

53 acres Old Montpelier Rd / Mac Pate Rd  
Old Montpelier Rd / Mac Pate Rd  
Pheba, MS 39755

**\$151,050**  
53± Acres  
Clay County



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Pheba, MS / Clay County**

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**SUMMARY**

**Address**

Old Montpelier Rd / Mac Pate Rd

**City, State Zip**

Pheba, MS 39755

**County**

Clay County

**Type**

Timberland

**Latitude / Longitude**

33.701515 / -88.902064

**Taxes (Annually)**

100

**Acreage**

53

**Price**

\$151,050

**Property Website**

<https://www.mossyoakproperties.com/property/53-acres-old-montpelier-rd-mac-pate-rd-clay-mississippi/44104/>





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**PROPERTY DESCRIPTION**

Great small sized timber tract in West Clay County. Located east of Mantee and centrally located between Starkville, West Point, and Houston! This tract offers ample, paved road frontage on the north and east sides of the property; Old Montpelier Rd and Mac Pate Rd. Water and Electricity are available. This tract offers 53 acres of beautiful 30 year old mixed timber, with a small pond, and excellent house spots. Call today!

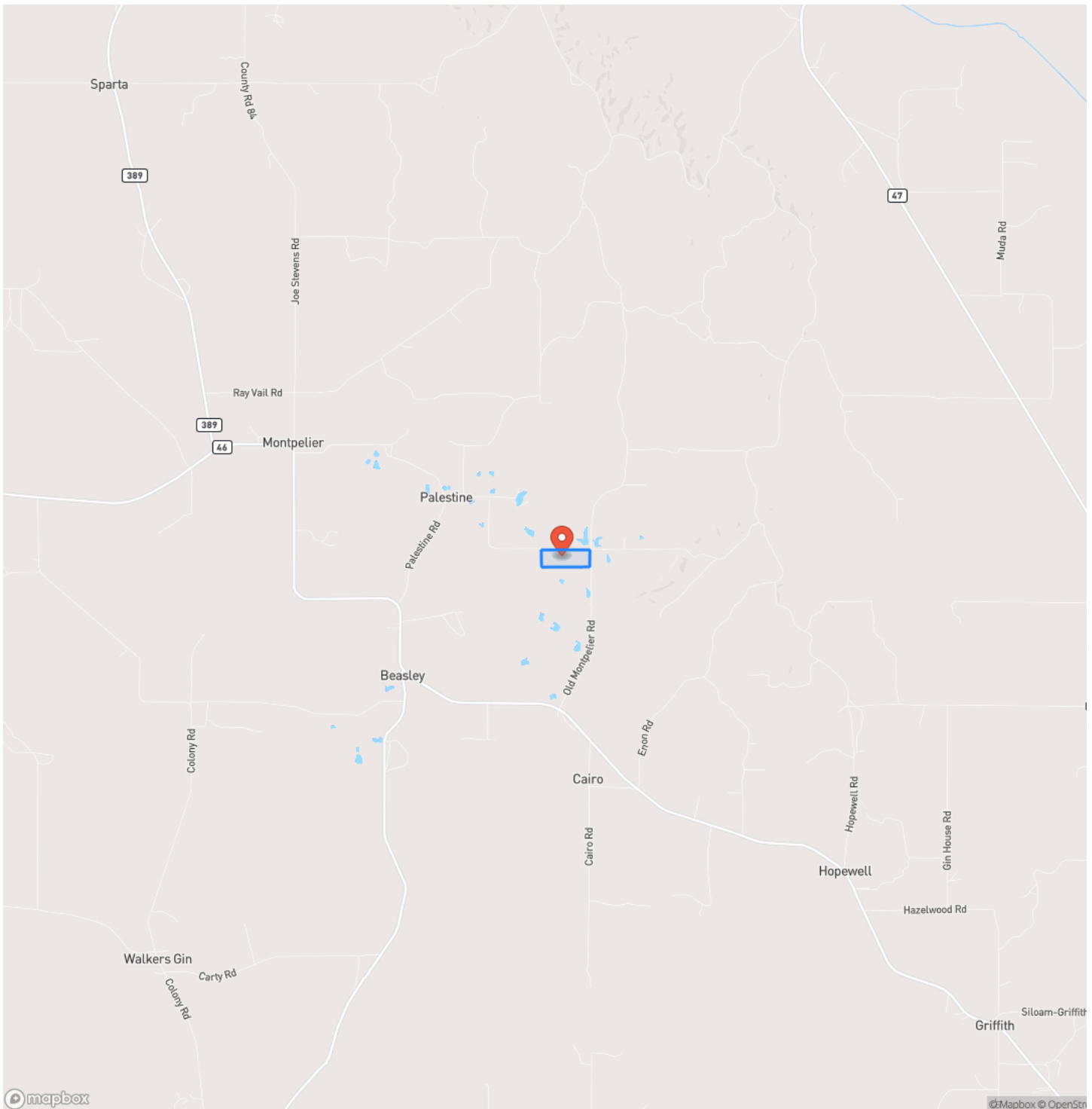


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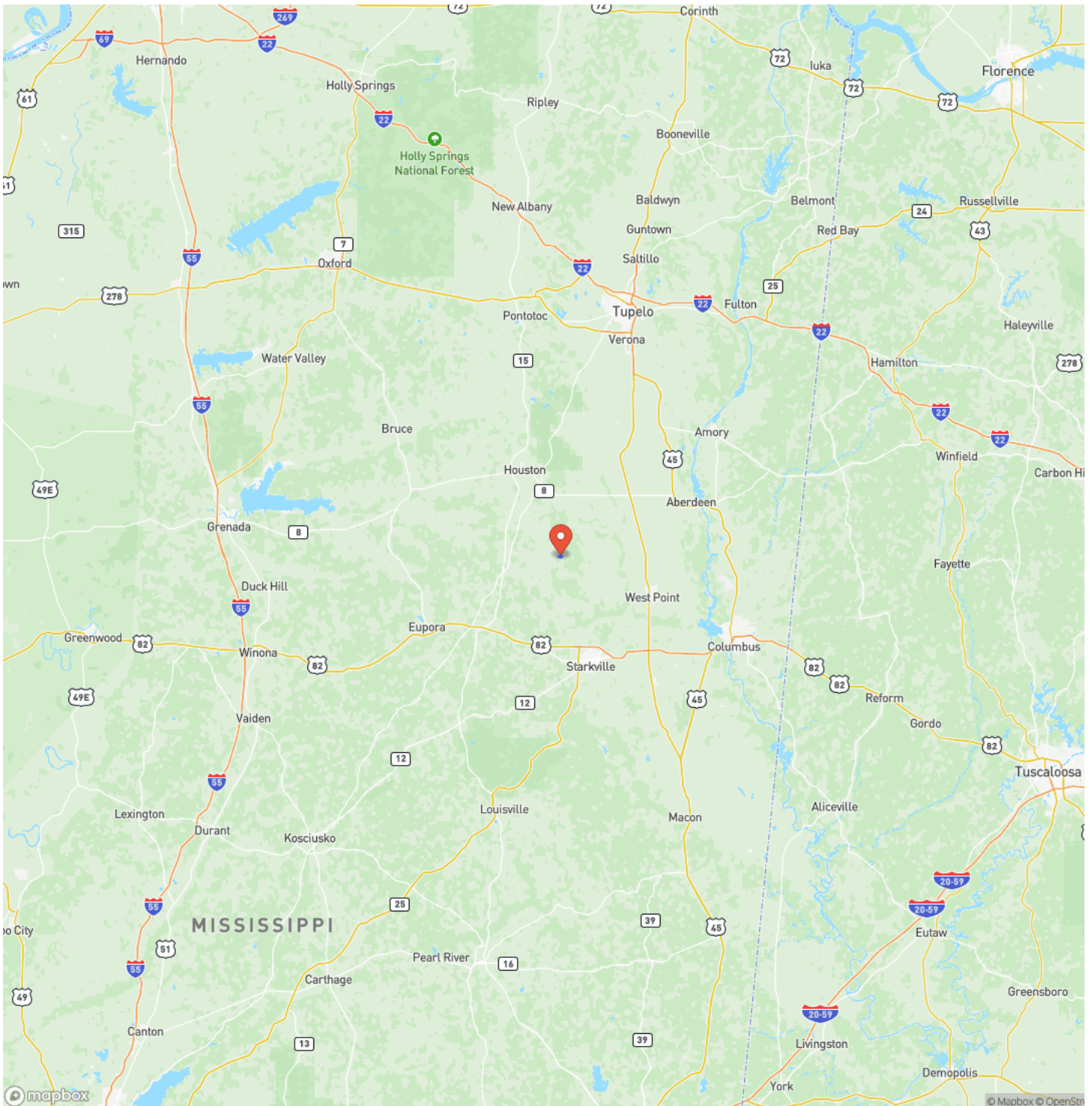


