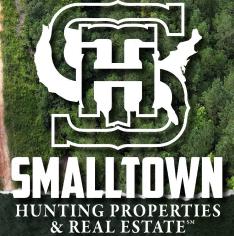
97± ACRES WITH A HOME OKTIBBEHA COUNTY, MS \$459,000



OFFICE (662) 338-2027

THE OKTIBBEHA 97

PROPERTY PROFILE

LOCATION:

- 547 Scott Road Sturgis, MS 39769
- Oktibbeha County
- Adjoins the Tombigbee National Forest
- 3± Miles SW of Sturgis
- 5± Miles E of Ackerman
- 18± Miles SW of Starkville

COORDINATES:

• 33.30845, -89.08459

PROPERTY USE:

- Hunting
- Residential
- Recreational
- Weekend Retreat

PROPERTY INFORMATION:

- 97± Total Acres
- 3 Bedroom/2 Bath Home
- Storage Shed
- Diverse Terrain
- Mature Hardwoods
- Boughenia Creek Frontage
- Natural Habitat
- Abundant Wildlife
- Established Trails
- Road Frontage

TAX INFORMATION:

2024

- Parcel # 019-30-003.02
 Amount \$1,545.79
- Parcel #019-30-003.00 Amount \$300.47
- Parcel #019-30-003.01 Amount \$68.35



WELCOME TO THE OKTIBBEHA 97

WELCOME TO THE OKTIBBEHA 97—A RECREATIONAL PARADISE LOCATED JUST 18 MILES SOUTHWEST OF STARKVILLE, MS. The 97± acre Oktibbeha County property, situated off Scott Road, features a three-bedroom, two-bath home, perfect for a weekend retreat or full-time living. Just behind the house is a storage shed for your equipment and tools. The acreage consists of a mix of mature hardwood timber and natural habitat, with Boughenia Creek running through the tract. Abundant wildlife and diverse terrain make this an ideal spot for hunting and outdoor recreation. Established internal trails make navigating the tract convenient. Additionally, the land adjoins the Tombigbee National Forest, offering direct access to thousands of acres of public land.

> Contact Michael Cooper today to learn more and schedule a personal tour.







97± ACRES WITH A HOME OKTIBBEHA COUNTY, MISSISSIPPI







97± ACRES WITH A HOME **OKTIBBEHA COUNTY, MISSISSIPPI**







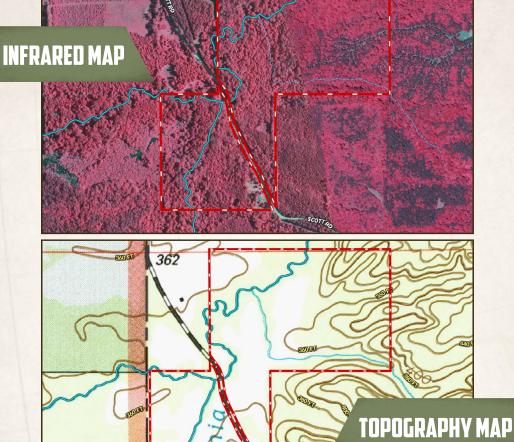
MICHAEL COOPER MANAGING BROKER C: 662-285-8686 O: 662-338-2027 mcooper@smalltownproperties.com 501 Hwy 12 W Ste. 150B - Starkville, MS 39759 smalltownproperties.com Information is believed to be accurate but not guaranteed.



97± ACRES WITH A HOME OKTIBBEHA COUNTY, MISSISSIPPI

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97± ACRES WITH A HOME OKTIBBEHA COUNTY, MISSISSIPPI land id. LINK TOMBIGBEE NATIONAL FOREST COTTRO SCOTT

> Directions From the Intersection of Scott Road and Hwy 12 west of Sturgis, MS: Travel 2.5 miles south on Scott Road to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

