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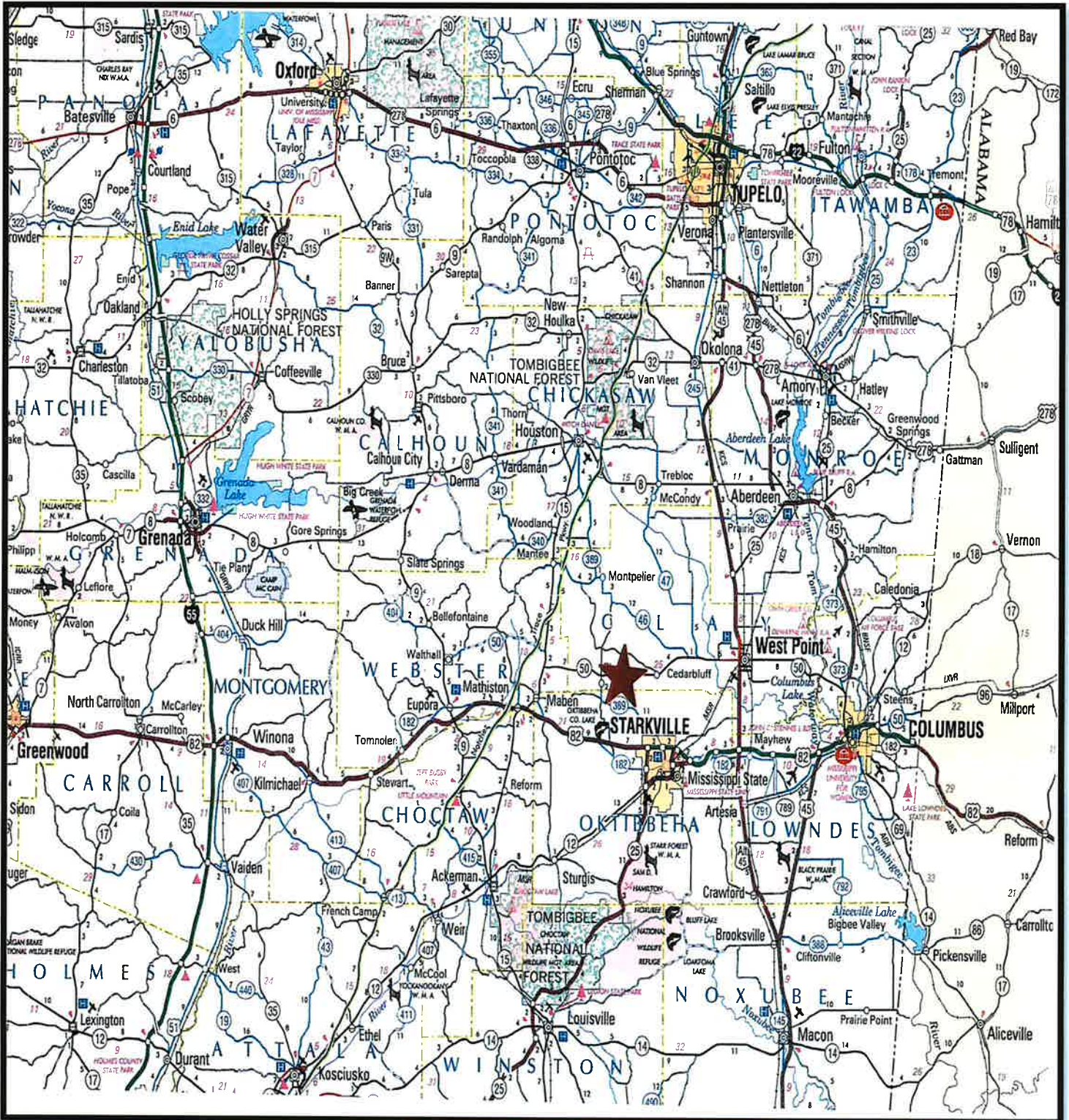
Rockhill
Starkville, MS
Oktibbeha County

This property consists of a contiguous tract of 100± acres, known for its excellent hunting potential. The area provides quality habitat for trophy deer and other wildlife.

