

VERSATILE 40± ACRE PROPERTY OKTIBBEHA COUNTY, MISSISSIPPI



\$192,000 or
\$4800/acre

Explore this 40+/- acre property just 10 minutes north of Starkville and MSU. Whether you envision a single home site, multiple residences, a hunting retreat, or a homestead, this parcel caters to your preferences. Located along Polly Bell Road, the land features a 23-year-old pine plantation and offers accessible utilities. The slightly rolling topography provides numerous potential home sites, allowing you to build centrally for complete seclusion or develop the land into distinct parcels. For further details or to schedule a visit, contact Michael today!



**MICHAEL
HALFACRE**
MANAGING BROKER

Office: 662.268.6333
Cell: 662.242.4220

MHalfacre@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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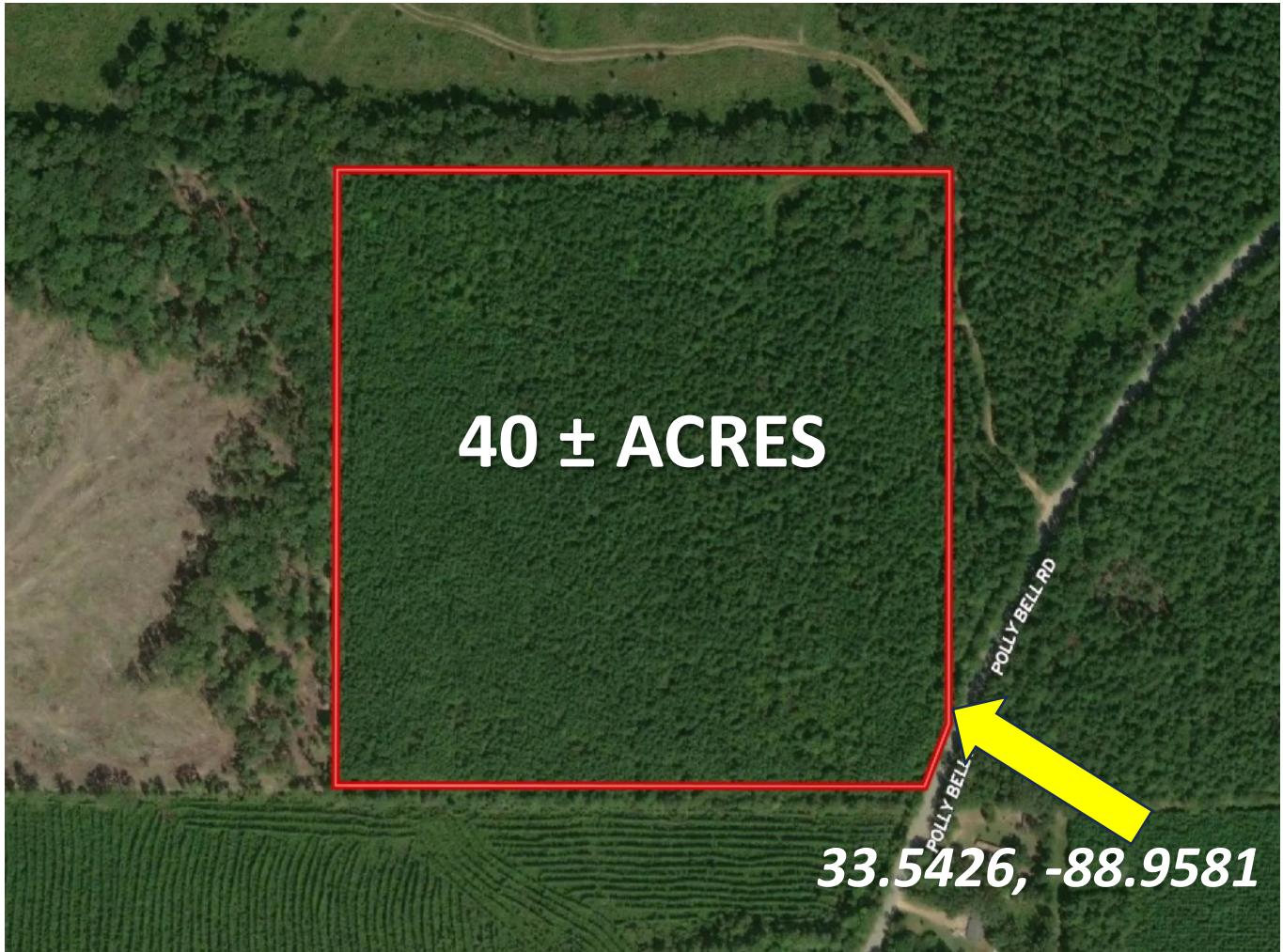
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP LINK](#)

