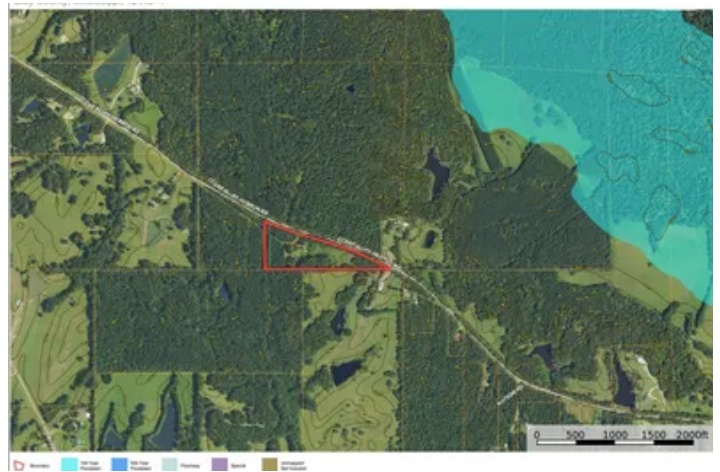


Clay Co. - House & 12 acres Cedar Bluff-Hebron Road
2401 Cedar Bluff - Hebron Rd
Cedar Bluff, MS 39741

\$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

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)

