

**SOLD**



## Sun Creek Hunting & Timber

234 +/- Acres | Oktibbeha County, MS



### ADDRESS

0 Hwy 389  
Pheba, MS 39755

### LOCATION

From the intersection of Hwy 82 and Hwy 389 in Starkville, go 9 miles to Maben-Bell Schoolhouse Road. On Hwy 389 the property is on the left, 0.33 miles (roughly 1,800 feet) north of Maben-Bell Schoolhouse Road. Turning left onto Maben-Bell Schoolhouse Road, the property is on

### PROPERTY SUMMARY

This beautiful timber and hunting tract is only minutes from Starkville and MSU. Properties like this are hard to find in Oktibbeha County. One thing that really "jumps out at you" is so little evidence of human activity. The property has been well protected with very little hunting pressure. The timber is outstanding, the wildlife habitat is exceptional for such a heavily wooded property, and the access is quick and easy. There is plenty of frontage on both Hwy 389 and Maben-Bell Schoolhouse Road and several sites for a house, lodge, cabin or RV. This place has so many possibilities as a great timber investment, a prime hunting property, and a "get away" home or cabin in the woods. This is definitely a place where you don't have to start from scratch. It is already a beautiful, well-managed property. Just add your own tender, loving care and it will be the property of your dreams. This is a "must see" opportunity. Call the agent today to schedule a showing.

[nationalland.com/listing/sun-creek-hunting-timber](http://nationalland.com/listing/sun-creek-hunting-timber)



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