

Clay County - Pheba - 68 acres Hunting and Home Site
00 Pheba-Beasley Road
Pheba, MS 39755

\$200,000
68± Acres
Clay County



Clay County - Pheba - 68 acres Hunting and Home Site Pheba, MS / Clay County

SUMMARY

Address

00 Pheba-Beasley Road

City, State Zip

Pheba, MS 39755

County

Clay County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

33.633418 / -88.939934

Acreage

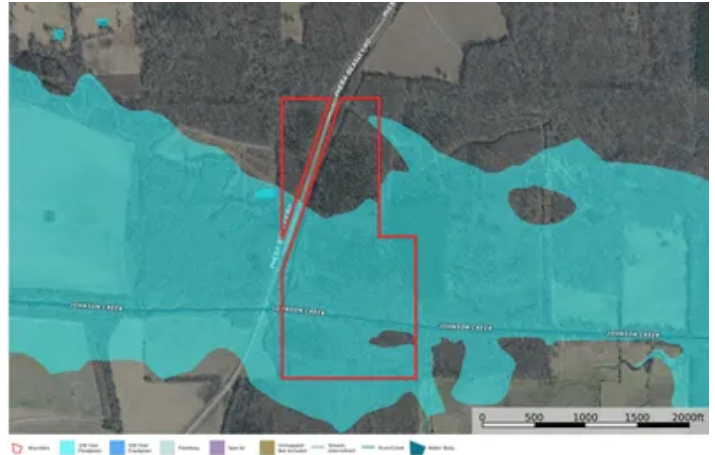
68

Price

\$200,000

Property Website

<https://www.mossyoakproperties.com/property/clay-county-pheba-68-acres-hunting-and-home-site-clay-mississippi/89136/>



Clay County - Pheba - 68 acres Hunting and Home Site Pheba, MS / Clay County

PROPERTY DESCRIPTION

68± Acres – Pheba, MS (Clay County)

Entirely Wooded Hunting & Home Site Tract with Creek Frontage

This 68± acre tract in the quiet Pheba community offers the perfect mix of hunting, recreation, and rural living. With beautiful countryside views, abundant wildlife, and excellent access, it's a rare find in **Clay County, Mississippi**.

Property Highlights:

- **Size:** 68± acres, split by Pheba-Beasley Road
 - ~7 acres on the west side
 - ~61 acres on the east side
- **Land Cover:** **Entirely wooded** with a mix of hardwood and pine timber
- **Hunting & Wildlife:** Excellent habitat for **whitetail deer, turkey, and small game**
- **Water Features:** **Johnson Creek frontage** provides year-round water and natural travel corridors for wildlife
- **Road Frontage:** Extensive paved road frontage for easy access
- **Topography:** Mostly flat with significant portions in the floodplain, but with **ample high ground outside of the flood zone**—perfect for a home, cabin, or hunting camp
- **Utilities Available:** **Power, community water, and fiber internet** at the road
- **Interior Access:** Minimal interior road system—ready for you to design and develop according to your needs
- **Easement Disclosure:** The property is subject to an **ingress and egress easement** allowing access to the adjoining land to the east, which has no direct road frontage.

Lifestyle & Location:

Nestled in the heart of **Clay County's rolling countryside**, this property offers the peace and quiet of rural Mississippi living with modern conveniences close at hand. Whether you're looking to build a retreat, enjoy quality hunting, or invest in recreational land with long-term potential, this tract checks all the boxes.