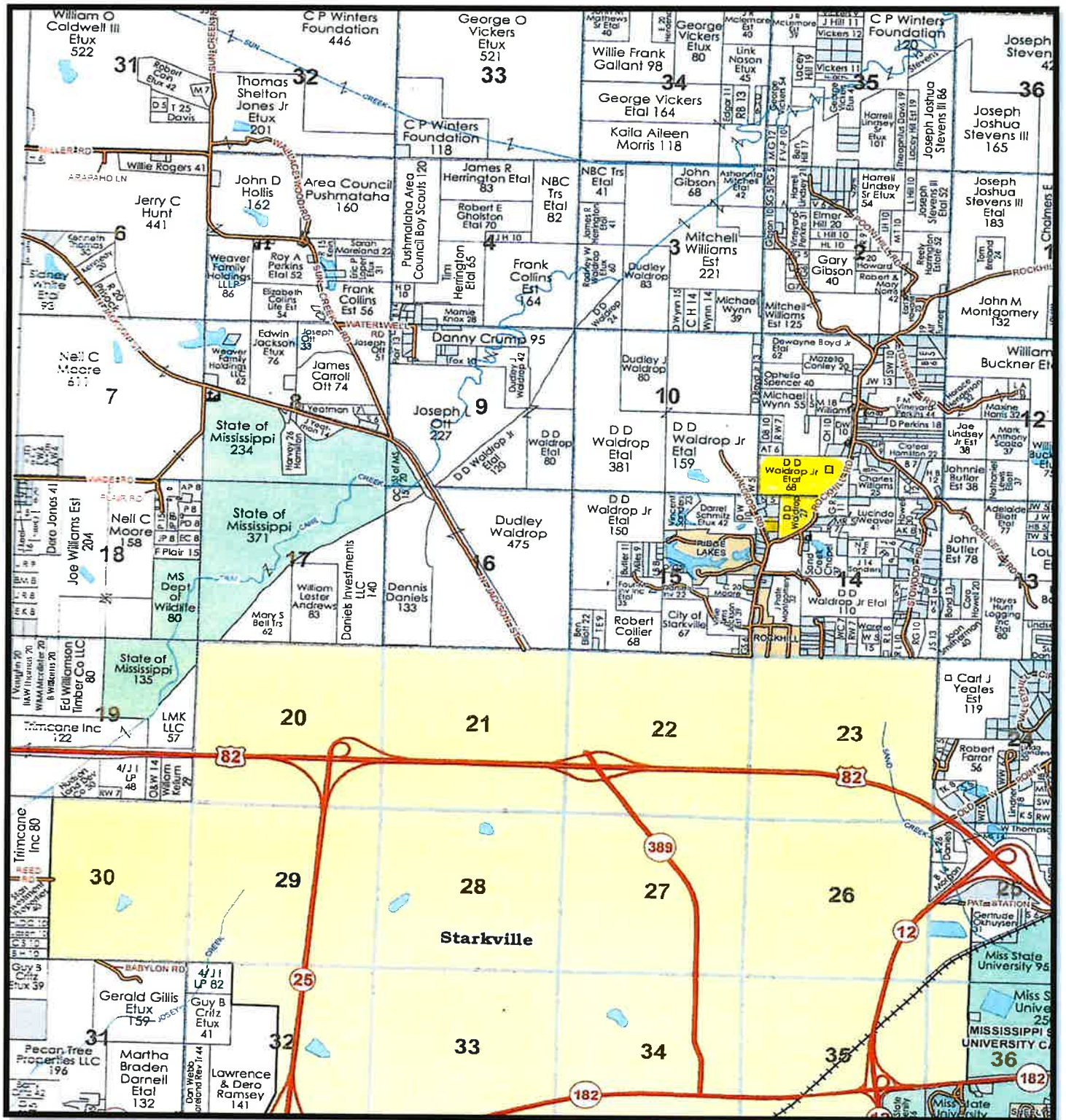
The surrounding landscape is primarily hardwood forest, mixed with sections of cropland, offering both diversity and convenience for hunters.

