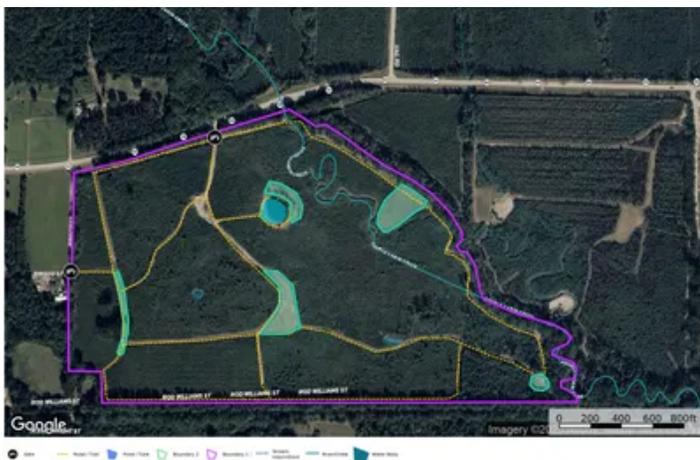


Clay County MS, -101 Acres+/- Double Cabin Creek
Hunting & Timber Tract
00 Highway 50
Pheba, MS 39755

\$348,450
101± Acres
Clay County



**Clay County MS, -101 Acres+/- Double Cabin Creek Hunting & Timber Tract
Pheba, MS / Clay County**

SUMMARY

Address

00 Highway 50

City, State Zip

Pheba, MS 39755

County

Clay County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.584195 / -88.93412

Taxes (Annually)

\$250

Acreage

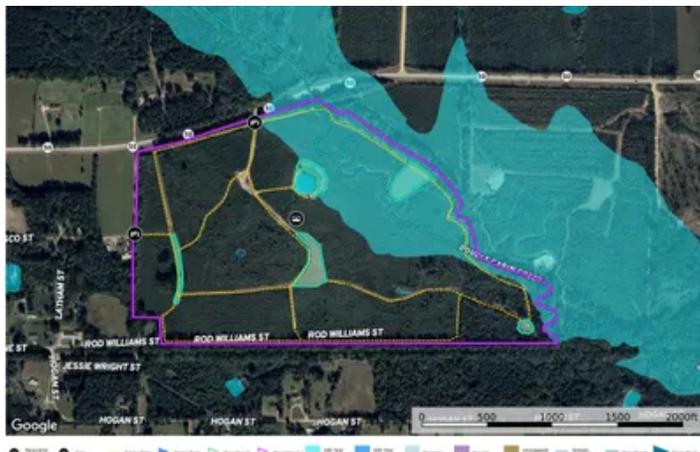
101

Price

\$348,450

Property Website

<https://www.mossyoakproperties.com/property/clay-county-ms-101-acres-double-cabin-creek-hunting-timber-tract/clay/mississippi/84021/>



76°

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	*	*	*	*	*	*	*	*
Forestry	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*



Clay County MS, -101 Acres+/- Double Cabin Creek Hunting & Timber Tract Pheba, MS / Clay County

PROPERTY DESCRIPTION

Double Cabin Creek 101 – 101 Acres of Prime Hunting & Country Living in Clay County, MS

Imagine your own private getaway just minutes from the heart of the Golden Triangle—A place where you can unplug from the world, breathe in the quiet, and spend your days chasing deer, listening to the wind through the pines, and letting the worries of life fade into the treeline.. **Double Cabin Creek 101** is a 101-acre recreational/residential property located just east of the Pheba community in Clay County, Mississippi, with easy access to both **Highway 50 and Briscoe Street**.

Whether you're searching for a weekend hunting retreat, a gameday basecamp near Mississippi State University, or a place to build your forever home in the peace of the countryside, this tract checks all the boxes.

Property Highlights:

- **Convenient, Accessible Location**
 - **Frontage on both Highway 50 and Briscoe Street** provides multiple access points and opens the door for future home or cabin sites.
 - Only **20 minutes from Starkville** and **Mississippi State University**, **20 minutes to West Point**, and **40 minutes to Columbus**.
 - Less than an hour from Golden Triangle Regional Airport—making weekend getaways or full-time rural living a breeze.
 - **Top-Notch Hunting & Recreation**
 - Excellent habitat for **whitetail deer and turkey**, supported by established food plots, mature timber cover, and a strategic interior trail system.
 - Gently rolling terrain throughout makes the property enjoyable and accessible for hunters of all ages.
 - Surrounded by a mosaic of cropland, pastures, and woodlands that enrich the local wildlife populations.
 - **Build or Retreat**
 - Utilities (community water and power) are available at the road, making it easy to build your dream home, cabin, or camp.
 - High ground and multiple suitable building sites make it ideal for a **gameday retreat, weekend getaway, or permanent residence**.
 - The property's natural beauty, privacy, and location make it an incredible place to enjoy the outdoors while staying close to town.
-

