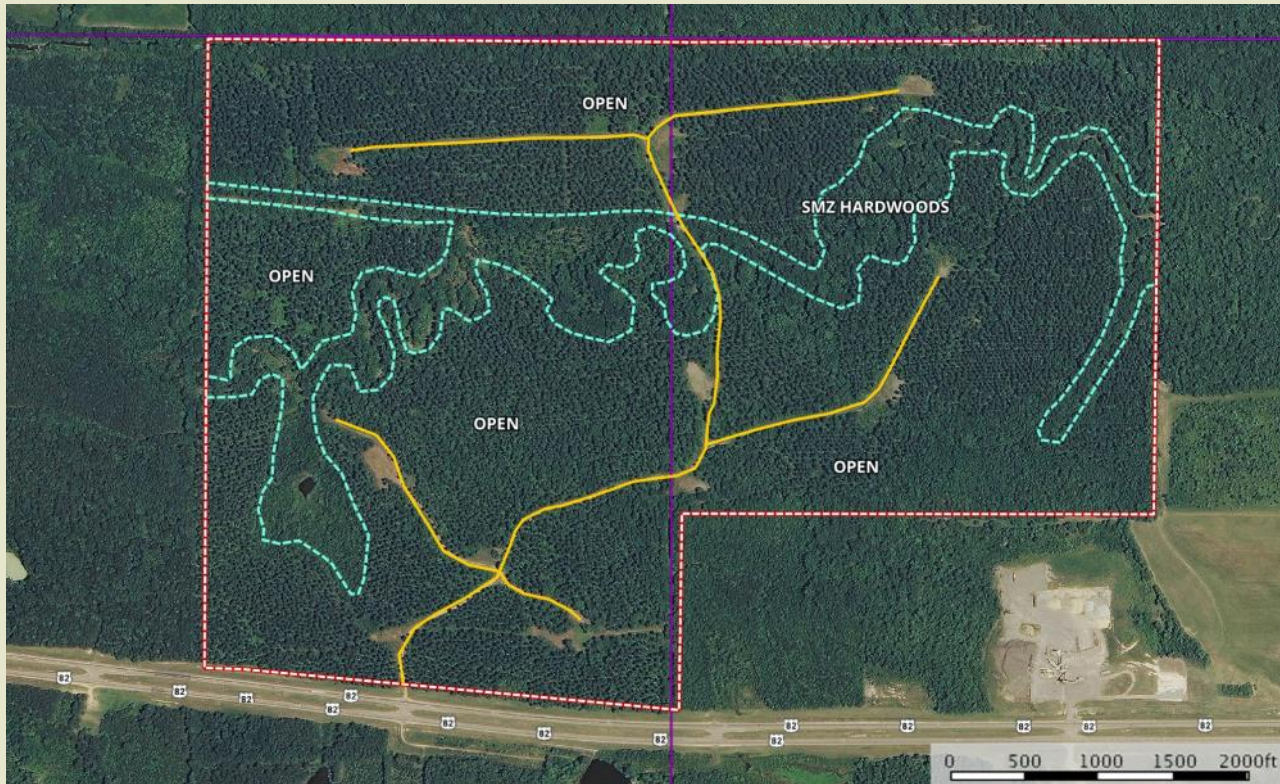




**Sartain's Heritage**  
Properties, LLC.  
www.SartainsHeritage.com

# WY STARKVILLE

371.80 Acres +/-  
Oktibbeha County, MS



**CONTACT:**  
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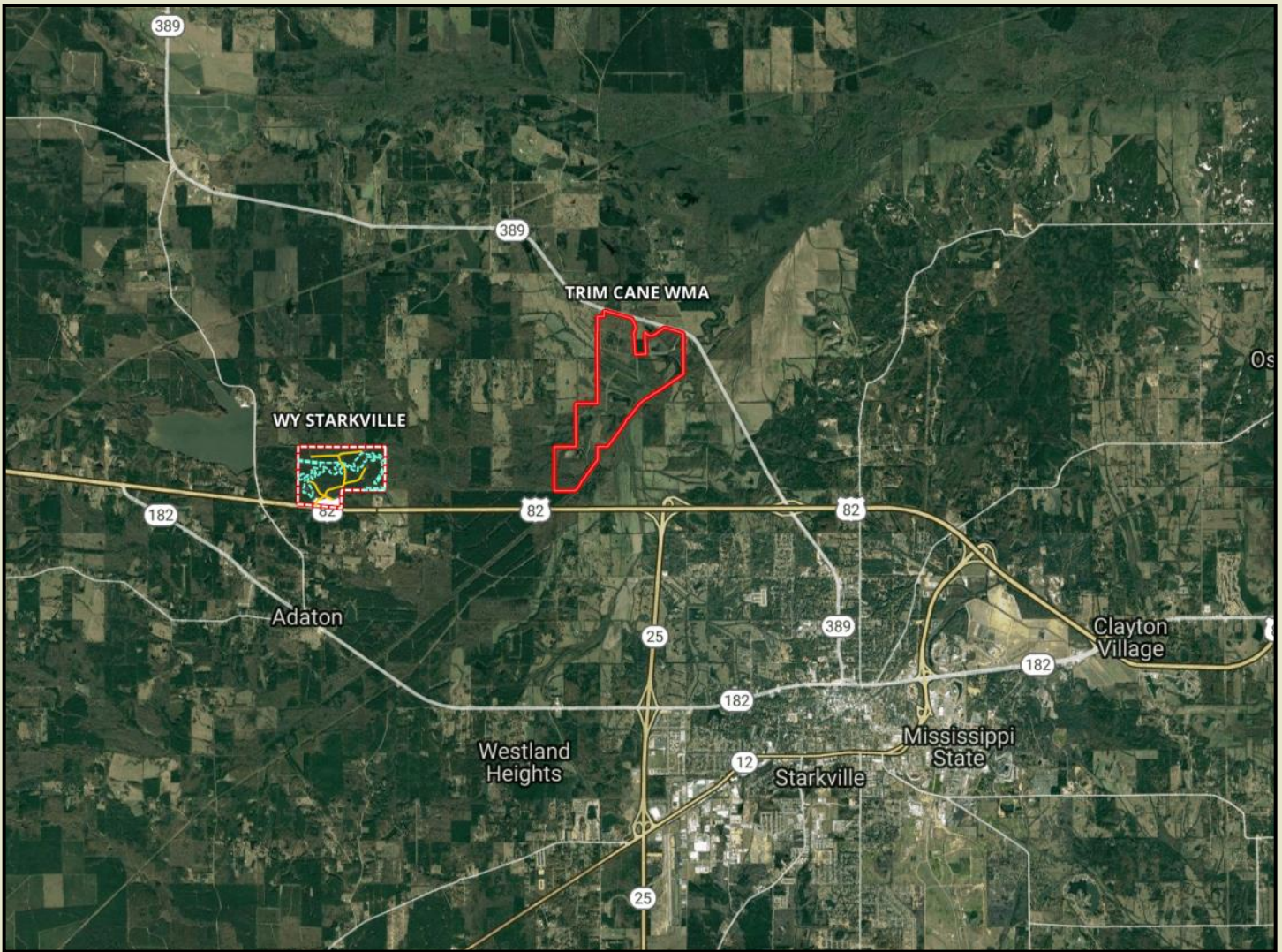
Sartain's Heritage Properties  
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Madison, MS 39110  
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371.80 in S22 and 23, T19N, R13E, Oktibbeha County, MS with 1/2 mile of frontage on the north side Highway 82. The property is located 2.5 miles west of Starkville and 2 miles west of Trim Cane WMA.

The tract is new 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.

**\$2300.00 per acre/ \$855,140.00**



**AREA MAP**



**HWY. 82 ACCESS**



**HWY. 82 FRONTAGE**



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