



**435± ACRES
CLAY COUNTY, MS**
\$1,413,750



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



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THE CLAY 435

PROPERTY PROFILE

LOCATION:

- Tibbee Road
West Point, MS 39773
- Clay County
- 3± Miles S of West Point
- 11± Miles NE of Starkville
- 15± Miles NW of Columbus

COORDINATES:

- 33.55825, -88.64651

PROPERTY USE:

- Recreational
- Weekend Retreat
- Hunting
- Trail Riding
- Timber Investment

PROPERTY INFORMATION:

- 435± Total Acres
- 60± Acres of Pine Plantation
- Mature Hardwood
- Extensive Trail System
- Abundant Game
- Potential Duck Slough
- Borders Tibbee Creek
- Frontage on Old Tibbee Road and Hwy 45

TAX INFORMATION:

- 2024 Taxes
- Parcel #105-35-0030000
\$235.99
- Parcel #104-34-0010000
\$393.85



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MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE CLAY 435

IF YOU'RE LOOKING FOR A TRUE SPORTSMAN'S PARADISE WITHIN THE GOLDEN TRIANGLE, THIS $435\pm$ ACRE CLAY COUNTY TRACT CHECKS MANY BOXES. Conveniently located just minutes from Starkville, West Point, and Columbus, MS, and with frontage on both Old Tibbee Road and Highway 45, access couldn't be easier! The property is loaded with opportunity for the outdoorsman.

Mature hardwood timber provides prime habitat and natural food sources for abundant game, while an extensive trail system makes it easy to reach every corner of the property, whether by ATV or on foot. A natural slough along Tibbee Creek offers strong potential for a duck hole, giving you the chance to enjoy waterfowl hunting alongside big game opportunities. In addition, there is a $60\pm$ acre section of pine plantation located along Old Tibbee Road that is ready for a first thinning, adding both diversity and timber income potential.



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MORE ABOUT THE CLAY 435

This tract delivers year-round action with whitetails, turkeys, hogs, and small game. The floodplain setting only adds to the rich wildlife habitat, creating a property where game thrives.

Along with its recreational appeal, this place also benefits from being in the heart of the Golden Triangle, one of Mississippi's fastest-growing regions. With expanding industries such as Apex Ammunition, Steel Dynamics, PACCAR, Airbus Helicopters, and the new aluminum mill in Lowndes County, the area continues to see strong growth.

Whether you want a private hunting retreat or a large recreational playground, this Clay County property offers endless possibilities!

Call Michael Cooper today to schedule a private tour and experience #TheSmallTownWay!