Located just 2 miles north of Starkville, MS, on Rockhill Road, this property offers easy access while maintaining a private and secluded setting. Annual property taxes for 2024 were \$484.58. There are currently no hunting leases on the property. Offering price is \$545,000.00.





The information contained herein has been collected from sources considered reliable, but we do not guarantee its accuracy and disclaim my liability for errors and omission.

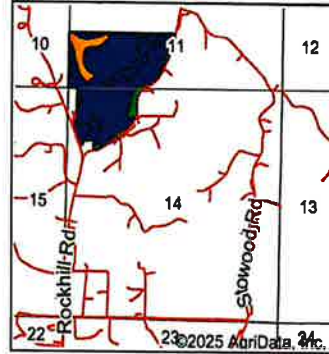
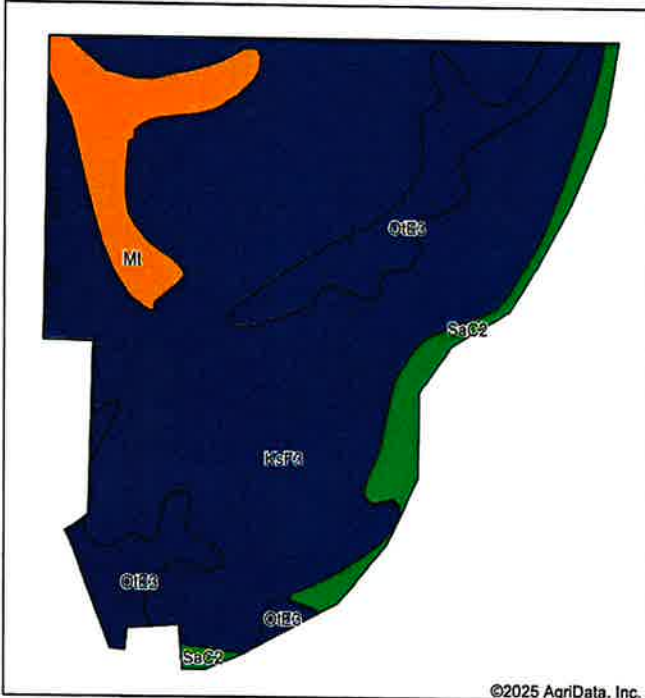


