Noxubee 21
Hwy 145
Macon, MS 39341

$169,000
21± Acres
Noxubee County







SUMMARY

Address
Hwy 145

City, State Zip
Macon, MS 39341

County
Noxubee County

Type
Undeveloped Land, Business Opportunity, Horse Property, Commercial, Lot

Latitude / Longitude
33.134998 / -88.561621

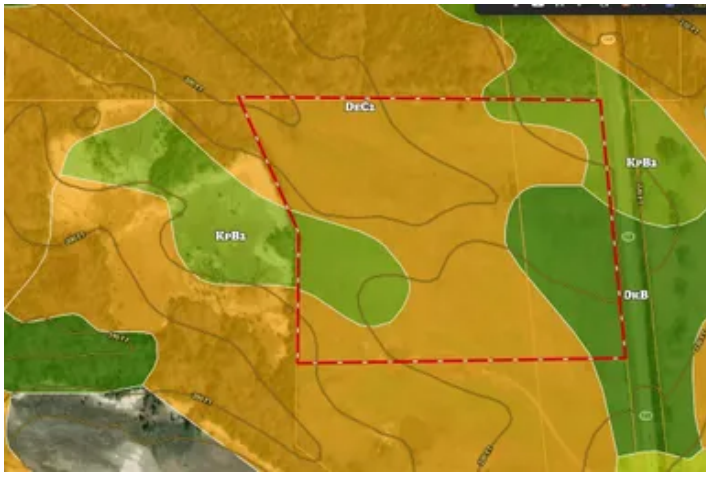
Acreage
21

Price
$169,000

Property Website
https://www.mossyoakproperties.com/property/noxubee-21/noxubee/mississippi/90892/







PROPERTY DESCRIPTION

21± Acres – Hwy 145 | Water & Sewer Available

Excellent opportunity with over **800’ of frontage on Hwy 145** and quick access to Hwy 45.
This 21± acre tract offers multiple potential homesites with beautiful views and room to grow.

Property Highlights:

- 21± Acres with gentle rolling terrain
- **800+ feet of Hwy 145 frontage**
- **Water & sewer available**
- **Great access to Hwy 45**
- Several scenic homesite options
- **Approx. 40 minutes to Columbus or Starkville**



Boundary: 21.66 ac

Code	Description	Acres	%	CPI	NCCPI	CAP
DeC2	Demopolis-Binnsville complex, 2 to 8 percent slopes, eroded	14.86	68.61%	-	20	6e
OkB	Okolona silty clay, 1 to 3 percent slopes	3.45	15.93%	-	52	2e
KpB2	Kipling silt loam, 2 to 5 percent slopes, moderately eroded	3.34	15.42%	-	37	3e