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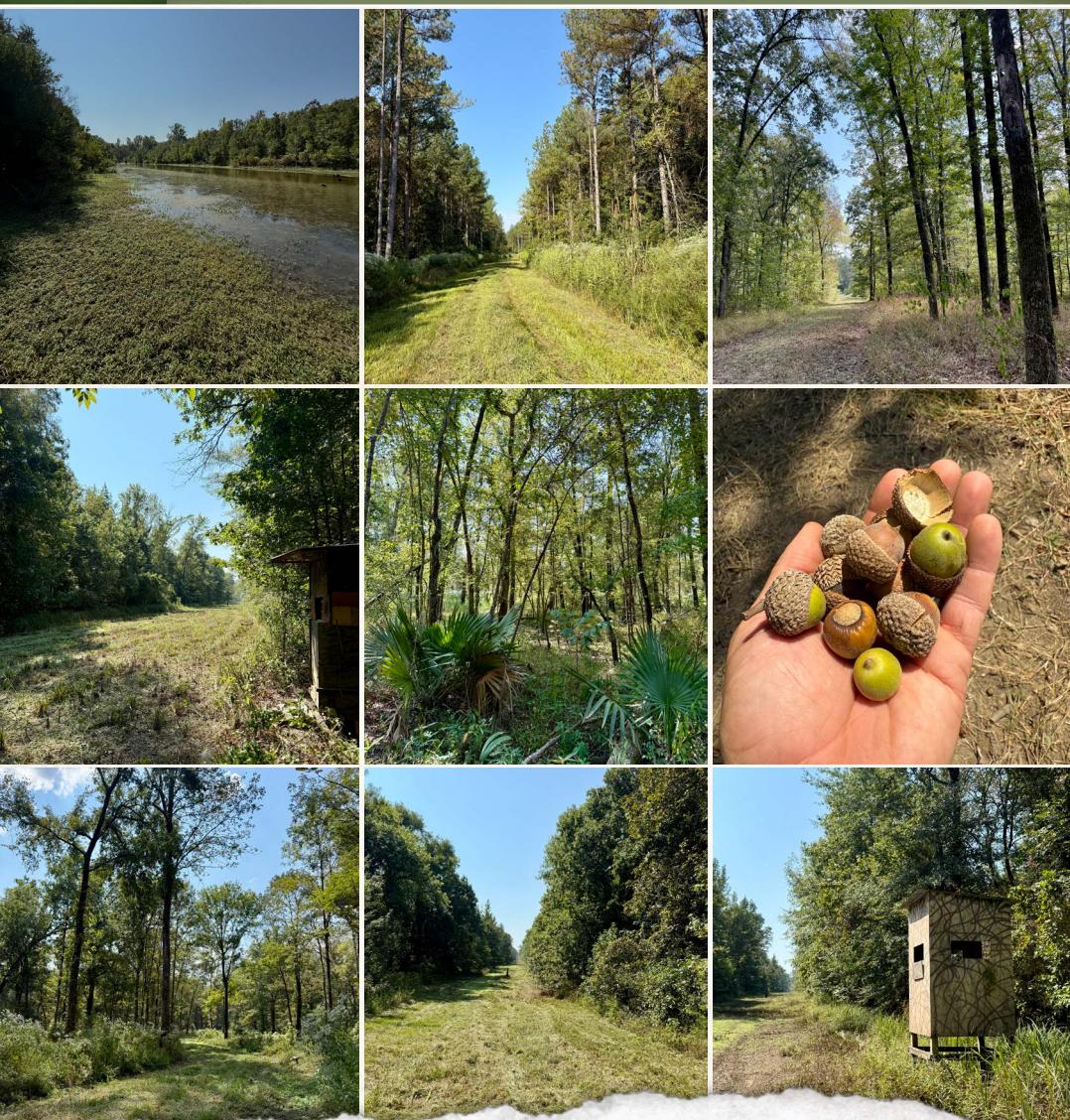
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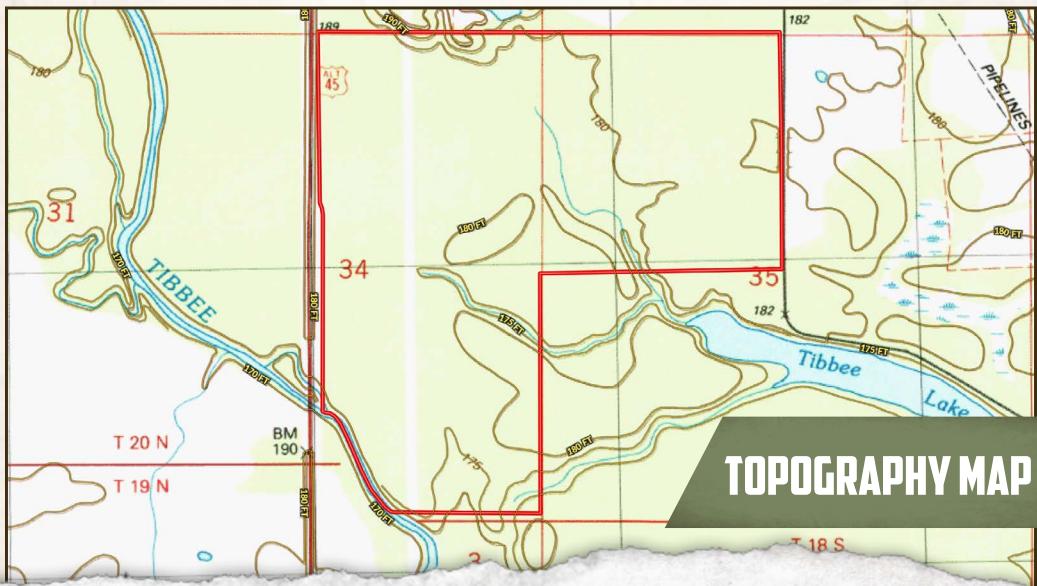
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INFRARED MAP



