



## Exceptional Property - Starkville & MSU

203 +/- Acres (\$7,499/acre) | Oktibbeha County, MS | \$1,522,297



### ADDRESS

0 Turkey Creek Road  
Starkville, MS 39759

### LOCATION

From the rotary intersection of Blackjack Road and Oktoc Road on the MSU campus, go south on Oktoc Road 2 miles to Artesia Road on the left; go 0.65 miles on Artesia Road to Turkey Creek Road on the right; go 1.25 miles on Turkey Creek Road to the property on the left.

### PROPERTY SUMMARY

This incredible property offers endless possibilities - a private estate, residential lots, world-class hunting and fishing, or the ultimate outdoor retreat near Mississippi State University. Just five minutes from campus, this 203± acre tract is in the heart of Bulldog Country yet offers the peace and privacy of the countryside. Hwy 45, Hwy 82, and the Golden Triangle Airport are minutes away, making access a breeze. A gorgeous 18-acre lake, loaded with fish and framed by pine and hardwood forests, sits at the heart of the property. You'll find multiple potential homesites offering vantage points overlooking the lake, tucked into the timber, or on gentle ridges with scenic views. Utilities are available and a well-maintained internal road and trail system is already established. Two large metal barns provide storage for equipment, tools, or recreational gear. Take a look and prepare to be hooked. This is a place of dreams. Contact us today for a private showing.

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