The Lifestyle Advantage:

- **Pheba, MS** – A quiet, welcoming community that offers the charm of rural Mississippi living with strong connections to larger neighboring cities.
- **Golden Triangle Proximity** – You're a short drive from the region's major employers and institutions, including Steel Dynamics' new Aluminum Dynamics mill, Yokohama Tire, Peco Foods, and Mississippi State University.

- **Gameday Ready** – Beat the crowds and stay on your own land. With a 20-minute drive to Davis Wade Stadium, you can enjoy MSU football Saturdays without the hotel hassle.

This is more than just land—it's an opportunity to live a simpler, richer life rooted in the outdoors. Whether you're drawn to the thrill of the hunt, the desire for a peaceful homestead, or the idea of a private weekend retreat, **Double Cabin Creek 101** offers it all in one of the most convenient and scenic parts of north-central Mississippi.

Fred Zepponi III, Broker

Licensed in MS, AL, and AR

Office: [662-495-1121](tel:662-495-1121)

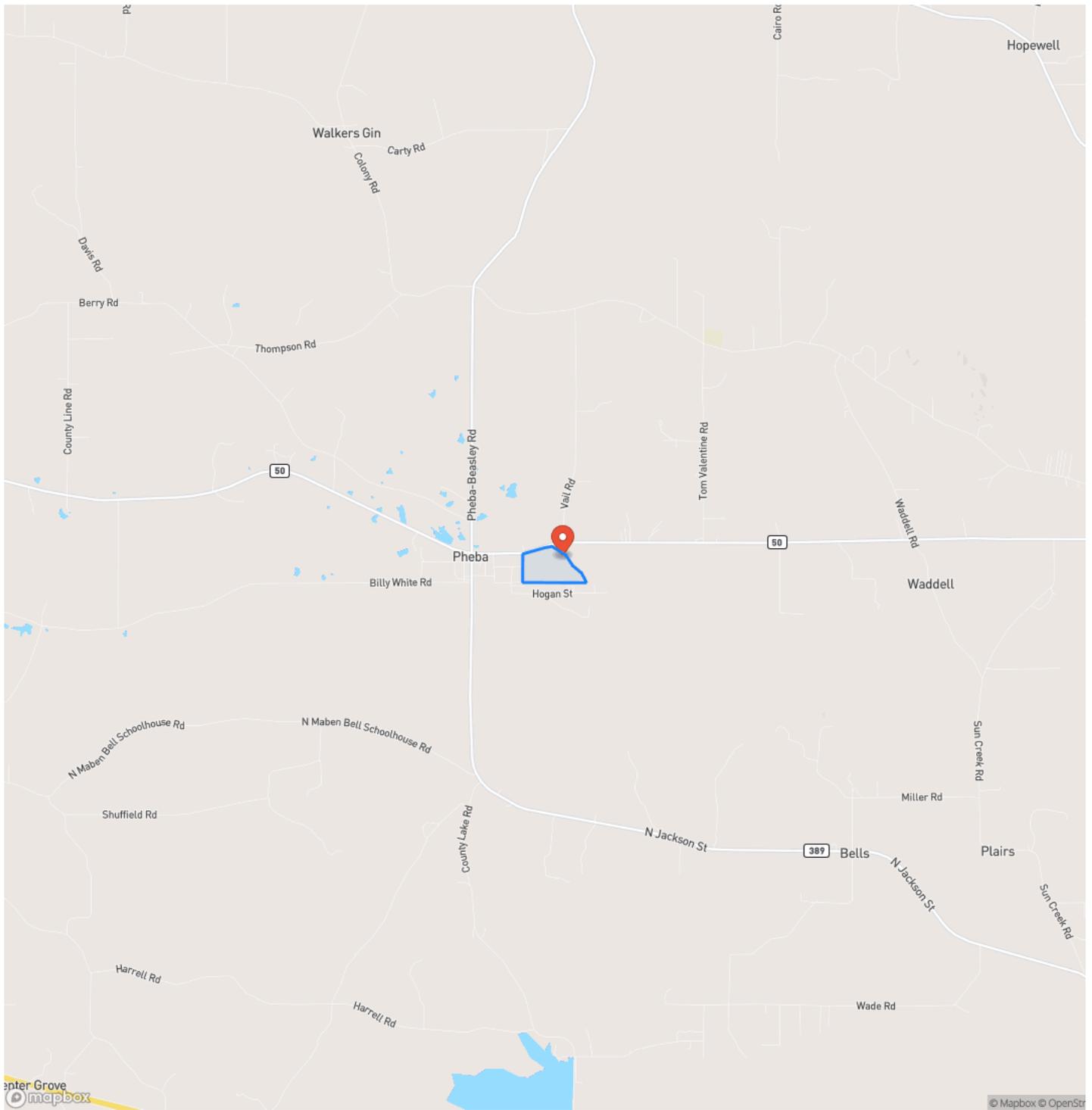
Email: fzepponi@mossyoakproperties.com



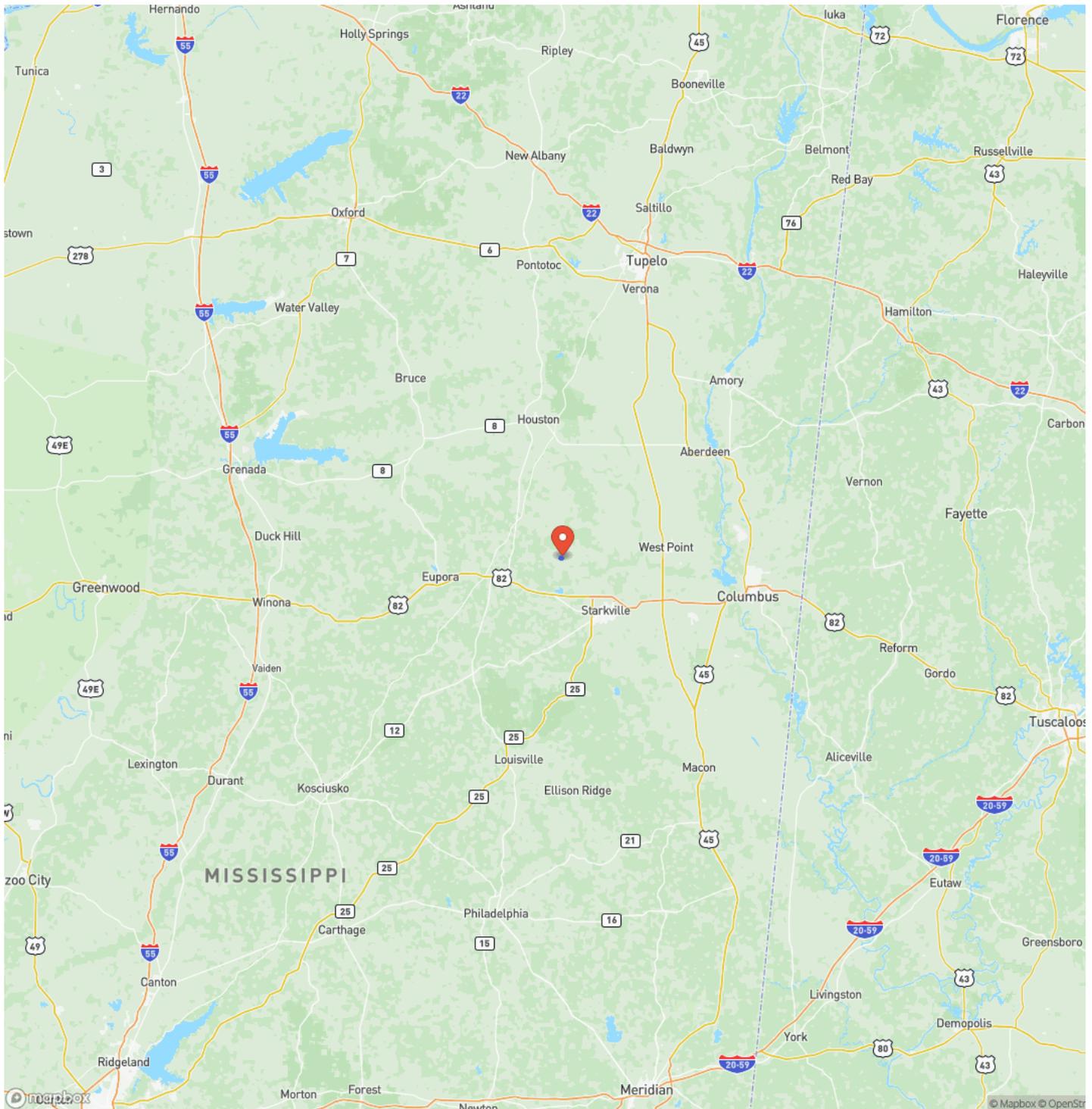
Clay County MS, -101 Acres+/- Double Cabin Creek Hunting & Timber Tract
Pheba, MS / Clay County



