



51± ACRES
OKTIBBEHA COUNTY, MS
\$357,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE OKTIBBEHA 51

PROPERTY PROFILE

LOCATION:

- Brown Road
Starkville, MS 39759
- Oktibbeha County
- 11± Miles W of Starkville
- 52± Miles E of Winona
- 90± Miles SE of Oxford
- 111± Miles NE of Madison

COORDINATES:

- 33.4634, -88.9636

TAX INFORMATION:

- Parcel # 063-05-004.00
- \$163 (2024)

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 51± Total Acres
- Mixed Timber
- Established Internal Trails
- Foot Plots & Blinds
- Deer & Turkey
- Self Creek Frontage
- Utilities Available



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BILLY CARPENTER

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE OKTIBBEHA 51

WELCOME TO THE OKTIBBEHA 51, LOCATED ON BROWN ROAD IN STARKVILLE, MISSISSIPPI. This 51± acre tract in Oktibbeha County sits roughly 11 miles west of Starkville between the Self Creek Community and Adaton. This property features a strong mix of hardwoods with scattered pines, gently rolling to relatively flat terrain, and excellent improvements already in place, including internal trails, established food plots, and blinds, making it ready to hunt from day one.

With frontage on Self Creek and a reputation for excellent deer and turkey hunting, the Oktibbeha 51 checks all the boxes for the outdoorsman while also offering the convenience of being just minutes from Starkville for a forever home, weekend retreat, or long-term investment. Utilities and water are accessible along the road.

**Small tracts like this get snatched up quickly so give
Billy Carpenter a call today to schedule your private showing
and experience #TheSmallTownWay!**



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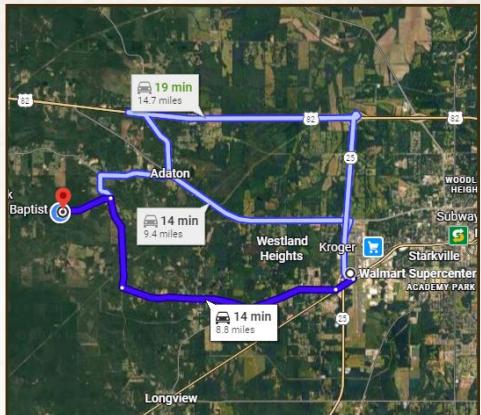
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land **id.** **LINK**



Directions From Starkville, MS:
Travel on Stark Road for 1.1 miles. Turn left onto MS-182 W and continue for 4.7 miles. Turn left onto Self Creek Road and proceed 1.6 miles. Turn left onto Longview-Adaton Road and travel for 0.7 miles. Turn right onto Brown Road, and after 1.1 miles, the destination will be on the left between 2391 and 2377 Brown Road.

**LINK TO GOOGLE
MAP DIRECTIONS**



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