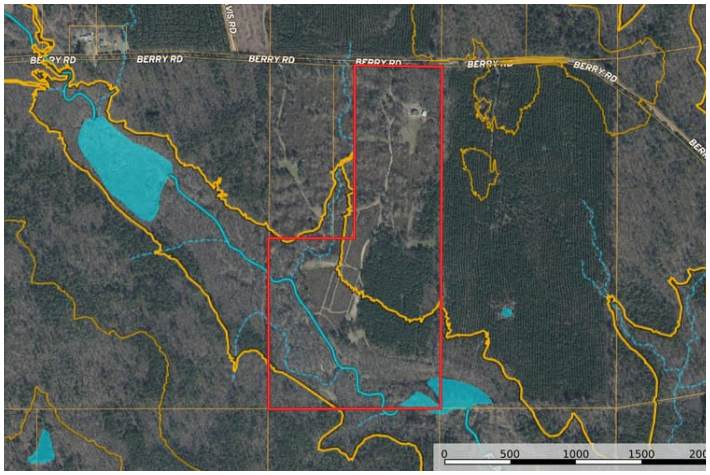
Clay County / Maben 58 – 58-Acre Hunting Tract with Camp, 7 Food Plots and Paved Frontage on Berry Road, MS
3658 Berry Rd
Maben, MS 39750

$325,000
58± Acres
Clay County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
3658 Berry Rd

City, State Zip
Maben, MS 39750

County
Clay County

Type
Hunting Land

Latitude / Longitude
33.617739 / -89.006551

Bedrooms / Bathrooms
3 / 2

Acreage
58

Price
$325,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

58 +/- Acres of Hunting Land with a 3-Bedroom Camp, Seven Food Plots, Shooting House and Shop on Paved Berry Road - Clay County, Mississippi

Quick facts

- Acreage: 58 +/- acres
- Location: Maben, Clay County, Mississippi 39750
- Price: $325,000 ($5,603 per acre)
- Property type: Hunting Land
- Road access: County Road (paved surface)
- Land cover: Wooded
- Water: Pond
- Wildlife: Turkey, Whitetail Deer, Ducks
- Improvements: Workshop, Mobile Home
- Utilities: Electricity Connected, Water Connected
- Current use: Hunting, Recreational
- Possible uses: Hunting, Recreational, Residential, Timber
- Camp: 3-bedroom, 2-bath mobile home with electricity, water and septic; shop
- Food plots: 7, with a shooting house
- Listing agent: Cole Bryan, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

This 58 acre hunting property in Clay County, Mississippi, offers a great setup for deer hunting, recreation, and weekend getaways. Located on paved Berry Road, approximately 30 minutes from Starkville and West Point, the property features seven established and maintained food plots, a shooting house, and an excellent internal road system suitable for trucks, side-by-sides, and ATVs.

The land consists of mostly flat terrain with a mixture of hardwoods, pines, and naturally regenerating timber. A water source along the southern portion of the property provides additional wildlife habitat and potential duck hunting opportunities.

The property also includes a well-maintained 3-bedroom, 2-bathroom mobile home that serves as a comfortable hunting camp, complete with electricity, water, and septic. A shop provides additional storage, and there is plenty of room around the camp for parking trucks, trailers, and recreational equipment.

With gated access directly off paved Berry Road, owned road frontage, and no access easement required, this property is easy to reach and navigate. Whether you're looking for a personal hunting retreat or a place to enjoy the outdoors with family and friends, this tract offers a combination of established hunting improvements, comfortable accommodations, and recreational opportunities.

Sonny Jameson

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Cole Bryan with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.