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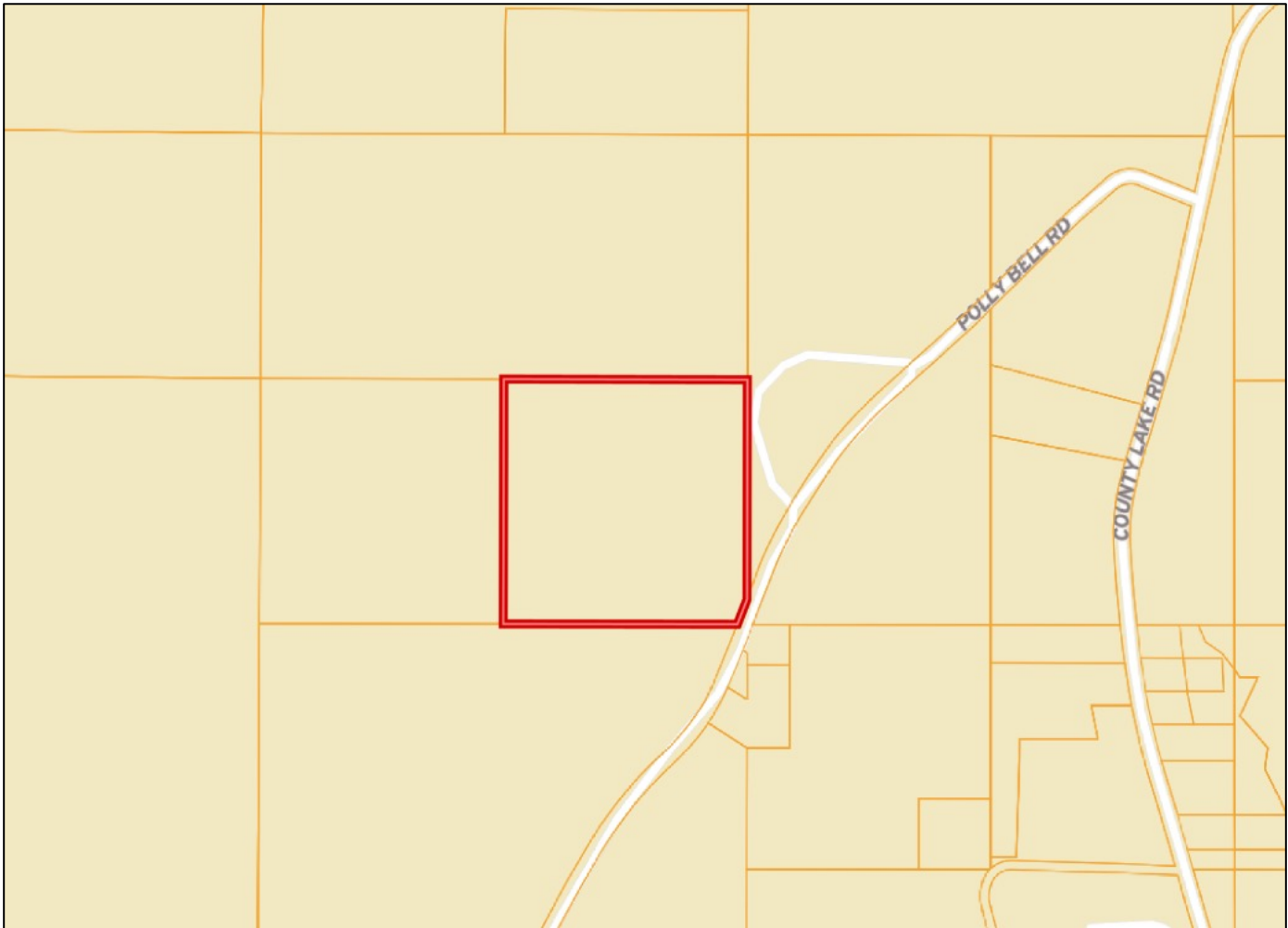
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OWNERSHIP MAP