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Soils Map



State: **Mississippi**
 County: **Oktibbeha**
 Location: **14-19N-14E**
 Township: **District 2**
 Acres: **114.53**
 Date: **9/30/2025**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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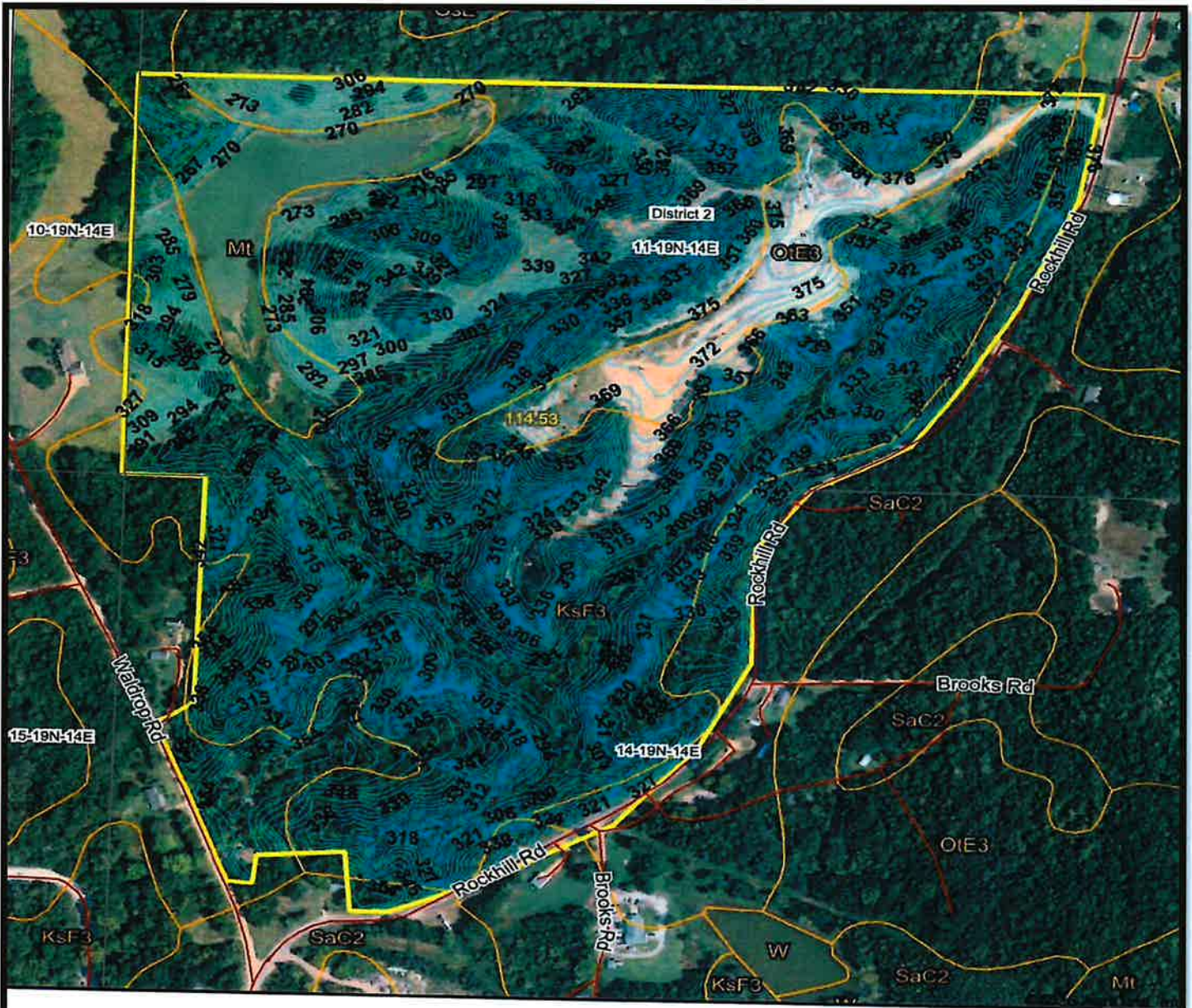
Soils data provided by USDA and NRCS.




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Area Symbol: MS105, Soil Area Version: 18

