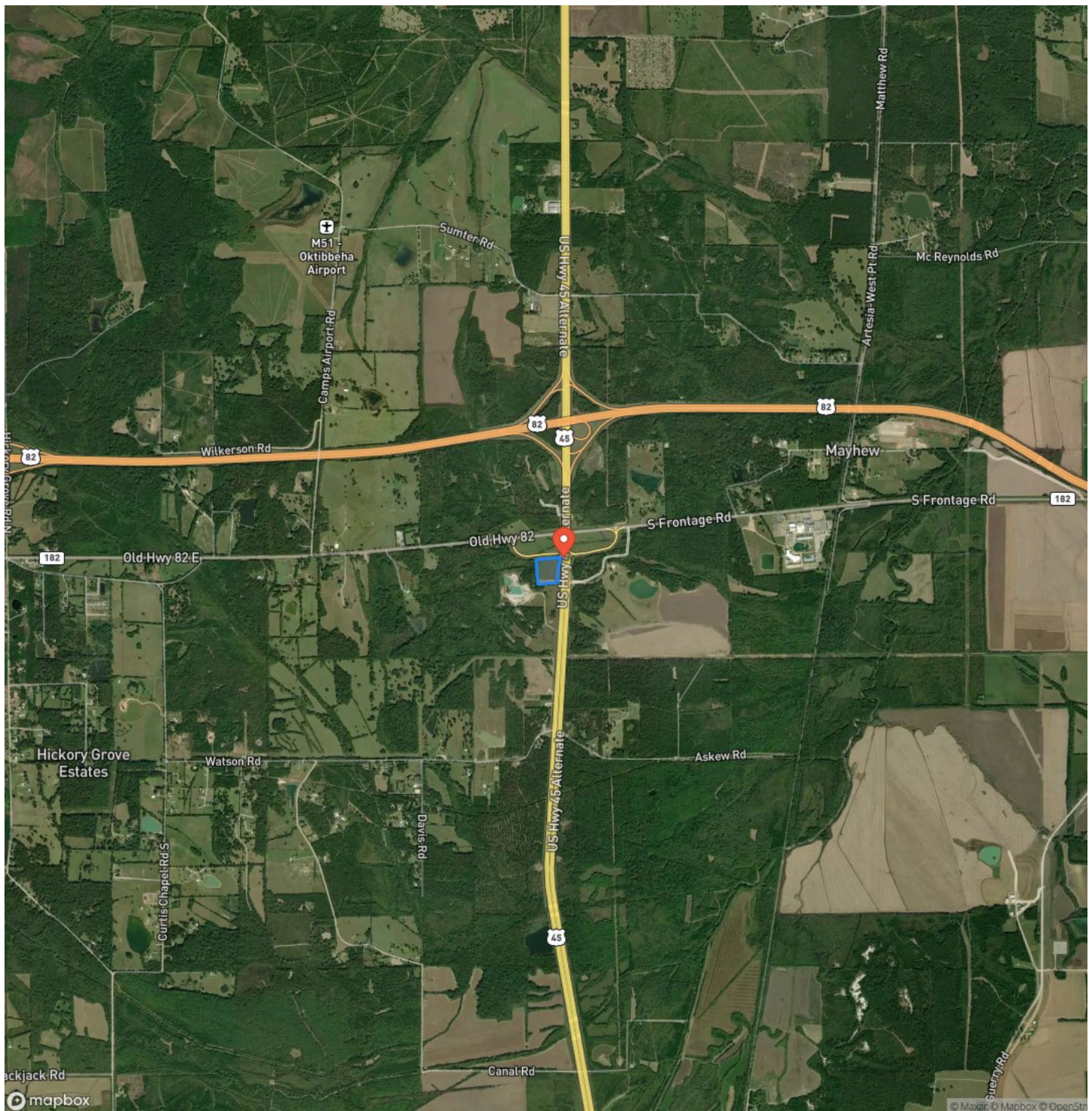
Locator Map



Locator Map



Satellite Map



**9.1 Acre Corner Lot Hwy 182 & Hwy 45
Starkville, MS / Lowndes 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]

[illegible]

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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West Point, MS 39773

(662) 495-1121

MossyOakProperties.com