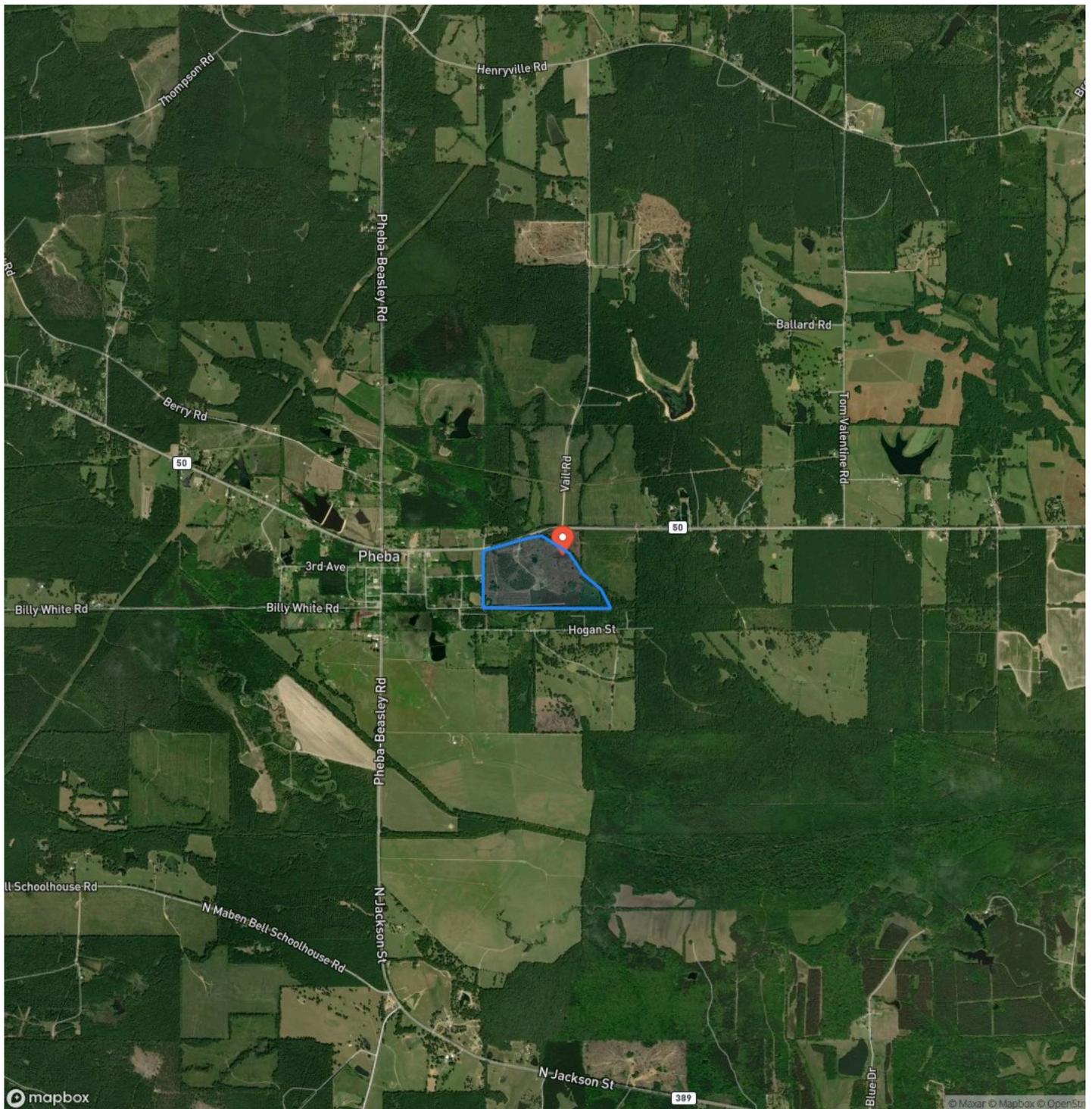
Locator Map



Locator Map



Satellite Map



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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