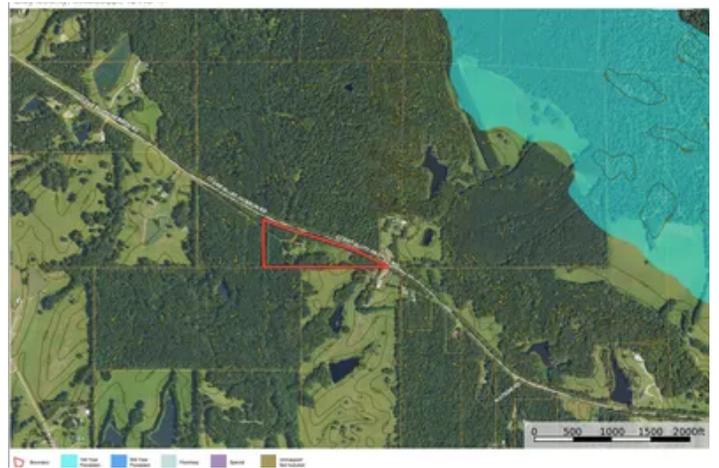
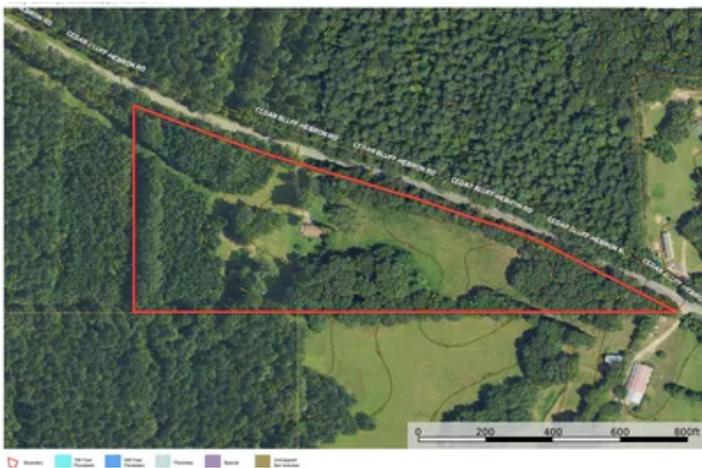


Clay Co. - House & 12 acres Cedar Bluff-Hebron Road  
2401 Cedar Bluff - Hebron Rd  
Cedar Bluff, MS 39741

**\$120,000**  
12.280± Acres  
Clay County



**Clay Co. - House & 12 acres Cedar Bluff-Hebron Road  
Cedar Bluff, MS / Clay County**

**SUMMARY**

**Address**

2401 Cedar Bluff - Hebron Rd

**City, State Zip**

Cedar Bluff, MS 39741

**County**

Clay County

**Type**

Residential Property, Recreational Land, Farms, Undeveloped Land, Timberland, Single Family, Business Opportunity, Hunting Land

**Latitude / Longitude**

33.601879 / -88.867359

**Dwelling Square Feet**

1256

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

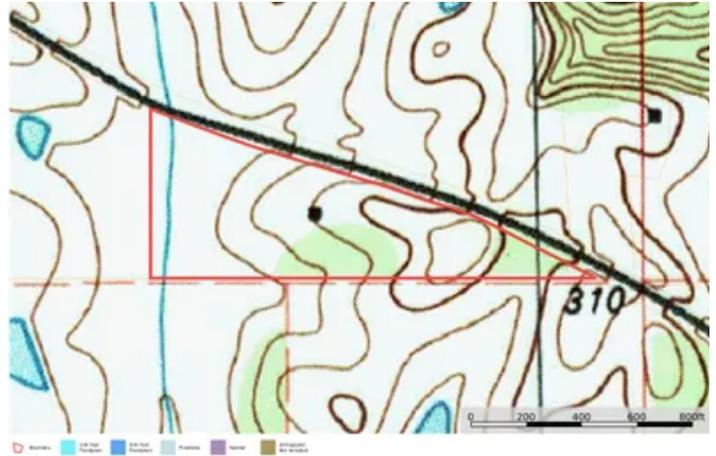
12.280

**Price**

\$120,000

**Property Website**

<https://www.mossyoakproperties.com/property/clay-co-house-12-acres-cedar-bluff-hebron-road-clay-mississippi/67323/>



## Clay Co. - House & 12 acres Cedar Bluff-Hebron Road Cedar Bluff, MS / Clay County

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### **PROPERTY DESCRIPTION**

#### **Welcome Home to Scenic Country Living on Cedar Bluff - Hebron Road!**

Nestled along one of the area's most picturesque roads, this 12-acre property embodies the charm of true rural living. Cedar Bluff - Hebron Road is known for its gently rolling pastures, and serene woodlands, providing the perfect setting for your personal retreat. Imagine traveling this scenic route each day, arriving at a property brimming with natural beauty and endless potential.