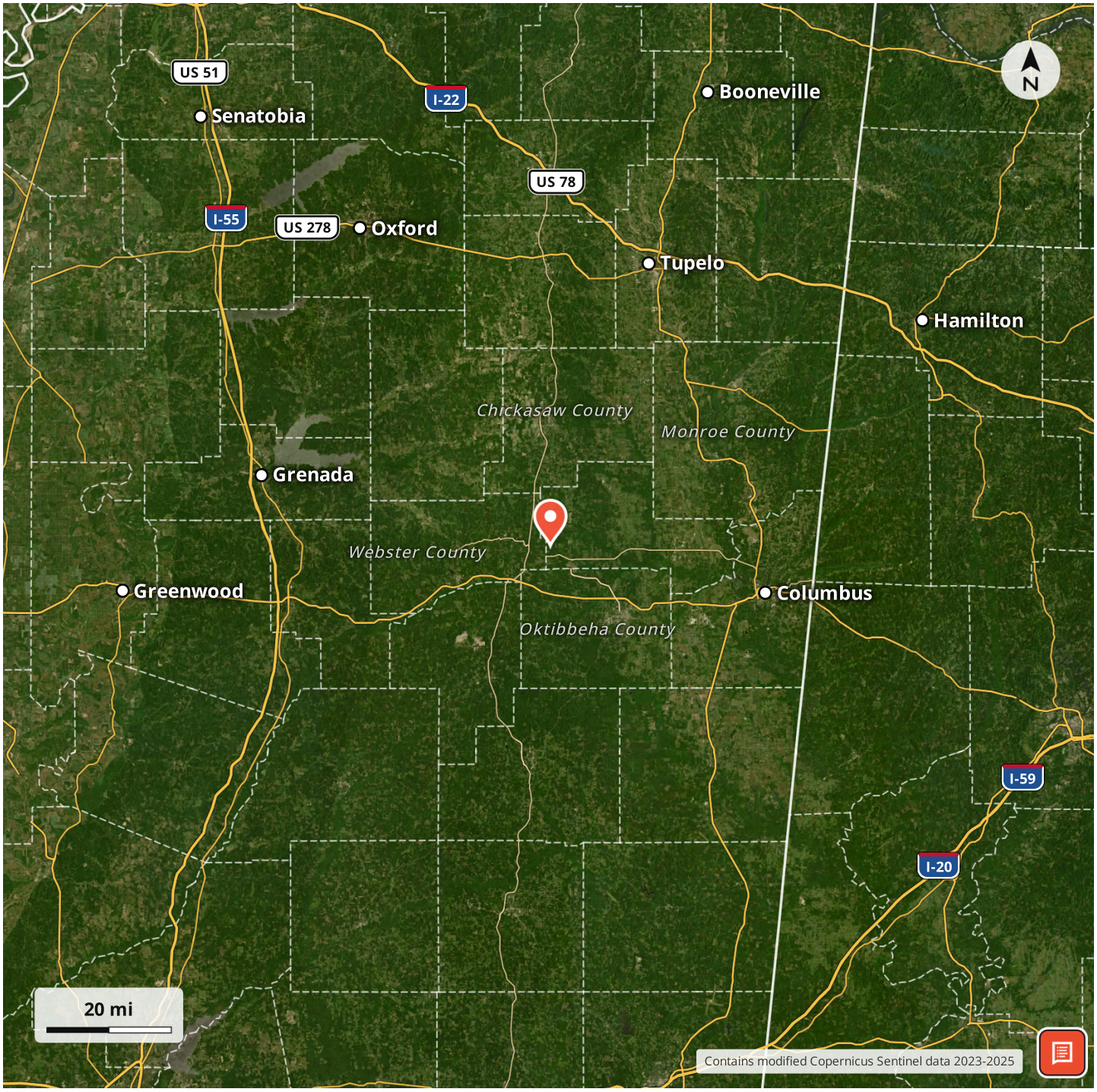




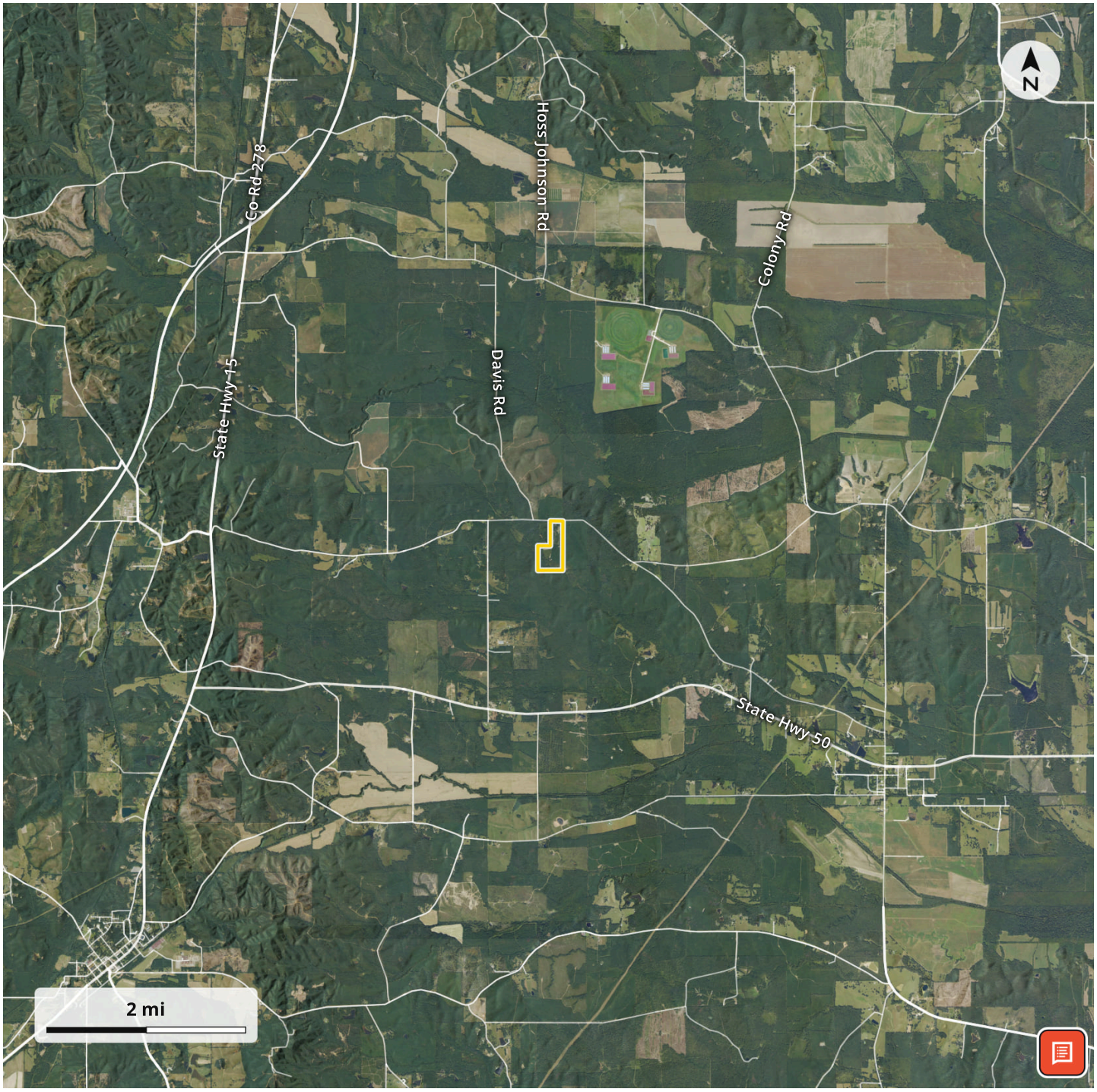




Regional Map



Locator Map


N
Co Rd 278
Hoss Johnson Rd
Colony Rd
State Hwy 15
Davis Rd
State Hwy 50
2 mi

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Cole Bryan

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(662) 701-9852

Office
(662) 495-1121

Email
cbryan@mossyoakproperties.com

Address
5795 Highway 45 Alt South

City / State / Zip
West Point, MS 39773

NOTES

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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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