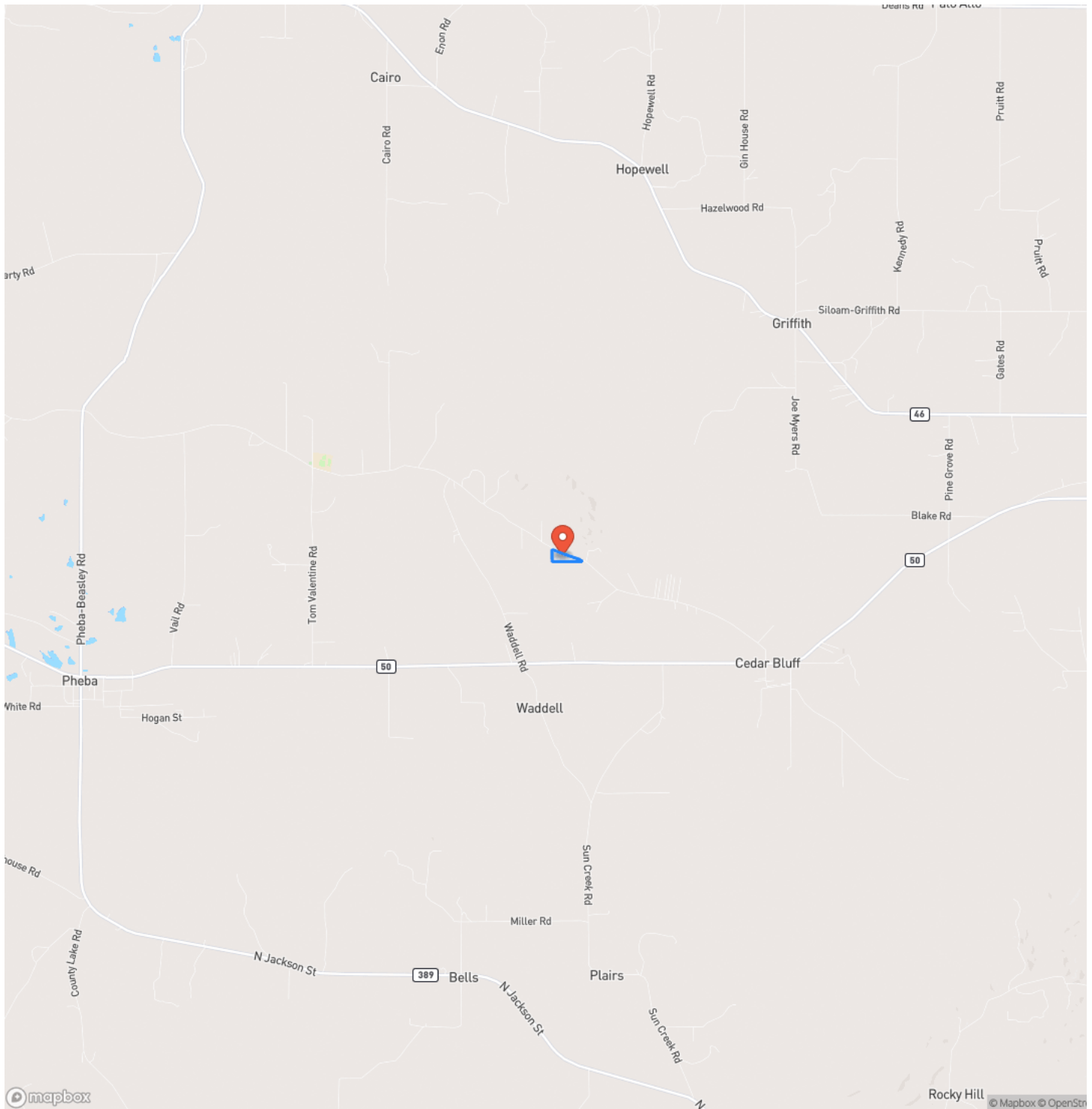
Email: mgwathney@mossyoakproperties.com



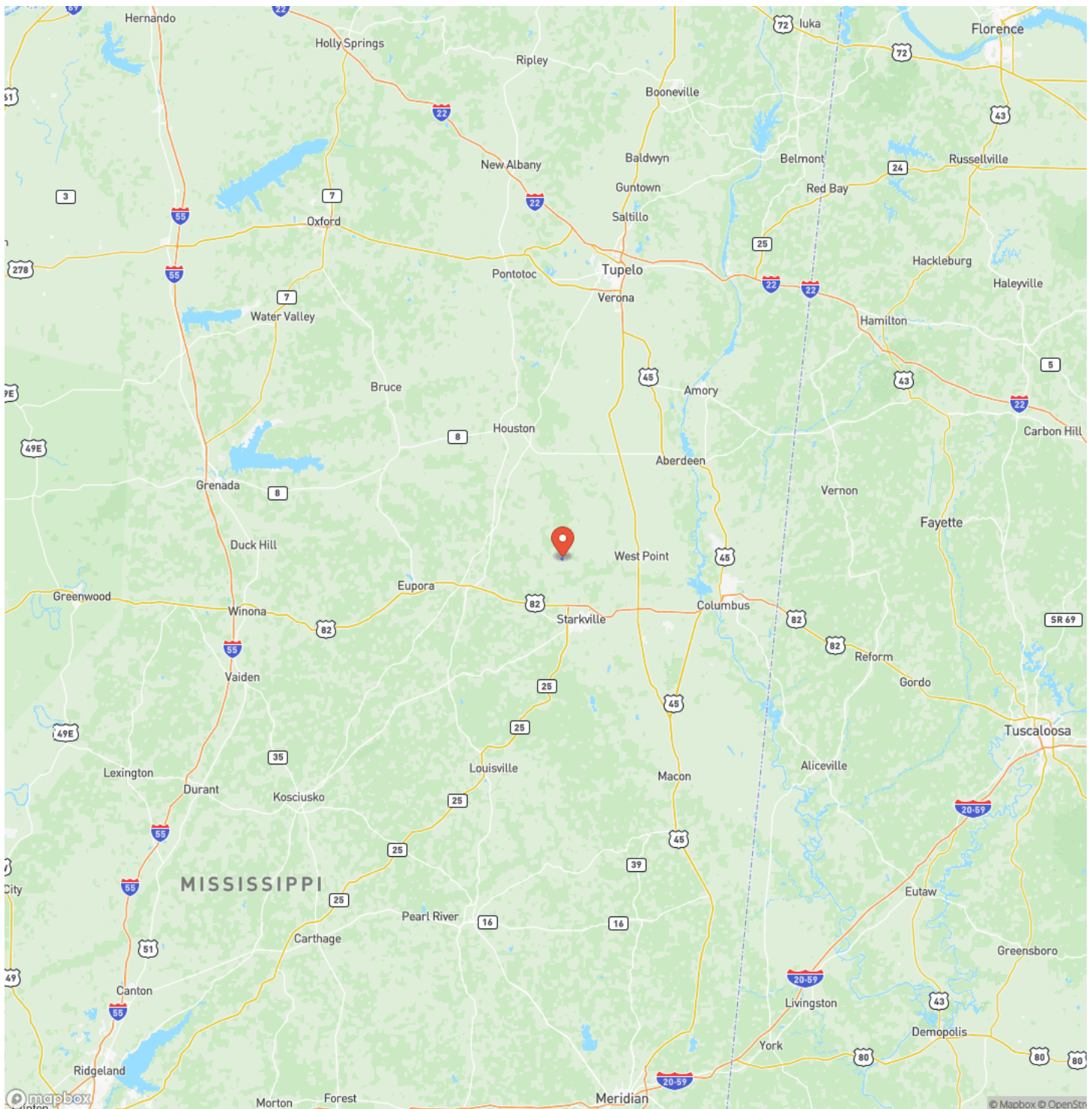
Clay Co. - House & 12 acres Cedar Bluff-Hebron Road
Cedar Bluff, MS / Clay County