TOPOGRAPHY MAP



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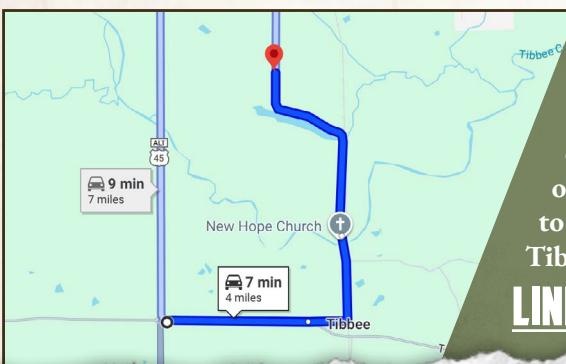
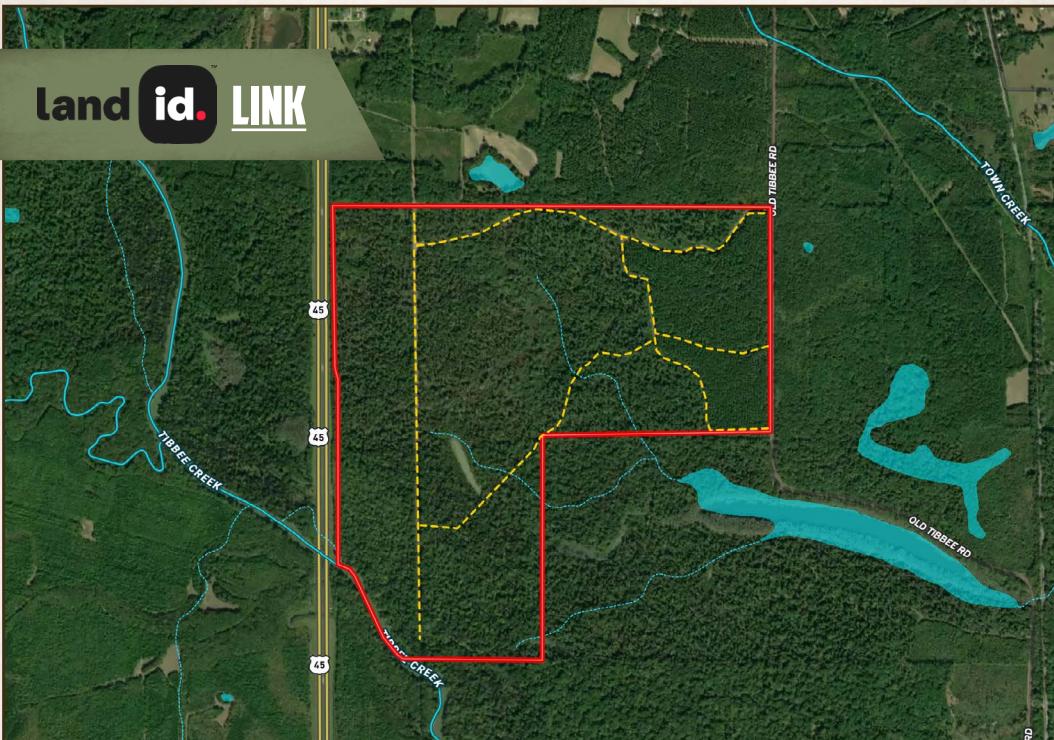
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Land **id.** **LINK**



Directions From the Intersection of Tibbee Road and Hwy 45 south of West Point, MS: Travel 1 mile east on E Tibbee Road. Make a slight left on Tibbee Road and proceed 2.8 miles to the property on the left side of Old Tibbee Road.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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