



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

38.5± ACRES
CLAY COUNTY, MS
\$99,500

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE CLAY 38.5

PROPERTY PROFILE

LOCATION:

- Happy Hollow Road
Woodland, MS 39776
- Clay County
- 9.7± Miles SE of Houston
- 12.8± Miles NE of Woodland
- 37.5± Miles NW of Starkville
- 45.3± Miles SW of Tupelo

COORDINATES:

- 33.8059915, -88.9056489

TAX INFORMATION:

- Parcel #: 006-05-0030000
- \$100.68 (2024)

PROPERTY USE:

- Hunting
- Recreational
- Agricultural
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 38.5± Total Acres
- 13± Acres Plantation Pine
- 8± Acres Farmland
- Frontage on Happy Hollow Road
- Multiple Creeks
- Frontage on Houlika Creek
- Internal Road System
- West Point School District
- Electricity Available



AMEILA SANSING | RESIDENTIAL & LAND SPECIALIST
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HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

501 hwy 12 w ste. 150B - Starkville, MS 39759 | O: 662-338-2027

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CLAY 38.5

WELCOME TO THE CLAY 38.5, LOCATED ON HAPPY HOLLOW ROAD JUST OUTSIDE OF WOODLAND IN CLAY COUNTY, MISSISSIPPI! This versatile 38.5± acre tract offers a strong blend of timber, agriculture, water features, and accessibility, making it well-suited for hunting, recreation, a future homesite, or long-term investment.

With 13± acres of plantation pine and 8± acres of productive agricultural ground, the Clay 38.5 has the potential to serve as an income source for new owners through farming or leasing. It features frontage along Happy Hollow Road, an established internal road system, and multiple creeks, including frontage on Houlika Creek, providing both scenic appeal and reliable water sources for wildlife. A portion of the property lies within the FEMA-designated floodplain; however, there is ample acreage outside of the floodplain suitable for a homesite or future improvements. The tract is located in the West Point School District, with electricity available through Four-County EPA.



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MORE ABOUT THE CLAY 38.5

Located in Clay County on the Chickasaw County line, the Clay 38.5 sits approximately 9.7 miles southeast of Houston, 12.8± miles northeast of Woodland, 37.5± miles northwest of Starkville, and 45.3± miles southwest of Tupelo, offering a convenient North Mississippi location with access to nearby towns and amenities.

If you're searching for a manageable acreage tract with water, accessibility, and income-producing potential, this Clay County property presents an excellent opportunity.

Contact Hunter Robison or Ameila Sansing today to schedule a private showing and experience #TheSmallTownWay.



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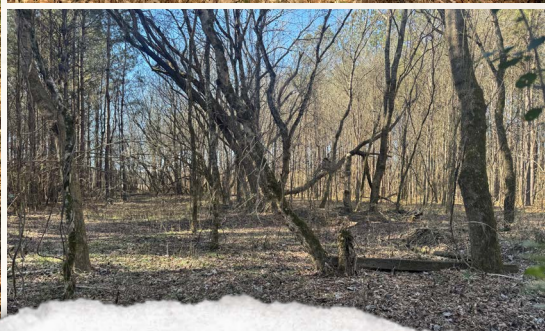
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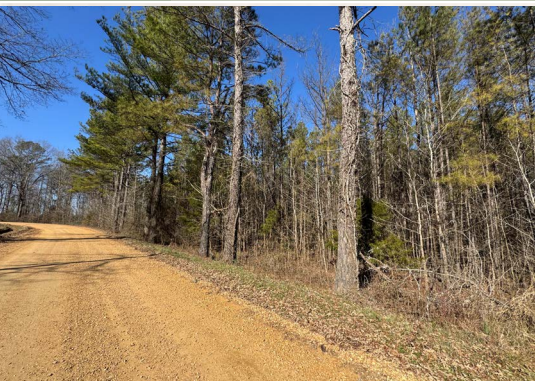
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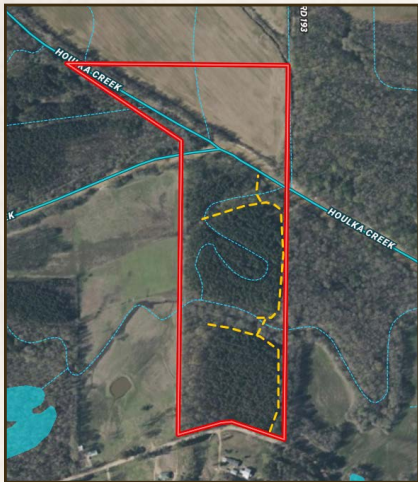
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WATER FEATURES



SOIL MAP & LEGEND



FLOOD MAP



Code	Description	Acres	%	CPI	NCCPI	CAP
Be	Belden silt loam	35.00	93.11%	-	77	2w
Ord2	Ora loam, 8 to 12 percent slopes, eroded	1.88	5%	-	37	4e
KpC2	Kipling silt loam, 5 to 8 percent slopes, moderately eroded	0.71	1.89%	-	60	4e
Totals		37.59 ac		0 CPI Average	74.68 NCCPI Average	2.14 Cap. Average



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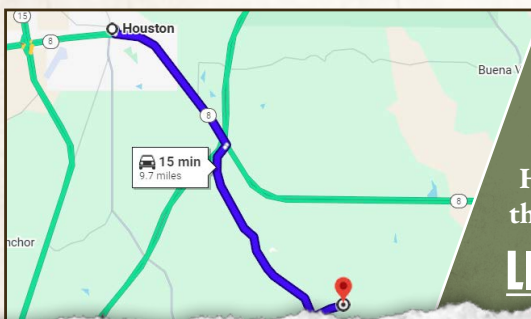
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land id. LINK



Directions From Houston, MS: Travel on MS-8 E for 2.8 miles. Turn right onto Doss Drive then immediately turn left onto County Road 92 and proceed for 4.8 miles. Turn left onto Happy Hollow Road and continue for 0.8 miles to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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