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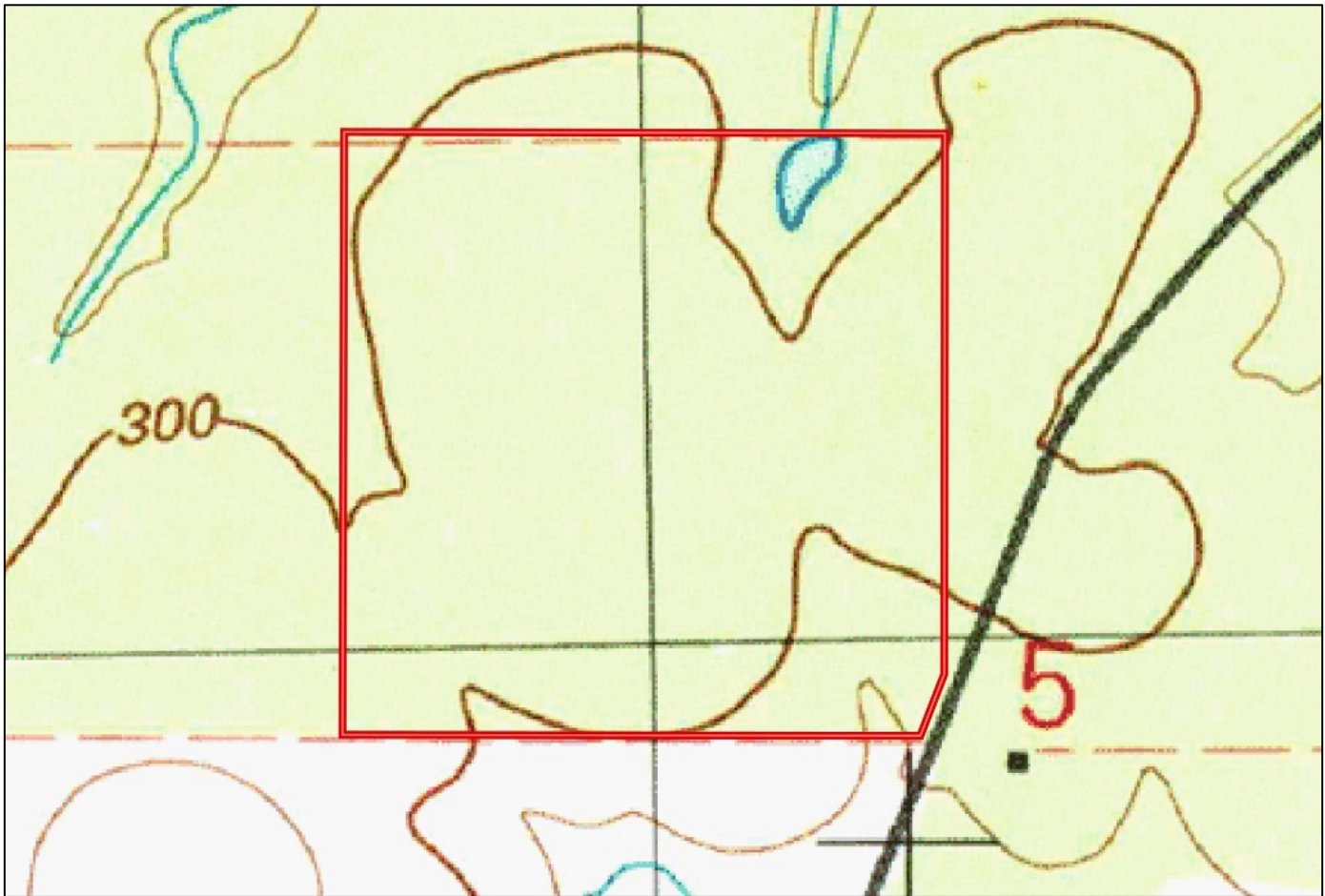
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TOPOGRAPHY MAP



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2011-2023
BEST
BROKERAGES

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WcA	Wilcox silt loam, 0 to 2 percent slopes	32.01	79.47	0	62	3w
WIB2	Wilcox silty clay loam, 2 to 5 percent slopes, moderately eroded	8.27	20.53	0	45	3e