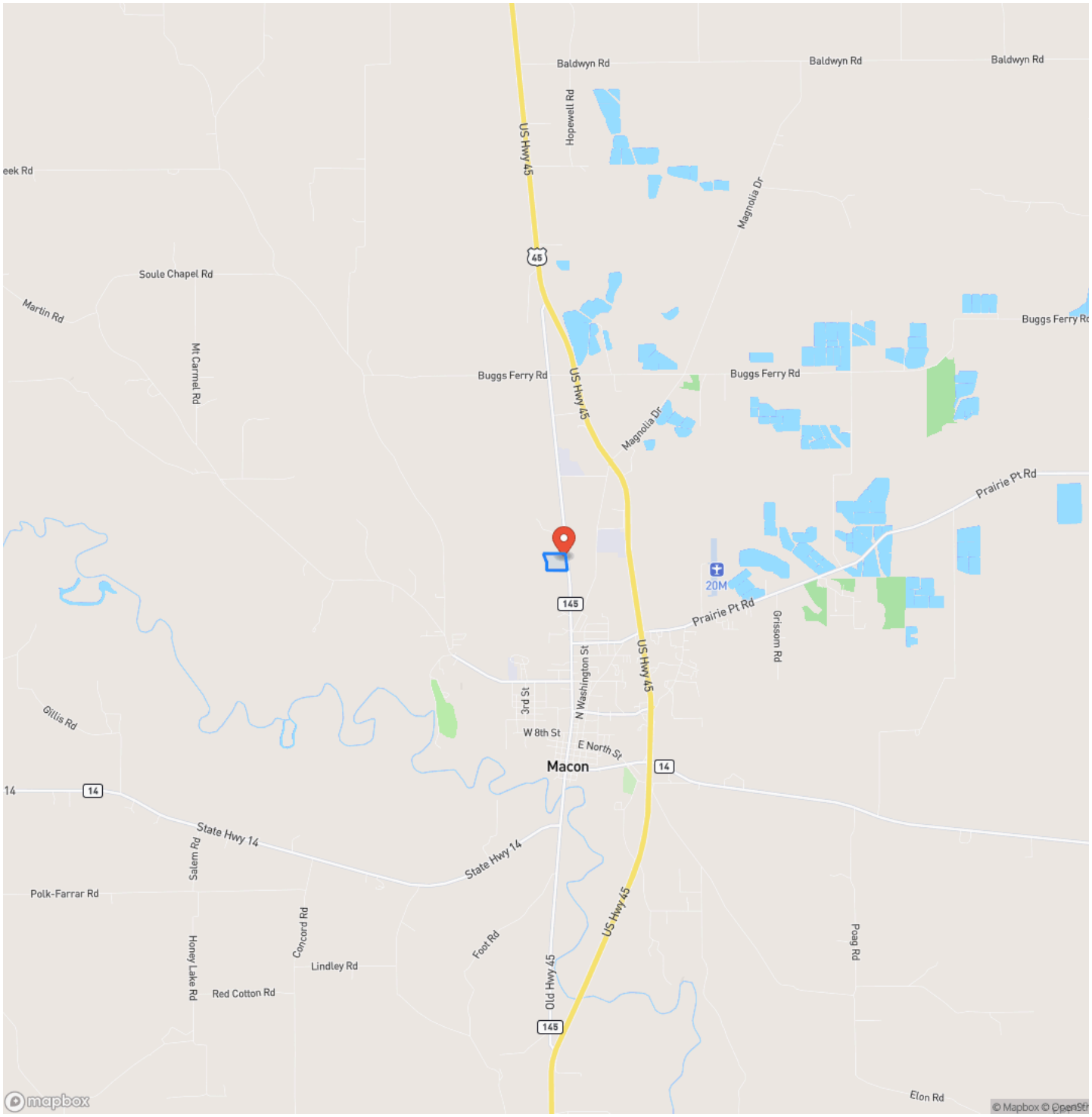




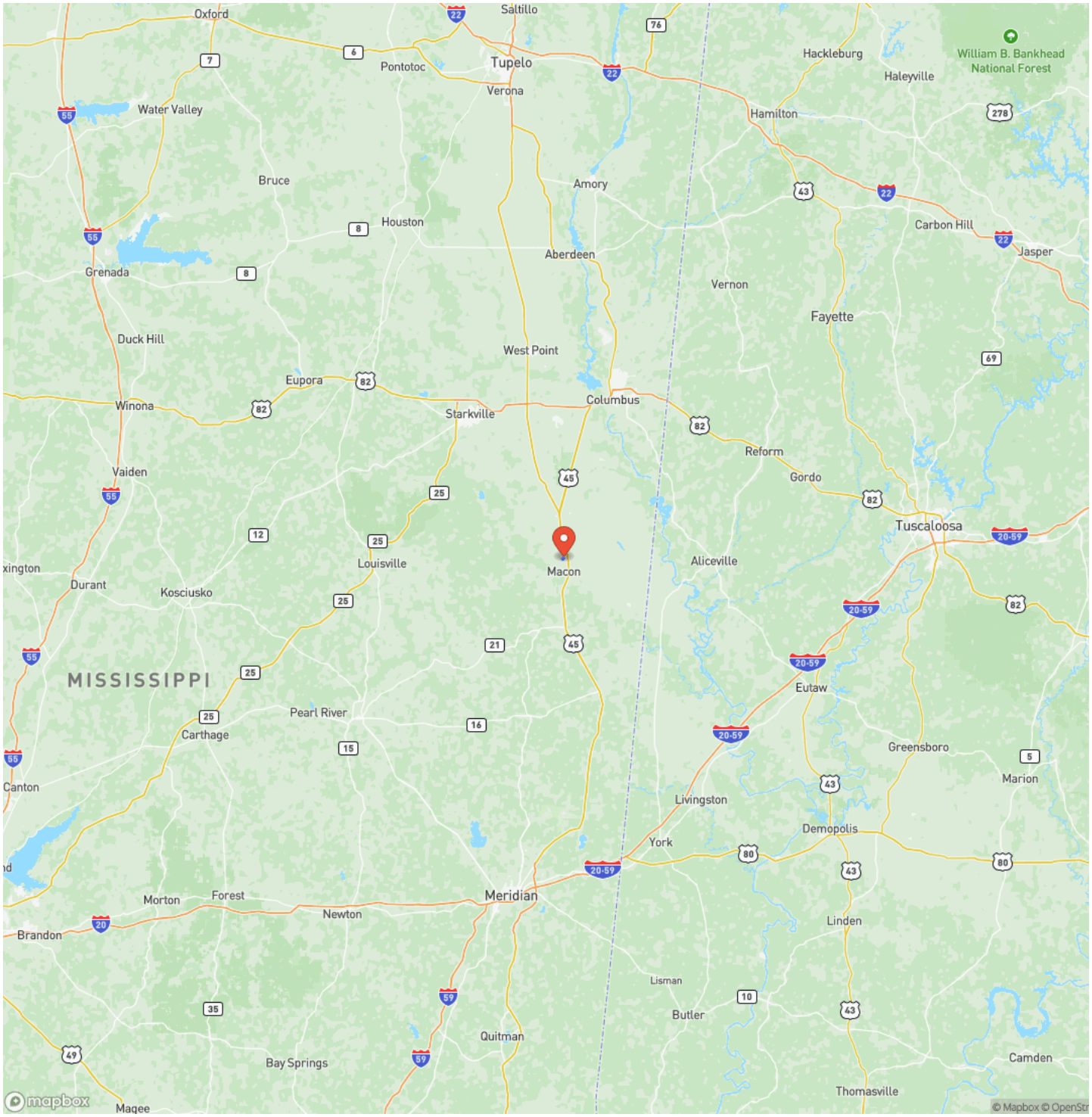




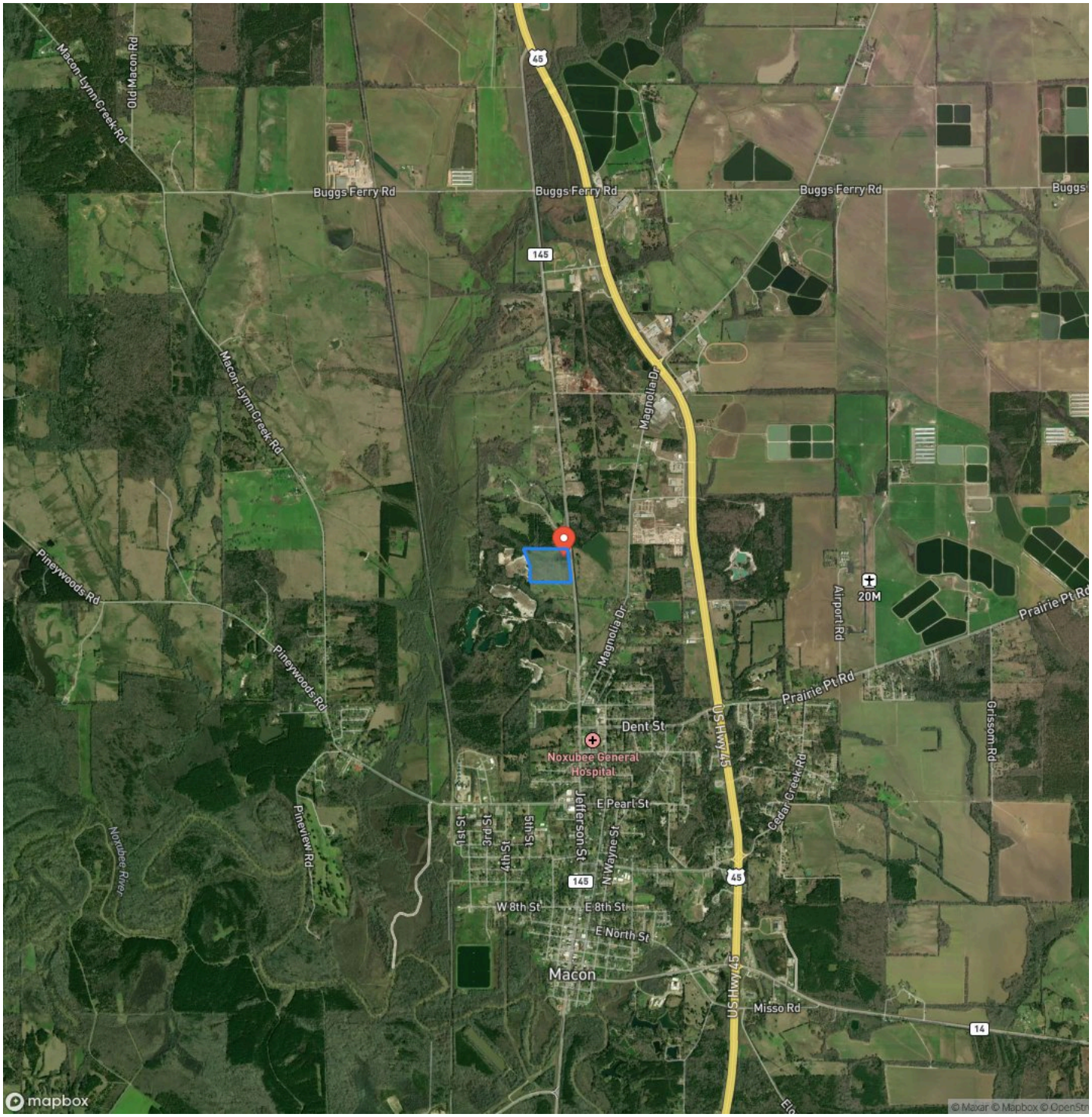
Locator Map


Baldwyn Rd
Baldwyn Rd
Baldwyn Rd
Hopewell Rd
US Hwy 45
Magnolia Dr
45
Soule Chapel Rd
Martin Rd
Mt Carmel Rd
Buggs Ferry Rd
Buggs Ferry Rd
Buggs Ferry Rd
US Hwy 45
Magnolia Dr
Prairie Pt Rd
20M
145
Prairie Pt Rd
Grissom Rd
US Hwy 45
N Washington St
3rd St
W 8th St
E North St
Macon
14
Gillis Rd
14
State Hwy 14
State Hwy 14
Salem Rd
Polk-Farrar Rd
Concord Rd
Honey Lake Rd
Red Cotton Rd
Lindley Rd
Foot Rd
US Hwy 45
Old Hwy 45
145
Poag Rd
Elon Rd
mapbox
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Locator Map


Oxford
Saltillo
Tupelo
Pontotoc
Verona
Water Valley
Hackleburg
Haleyville
William B. Bankhead National Forest
Hamilton
Bruce
Amory
Houston
Aberdeen
Carbon Hill
Jasper
Grenada
Vernon
Fayette
Duck Hill
West Point
Eupora
Winona
Starkville
Columbus
Reform
Gordo
Vaiden
Tuscaloosa
Louisville
Macon
Aliceville
Durant
Kosciusko
MISSISSIPPI
Eutaw
Pearl River
Carthage
Greensboro
Marion
Canton
Livingston
Demopolis
York
Meridian
Morton
Forest
Newton
Brandon
Linden
Lisman
Butler
Quitman
Bay Springs
Camden
Thomasville
Magee
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Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
West Point, MS 39773

NOTES

NOTES

DISCLAIMERS

All information is from public records. Buyer to verify all information. Realtor is related to seller

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