Call Fred Zepponi III

Broker Mossy Oak Properties, Bottomland Real Estate

[662 495 1121](tel:6624951121)

Cell [662 318 1292](tel:6623181292)

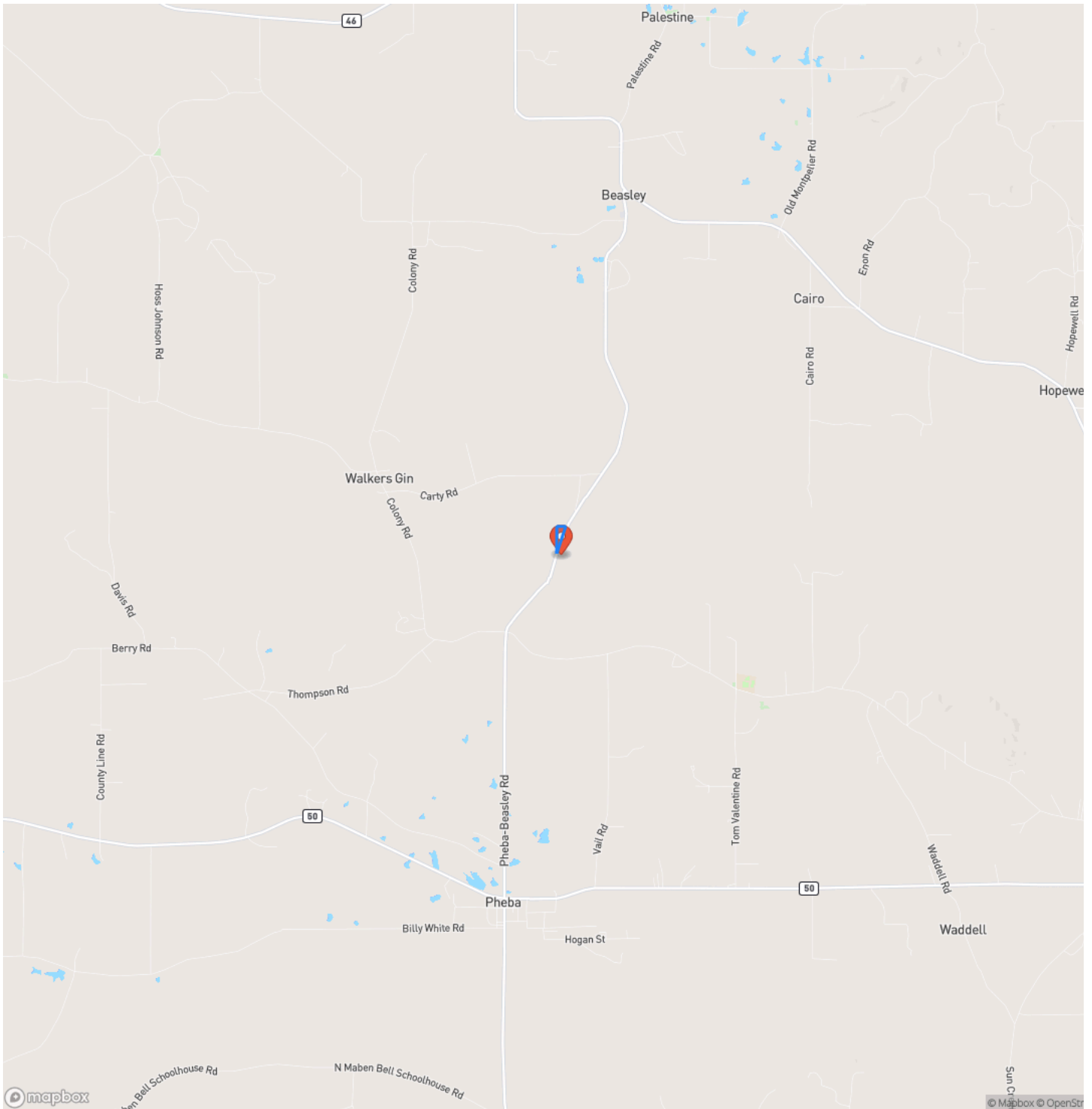