#### **Investment Opportunity**

This 2-bedroom, 1-bath home rests on a spacious 12-acre parcel of hayfields and woodlands, making it ideal for those with a vision—whether it's a renovation project, a long-term investment, or a peaceful homestead. With a solid structure and a cozy layout, this home is ready for the right updates to bring out its true charm. Whether you dream of a modern farmhouse transformation or a classic country escape, this property is ready to meet your needs.

#### **Key Features:**

- **Acreage with Endless Possibilities**

The 12-acre expanse offers ample space to bring your vision to life:

- **Gardening or Farming:** Perfect for establishing a large garden or launching a small agricultural operation.
- **Outdoor Recreation:** Develop trails, recreational spaces, or simply enjoy the wide-open, serene landscape.
- **Expansion Potential:** Plenty of room for home expansion, outbuildings, or other personalized enhancements.

- **Prime Location**

Close enough to town for convenience, yet far enough away to savor the tranquility and privacy of rural life, this property balances accessibility with the charm of the countryside.

Opportunities like this don't come around often. Whether you're aiming to create a peaceful homestead or make a smart investment, this 12-acre gem is ready for transformation. Take a drive down Cedar Bluff - Hebron Road and see the beauty and promise this unique property holds.

Maggie Gwathney, Certified Land Specialist

Licensed in MS

Office: [662-495-1121](tel:662-495-1121)

Cell: [662-295-6249](tel:662-295-6249)

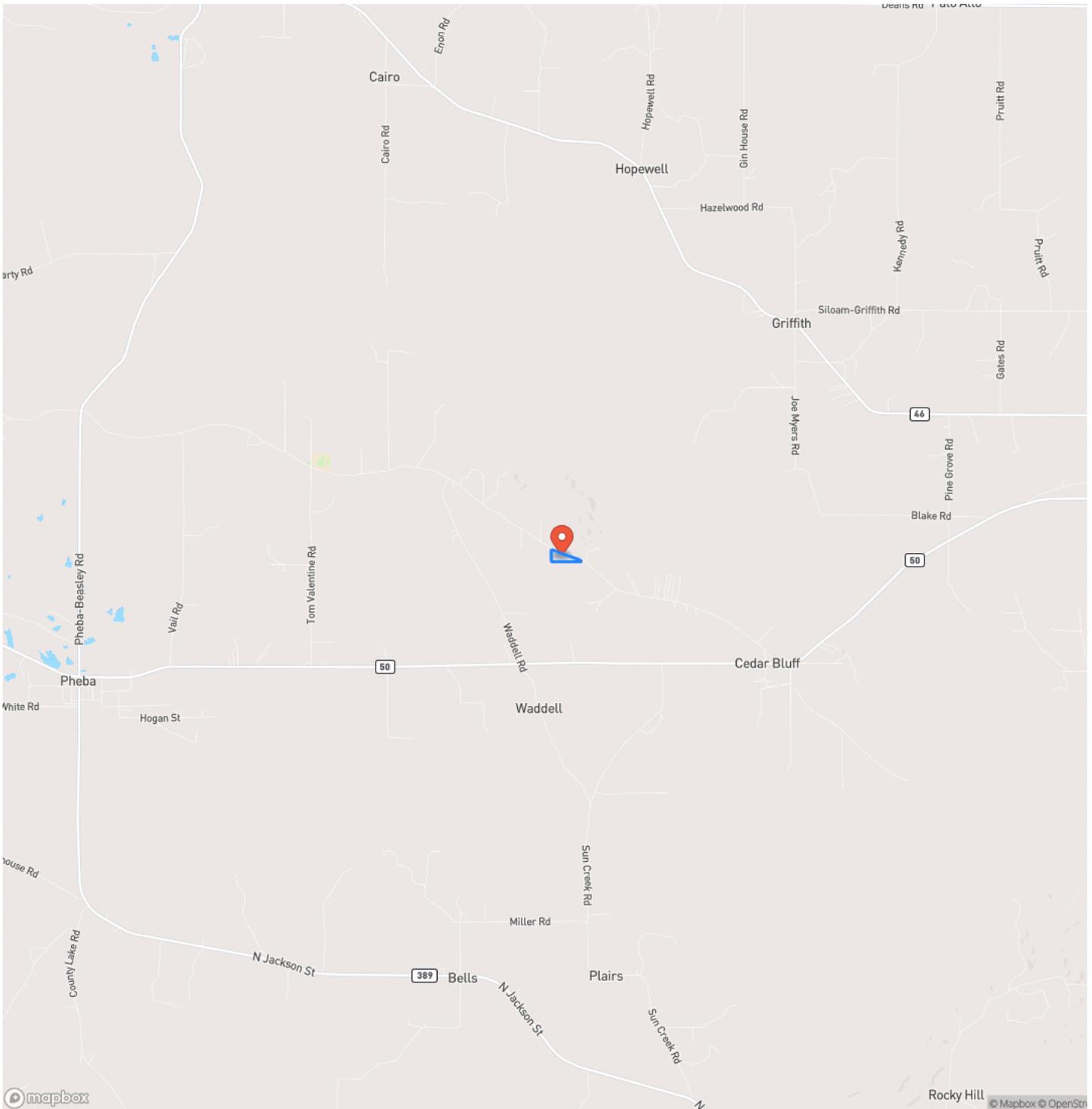
Email: [mgwathney@mossyoakproperties.com](mailto:mgwathney@mossyoakproperties.com)