## Locator Map



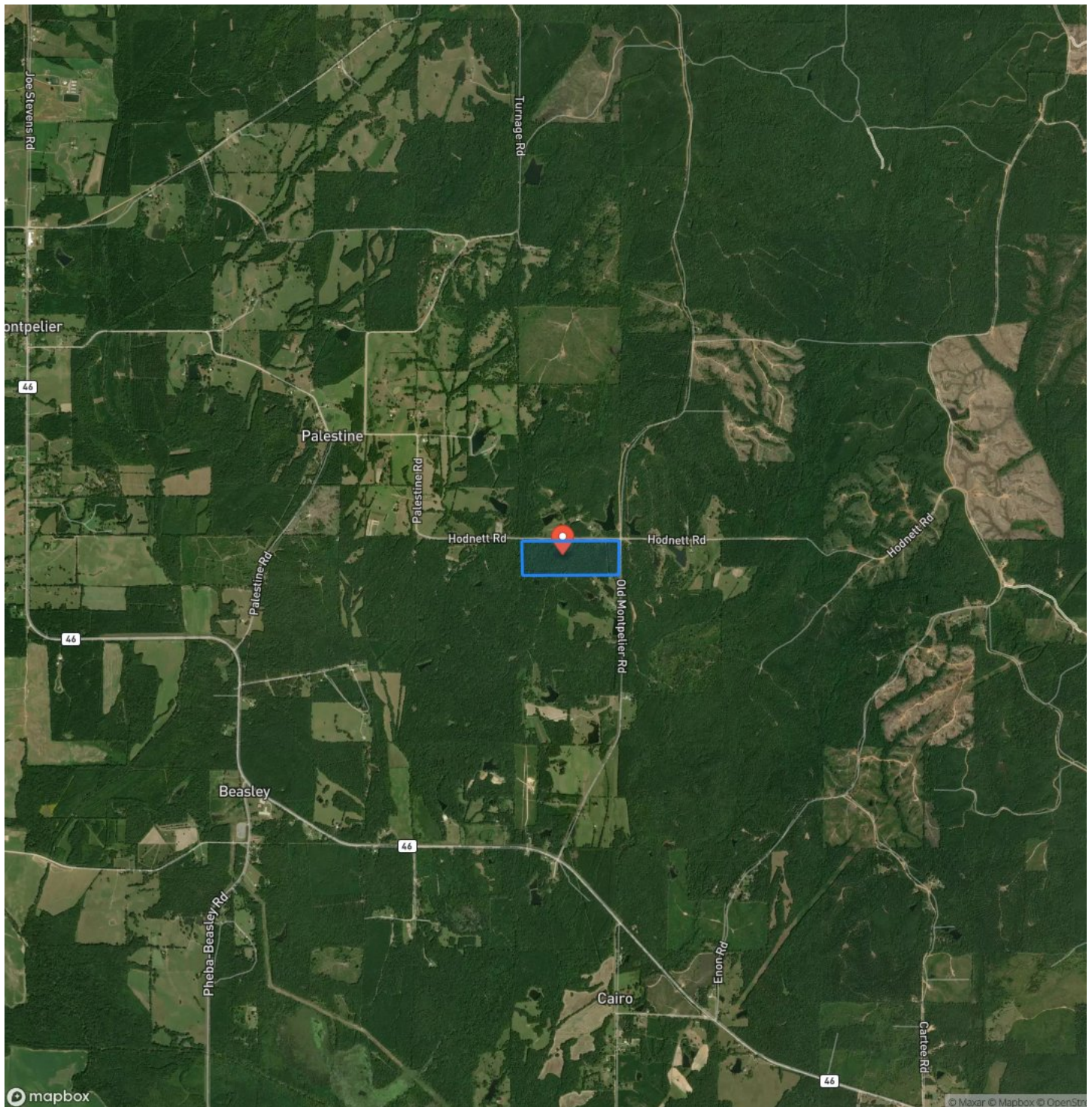


## Locator Map





## Satellite Map



**53 acres Old Montpelier Rd / Mac Pate Rd  
Pheba, MS / Clay County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Maggie Gwathney

## Mobile

(662) 295-6249

## Office

(662) 495-1121

## Email

mgwathney@mossyoakproperties.com

**Address**

639 Commerce Street

## 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**

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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 relation 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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[MossyOakProperties.com](http://MossyOakProperties.com)

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