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SouthernStatesRealty.com



**Southern
States Realty**



Exceptional Hunting & Timber Investment Near Starkville. Just 15 minutes north of downtown Starkville, this 69 acre tract offers the perfect blend of recreational opportunity and timber investment. Featuring a beautiful mix of mature pine and big hardwoods along the creek, the property boasts 1,375 feet of frontage on Highway 389 and 2,200 feet along the scenic Six Mile Creek. An adjoining row crop farm to the north enhances the already excellent deer and turkey hunting. A small slough near the northwest corner flows into the creek and could easily be developed into a duck hole or private pond. Six Mile Creek is typically walkable, with crystal-clear pools—ideal for adventures with the kids or grandkids. With over 7,000 feet of internal trails, navigating the land is easy whether you're hunting, hiking, or just enjoying the day in nature. This property is primed for both immediate enjoyment and long-term return with valuable timber ready for harvest now and in the coming years. Light covenants are in place to protect your investment without limiting your freedom.

Hwy 389, Starkville, MS

33.562426, -88.953389 GPS



\$258,750

**69± Acres
MLS #25-744**

