

Clay Cedar Bluff 64.41 Acres  
1468 MS-46  
Cedar Bluff, MS 39741

**\$244,758**  
64.410± Acres  
Clay County



**Clay Cedar Bluff 64.41 Acres**  
**Cedar Bluff, MS / Clay County**

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**SUMMARY**

**Address**

1468 MS-46

**City, State Zip**

Cedar Bluff, MS 39741

**County**

Clay County

**Type**

Farms, Residential Property, Hunting Land, Recreational Land

**Latitude / Longitude**

33.623787 / -88.778686

**Taxes (Annually)**

279

**Acreage**

64.410

**Price**

\$244,758

**Property Website**

<https://www.mossyoakproperties.com/property/clay-cedar-bluff-64-41-acres-clay-mississippi/37625/>



## **PROPERTY DESCRIPTION**

Western Clay county offers some beautiful properties and this 64.41 acres just a short drive west of West Point, Ms is another great property now being offered for purchase. This farm has been recently cross-fenced and is currently being leased for cattle grazing so whether you're looking for an investment property or a place to build your dream home this place is for you. Cedar Bluff is a very game rich environment for hunting and enjoying wildlife however you choose. This farm has gently rolling hills with scattered oaks, cedars, fishing ponds, and multiple house sites. If you're in the market for rural property don' let this one slip away, give us a call at Mossy Oak Properties Bottomland Real Estate.





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## Locator Map



## Locator Map



## Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jacob Bryan

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**Address**

639 Commerce Street

**City / State / Zip**

West Point, MS 39773

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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