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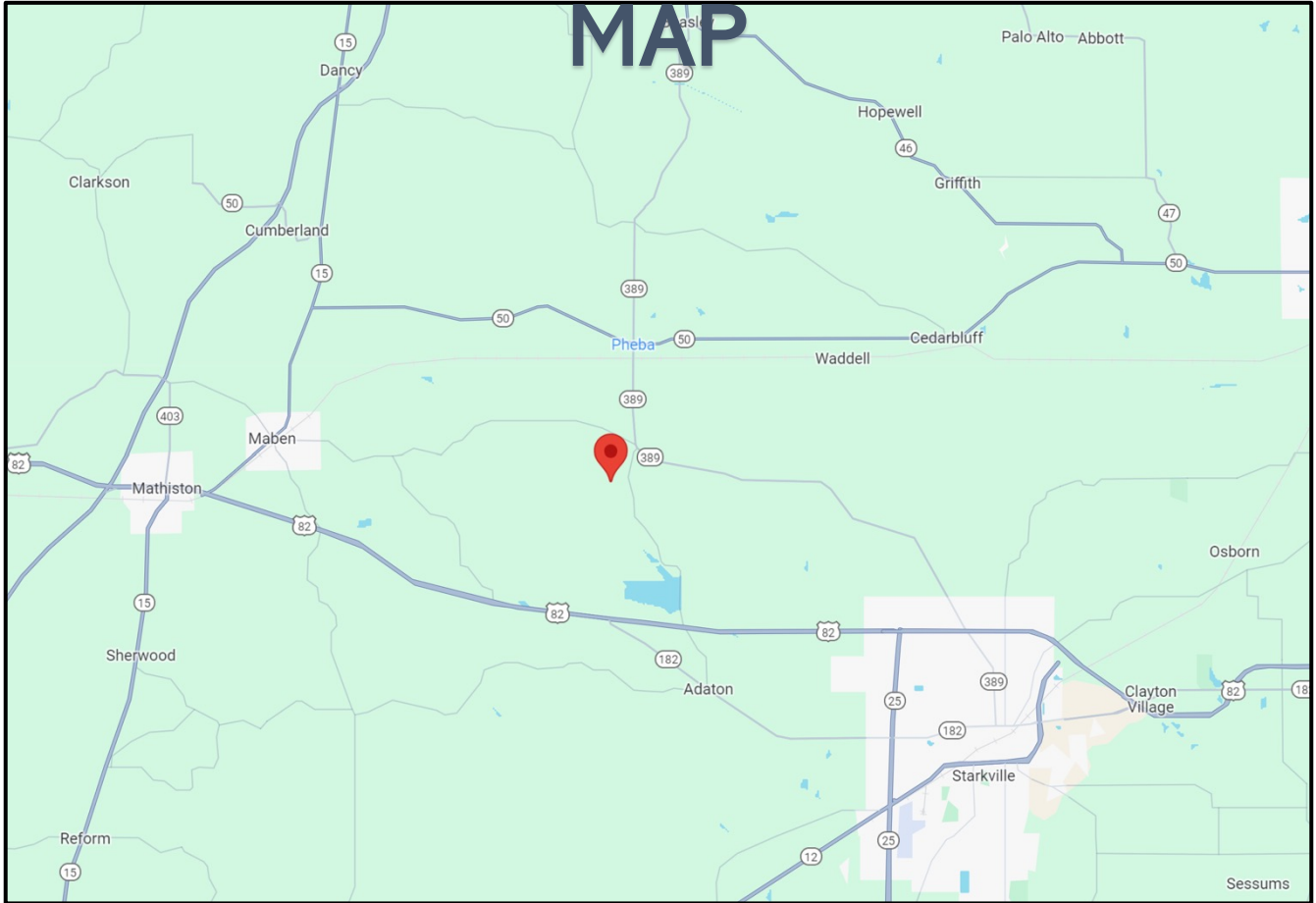
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DIRECTIONAL



Directions from the Intersection of I-82 and MS Hwy 389 North of Starkville, MS: Travel north on Hwy 389 for 8 miles. Turn left onto County Lake Road and travel .3 miles. Turn right onto Polly Bell Road. After .7 mile, the property will be on the right, marked with a sign. [GOOGLE MAP LINK](#)



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