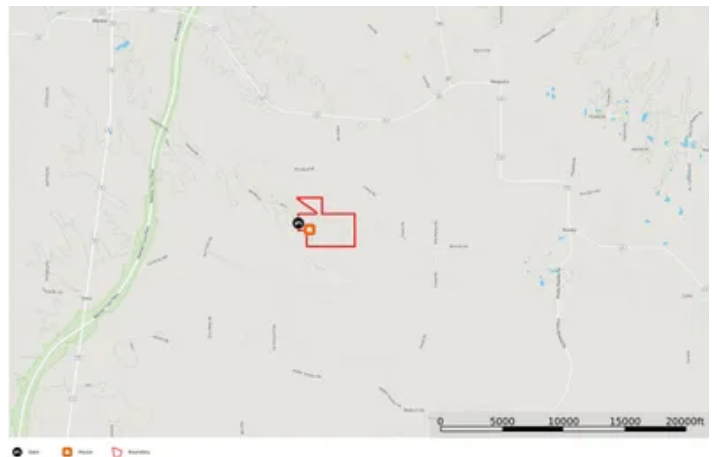
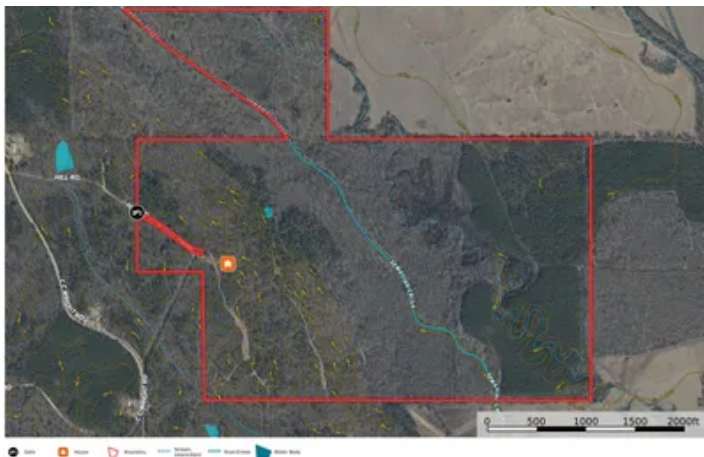


Clay County Hunting & Timber Tract - 302.7± Acres
Hill Rd
Mantee, MS 39751

\$620,000
302.7± Acres
Clay County



Clay County Hunting & Timber Tract – 302.7± Acres
Mantee, MS / Clay County

SUMMARY

Address

Hill Rd null

City, State Zip

Mantee, MS 39751

County

Clay County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.686543 / -89.002458

Acreage

302.7

Price

\$620,000

Property Website

<https://www.mossoakproperties.com/property/clay-county-hunting-timber-tract-302-7-acres/clay/mississippi/105330/>



Clay County Hunting & Timber Tract – 302.7± Acres Mantee, MS / Clay County

PROPERTY DESCRIPTION

Located in Clay County, this 302.7± acre tract offers a strong mix of hunting land, timber, and long-term land value. The property is set up for deer, turkey, and waterfowl hunting and includes on-site power and a historically active rural waterline.

The land has a consistent history of deer and turkey activity. Three established food plots are already in place to help attract and hold wildlife. Two elevated sportsman condos are located on the property. Several sloughs and small creeks add water sources and wildlife travel corridors across the tract.

The property includes a mix of planted pine stands and mature hardwood timber. Sewayah Creek runs across the middle of the property, and a bridge is already in place to allow easy crossing. When entering the property, you come in on a large bluff that drops down into a hardwood bottom before crossing the creek and continuing into additional mature hardwood timber.

The tract sits between row crop farmland to the south and pastureland to the north, which helps create steady wildlife movement through the area. The mix of food, cover, and water supports year-round habitat for game.

There are also fire lanes already in place around portions of the boundary, helping with access and land management. A recent prescribed burn has improved the understory and helped maintain open ground conditions for wildlife use.

Access is through a dead-end road with a gated entrance, providing limited traffic and added privacy. Electricity is available on site, and the existing rural waterline adds useful infrastructure for future improvements such as a cabin or camp.

Overall, this 302.7± acre property in Clay County combines hunting features, timber, water, and infrastructure in one tract, making it suitable for recreation, hunting use, or long-term land ownership.