fred@mossyoakproperties.com



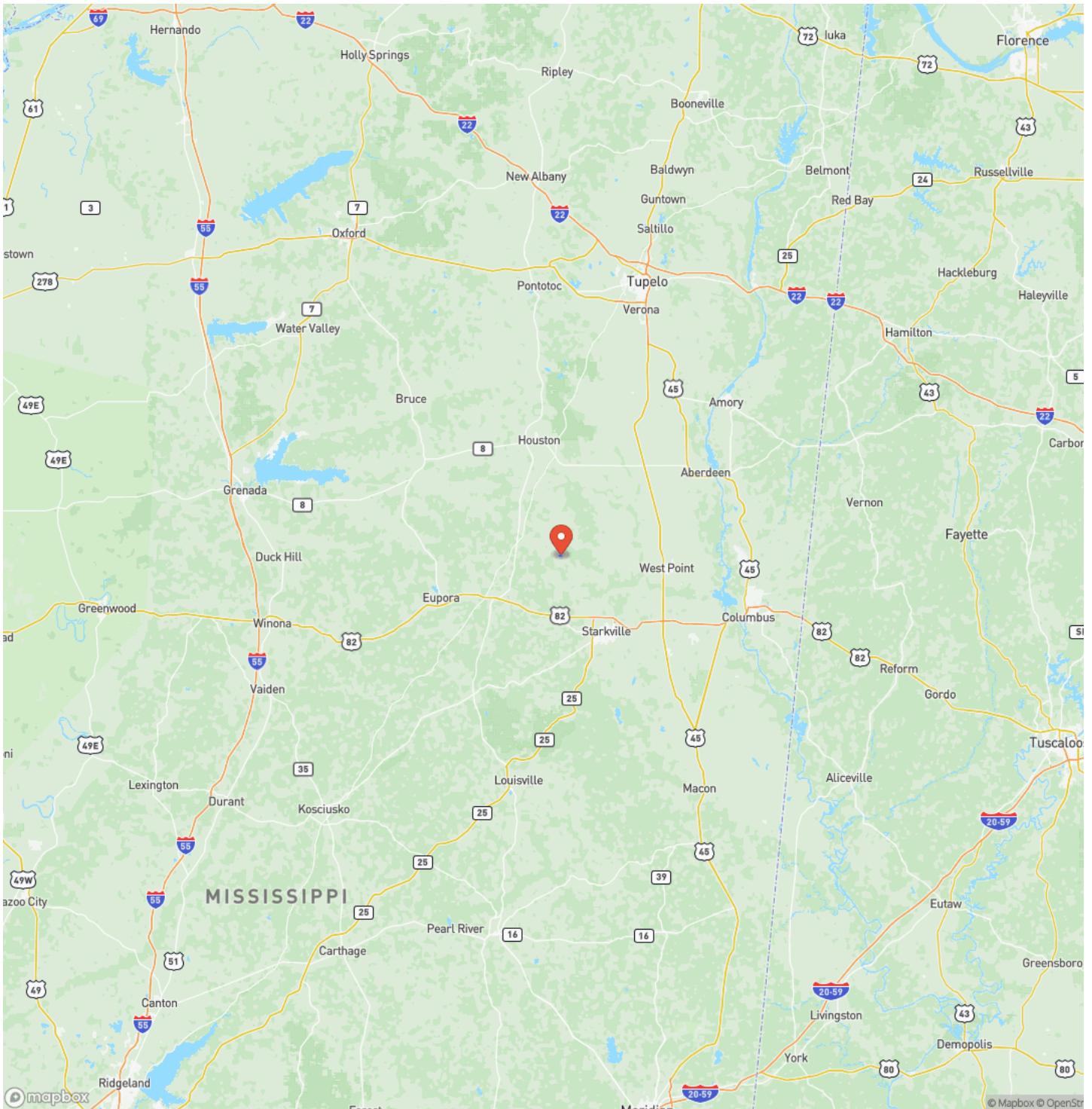
Clay County - Pheba - 68 acres Hunting and Home Site
Pheba, MS / Clay County