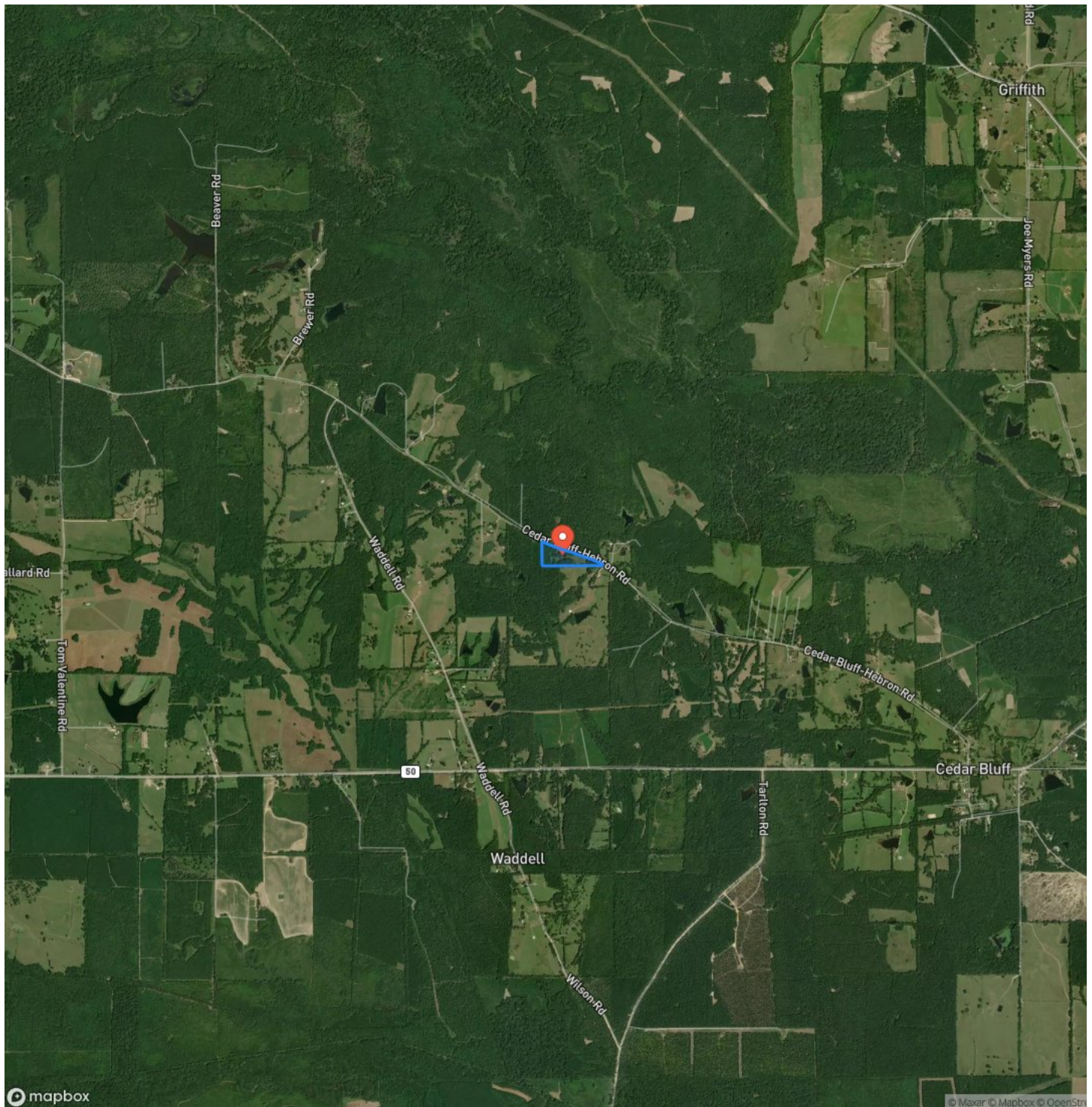
Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

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mgwathney@mossyoakproperties.com

Address

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City / State / Zip

West Point, MS 39773

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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.



Mossy Oak Properties Bottomland Real Estate

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