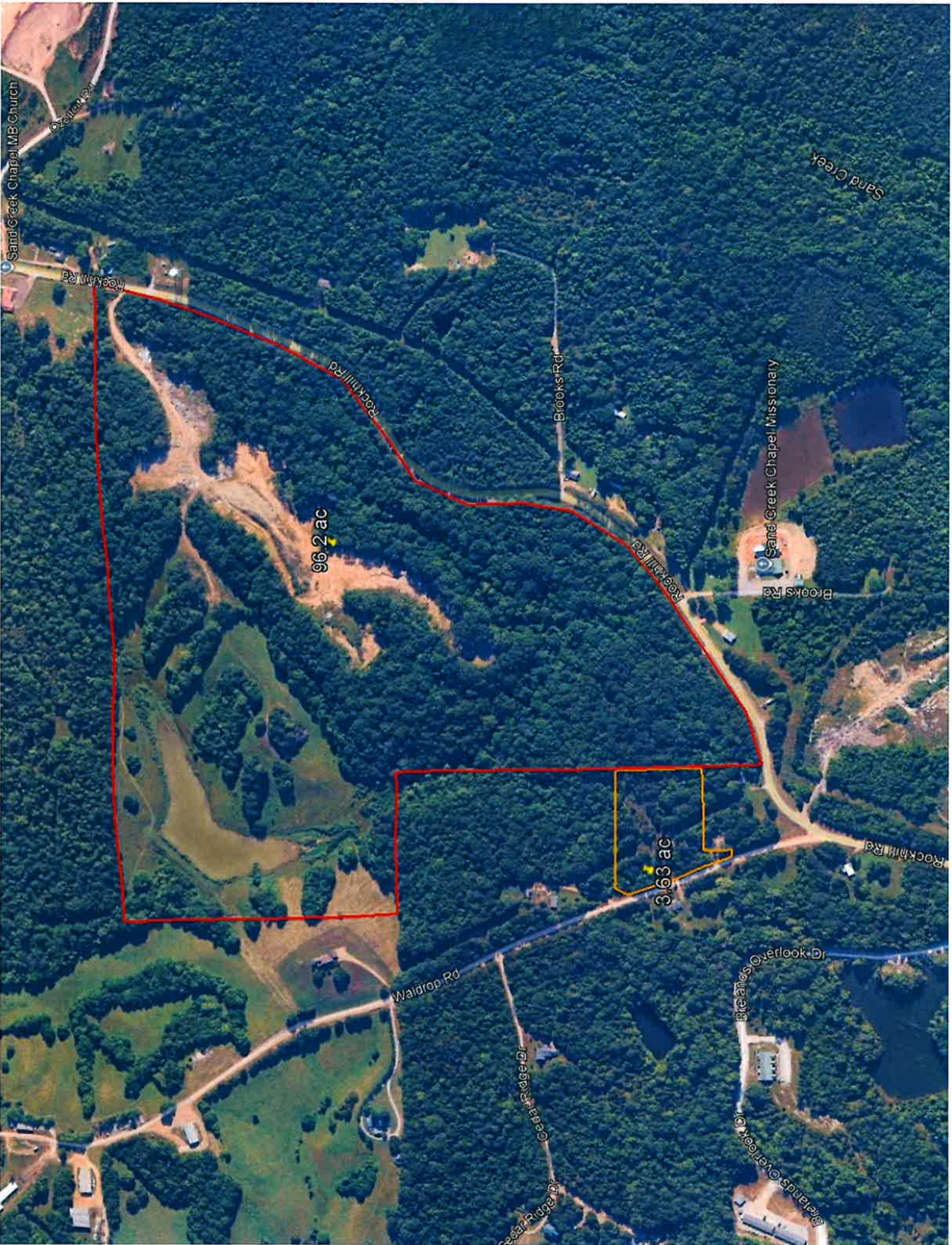
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Bahiagrass AUM	Corn Bu	Cotton lint Lbs	Grass hay Tons	Grass clover AUM	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Soybeans	
KsF3	Kipling and Sumter soils, 17 to 40 percent slopes, severely eroded	84.92	74.1%		Vile			4					5				
OIE3	Oktibbeha soils, 8 to 17 percent slopes, severely eroded	14.45	12.6%		Vle					4	6.5						
Mt	Marletta fine sandy loam	8.65	7.6%		llw		10.5	90	750				12	40	12	40	
SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	6.51	5.7%		llle	llle		9	75	650			8.5	35	8	40	
Weighted Average						6.27	-	4.3	11.1	93.6	0.5	0.8	5.1	5	1.4	5.3	*n 10

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<p>Maps Provided By:</p>  <p><small>CUSTOMIZED ONLINE MAPPING</small> © AgriData, Inc. 2023 www.AgriDataInc.com</p>	<p>Source: USGS 1 meter dem Interval(ft): 3.0 Min: 239.2 Max: 388.2 Range: 149.0 Average: 322.7 Standard Deviation: 33.63 ft</p>	<p>0ft 469ft 939ft</p>   <p>9/30/2025</p> <p>14-19N-14E Oktribbeha County Mississippi</p> <p>Boundary Center: 33° 31' 13.39, -88° 48' 21.87</p>
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Sand Creek Chapel MB Church

Sand Creek

96.2 ac

3.63 ac

Sand Creek Chapel Missionary

Rockmill Rd

Rockmill Rd

Brooks Rd

Rockmill Rd

Brooks Rd

Waldrop Rd

Cedar Ridge Dr

Blaine's Overlook Dr

Rockmill Rd