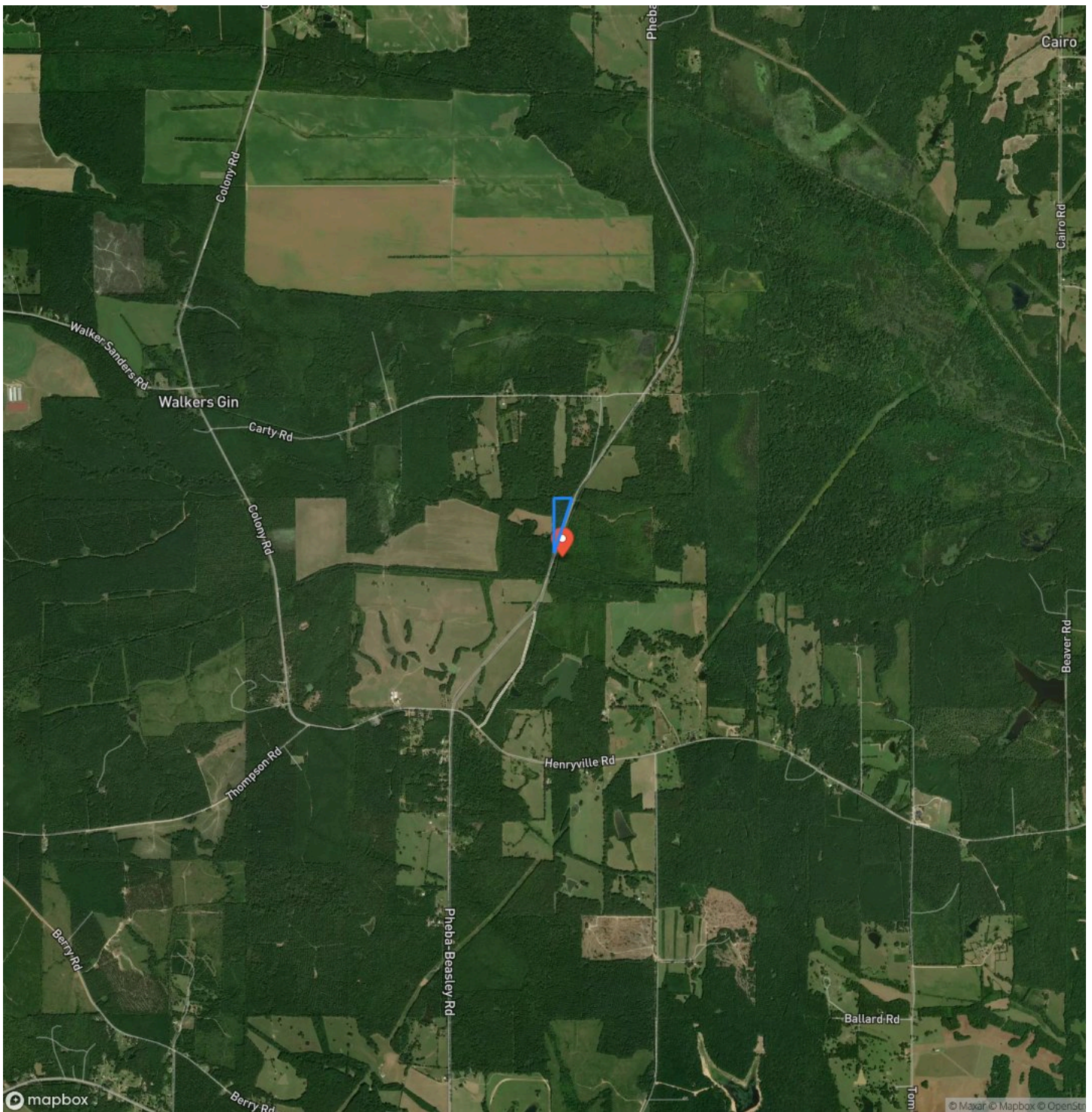
Locator Map



Locator Map



Satellite Map



Clay County - Pheba - 68 acres Hunting and Home Site
Pheba, MS / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Fred Zepponi III

Mobile

(662) 318-1292

Office

(662) 495-1121

Email

fred@mossyoakproperties.com

Address

5795 Highway 45 ALT S.

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MossyOakProperties.com

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

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

MossyOakProperties.com

