



**Patrick Gibson**

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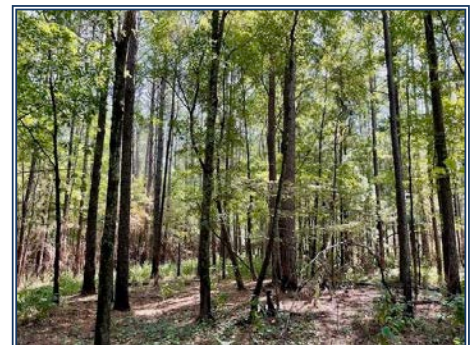
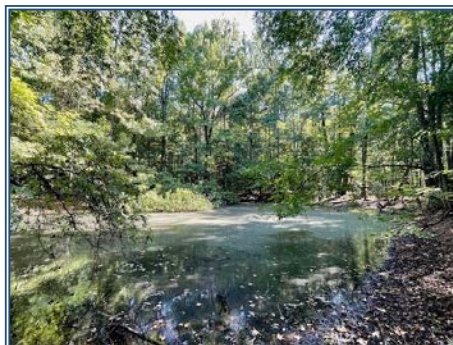
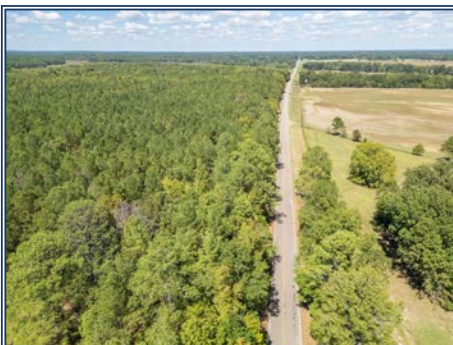
**Southern  
States Realty**



Quality land investment 15 minutes north of downtown Starkville. 109 acres of managed, mature, predominantly pine timber with 2,400' of frontage on Hwy 389 and 2,200' of creek frontage on Six Mile Creek. This is a really nice area and property for recreation or to build a house on that has an actual ROI! Several fantastic homesites to choose from located on a large, broad ridge 50' in elevation higher than the creek which is on the north border. Quality deer and turkey habitat and there's a small slough near the creek that could easily be made into duck impoundment or lake. The creek is reduced to pools of clear water during the dry Fall making it the perfect place to take the kids and grandkids exploring. You would be hard pressed to find a nicer tract on the market today.

**Hwy 389, Starkville, MS**

**33.561852, -88.953523 GPS**



**\$539,550**

**109± Acres  
MLS #24-2010**

