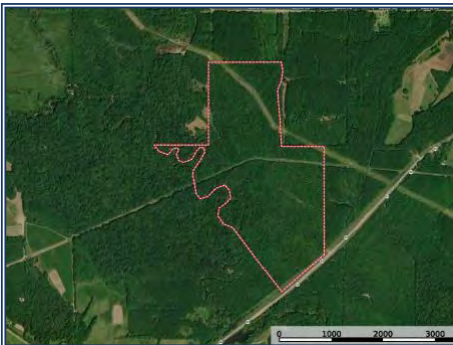




Located in Clay County, Mississippi, this 158.8+/- acre tract offers a rare combination of scenic Line Creek frontage, mature hardwood timber, and strong wildlife habitat. The property lies just 1 mile east of Cedar Bluff and 7 miles west of West Point, with 1,000 feet of frontage on Highway 50 for easy access. The land features approximately 5,800 feet of frontage on Line Creek, forming the entire western boundary. The tract is primarily 25-year-old hardwoods that was historically tillable farm land, with larger mature timber along the creek and in other areas. An old, non-functioning residential size power line runs east/west through the middle of the property, ideal for multiple food plot sites, and a larger transmission line crosses the north end, providing another excellent setup for hunting. The property includes a network of interior trails, and an 18-wheeler trailer bridge spans a small drain in the center, offering access across the entire tract. This property checks every box for recreation, hunting, and timber investment, with abundant deer and turkey, beautiful creek frontage, and easy access to amenities in West Point and Starkville. A portion of the property has a wetlands easement.

Highway 50, Cedar Bluff, MS

33.5942, -88.8173 GPS



\$317,600

158.8± Acres
MLS #25-2329



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