Clay Co. - House & 12 acres Cedar Bluff-Hebron Road  
Cedar Bluff, MS / Clay County



# Locator Map

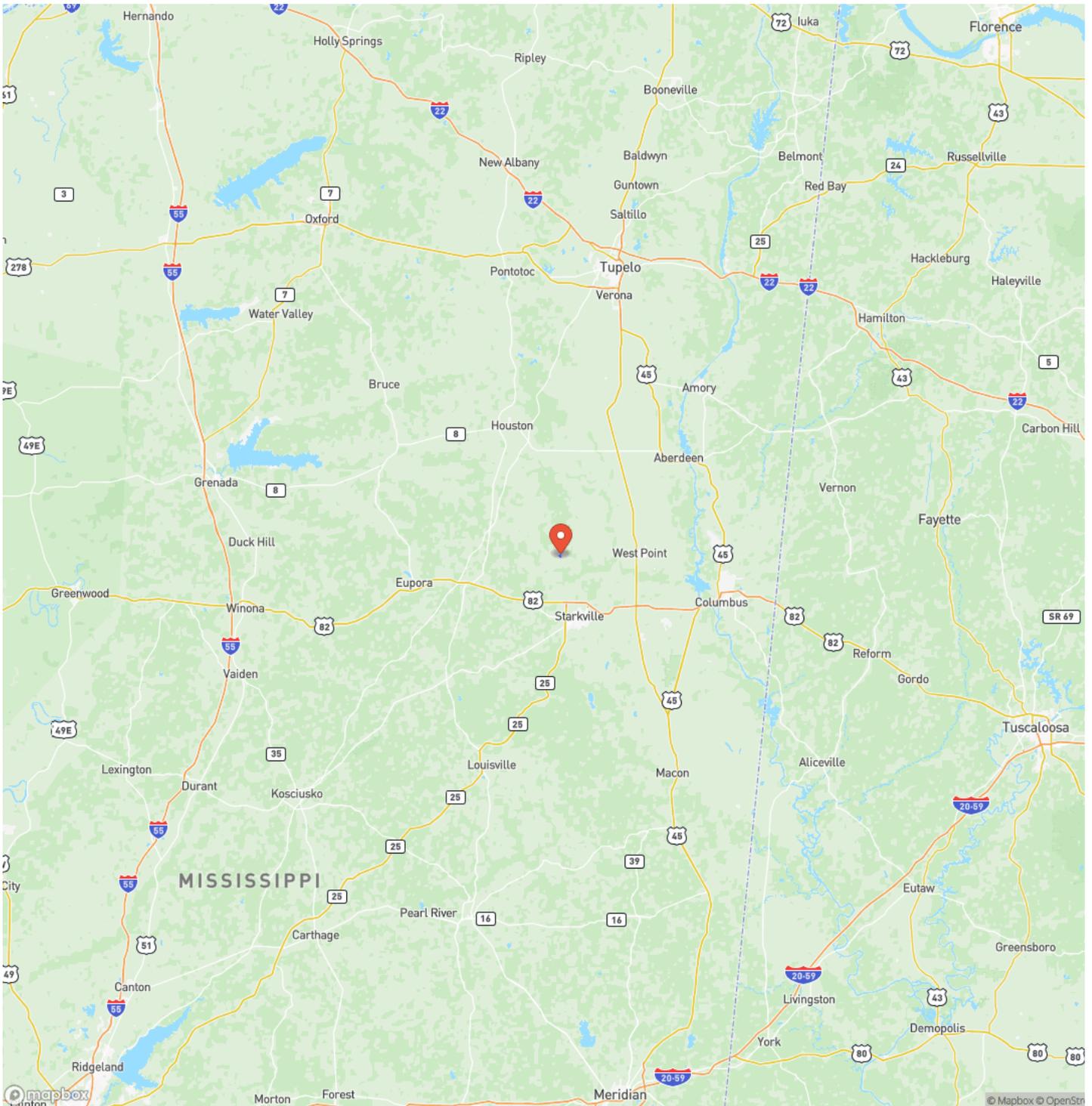


mapbox

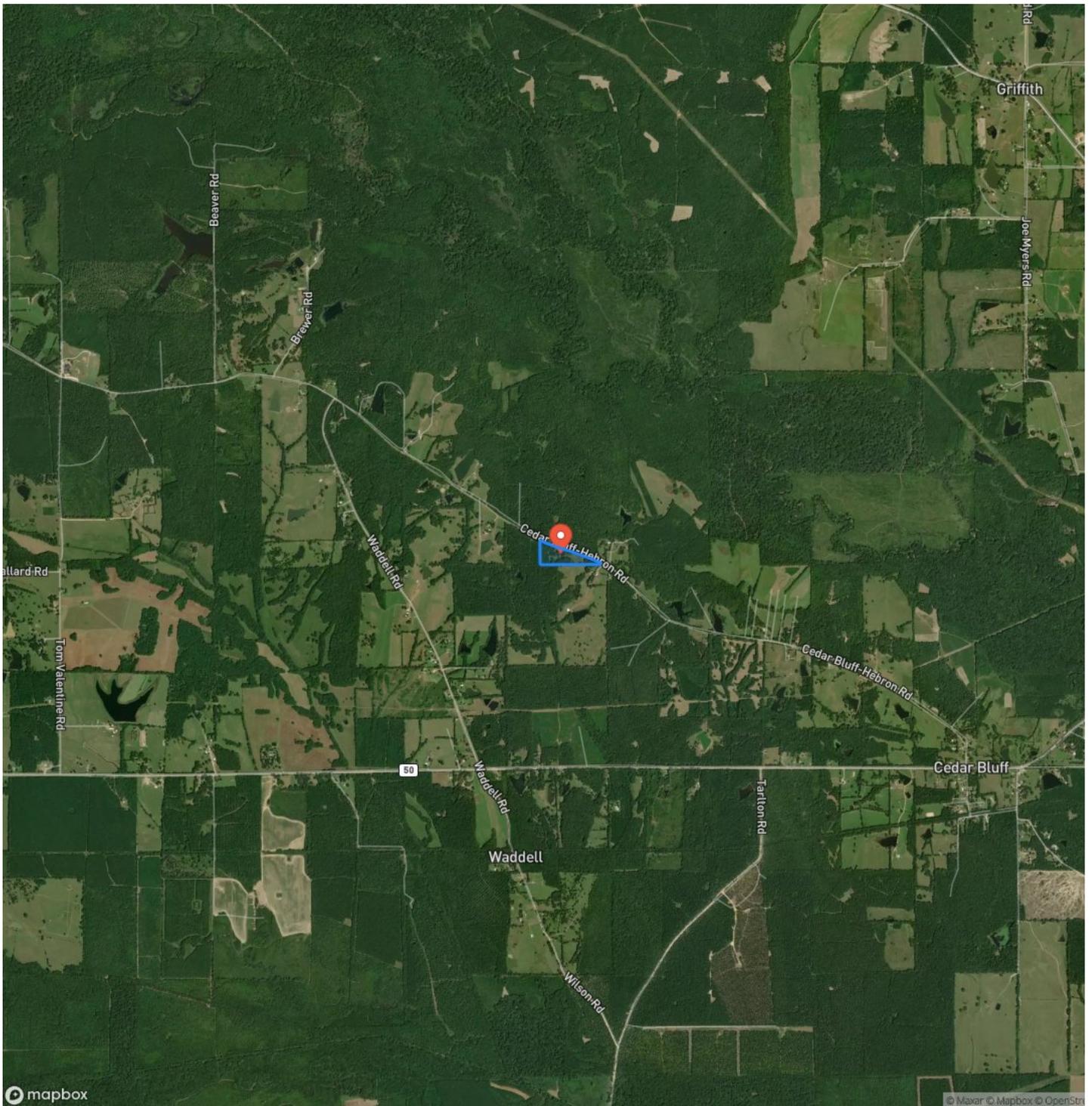
© Mapbox © OpenStr



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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**Mossy Oak Properties Bottomland Real Estate**

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