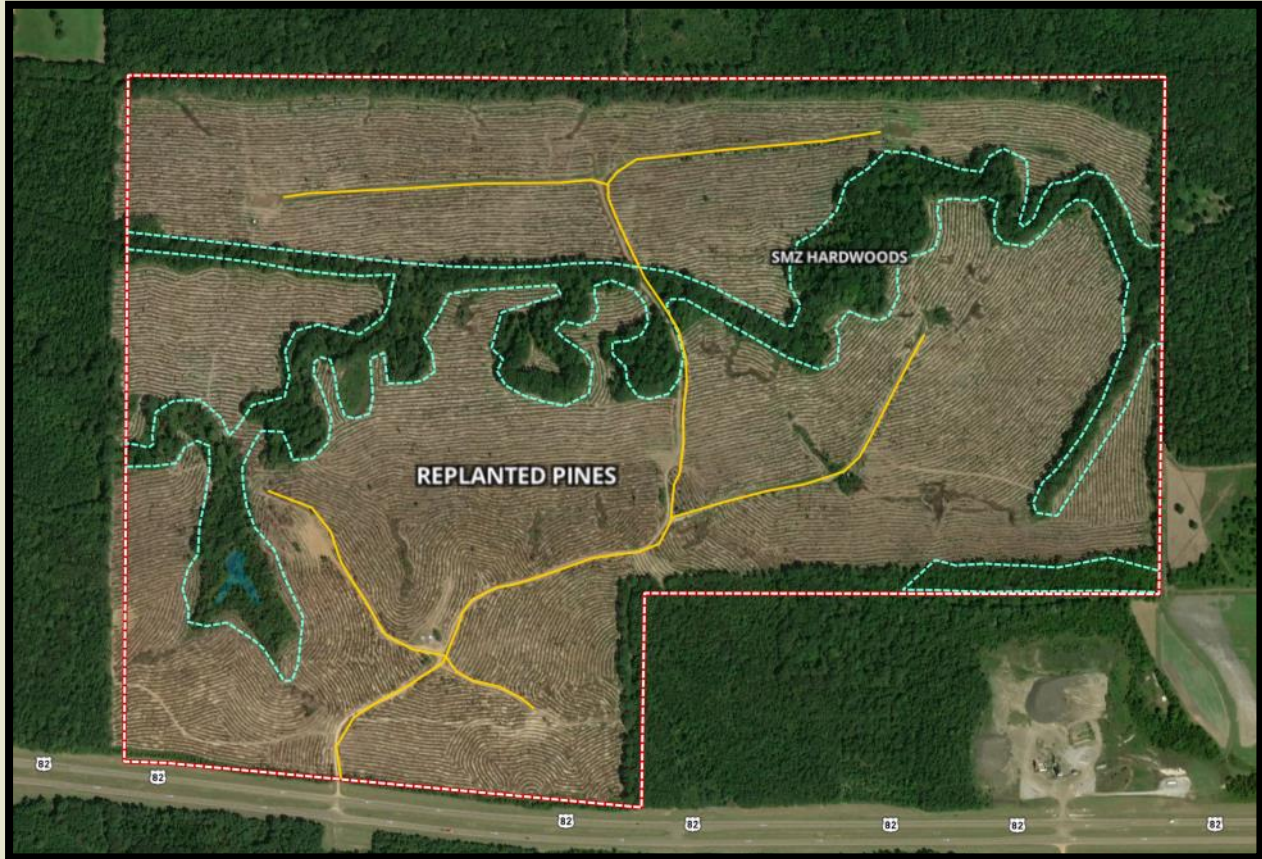




Sartain's Heritage
Properties, LLC.
www.SartainsHeritage.com

WY STARKVILLE

371.80 Acres +/-
OkTibbeha County, MS



CONTACT:
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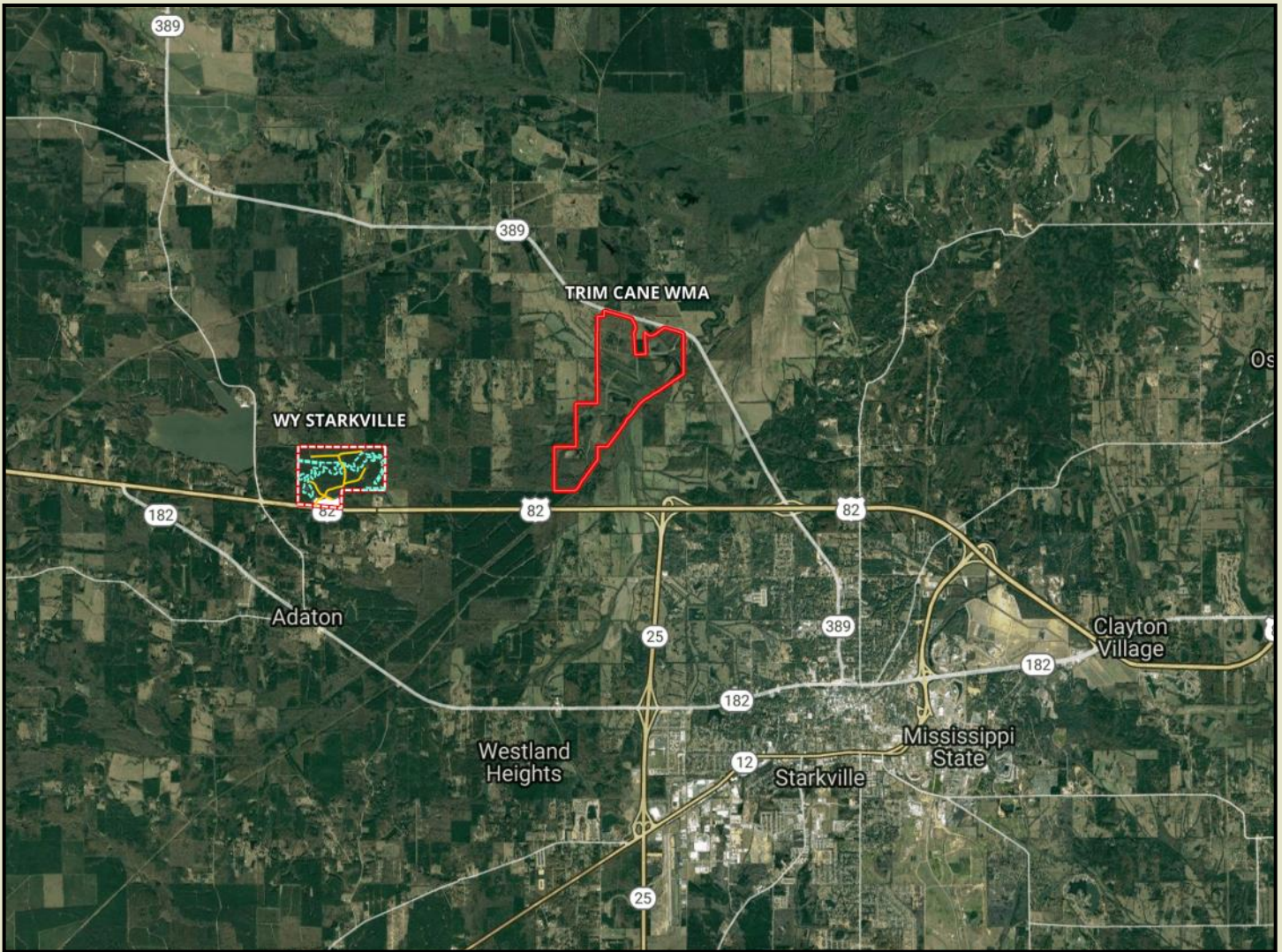
Sartain's Heritage Properties
106 First Choice Drive
Madison, MS 39110
Phone: 601-856-2720
Fax: 601-853-6765
www.SartainsHeritage.com

371.80 in S22 and 23, T19N, R13E, Oktibbeha County, MS with 1/2 mile of frontage on the north side Highway 82. The property is located 2.5 miles west of Starkville and 2 miles west of Trim Cane WMA.

The tract is one year replanted pines consisting of approximately 125 acres of uplands, 250 acres of bottomland, 56 acres of hardwood Streamside Management Zone and frontage on Biba Wila Creek all offering excellent whitetail habitat. The entrance gate is located directly across from a highway crossover making access from all directions a breeze. Interior roads are gravel and rock allowing year round access about the property and the 8 existing food plots.

This is a great recreational property only minutes from the MS State University campus, sports facilities and Downtown Starkville.

\$2,350 per acre/ \$873,730



AREA MAP



HWY. 82 ACCESS



HWY. 82 FRONTAGE



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