Fred Zepponi, Broker

Mossy Oak Properties, Bottomland Real Estate

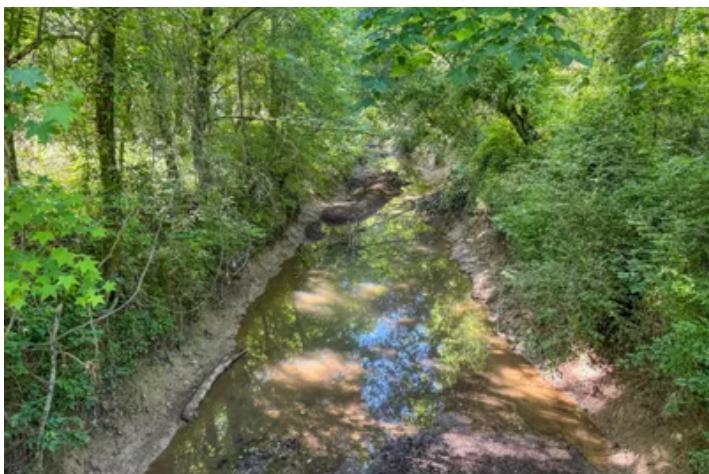
Office: [662-495-1121](tel:662-495-1121)

Cell: [662-418-6767](tel:662-418-6767)

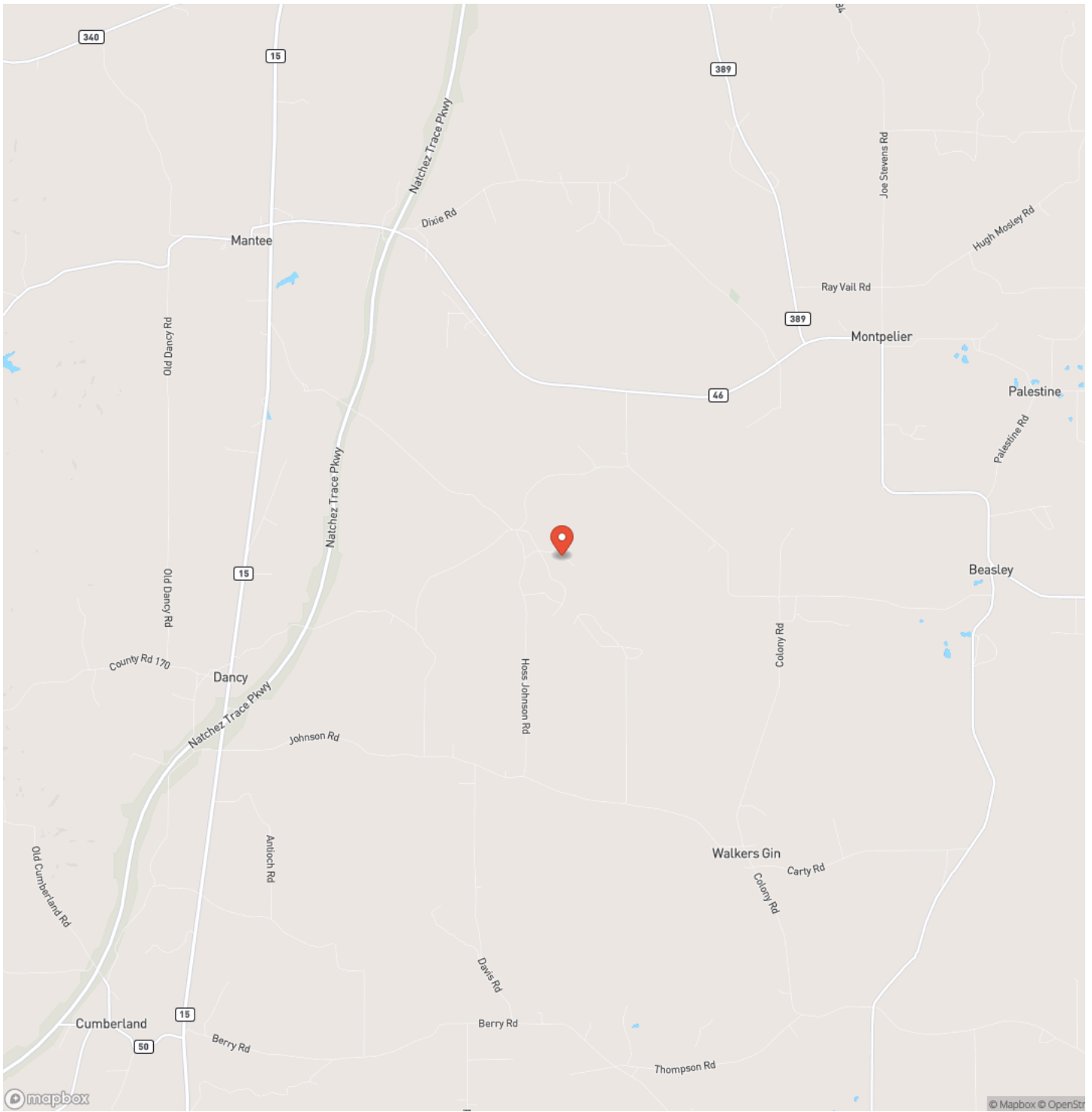
Email: fred@mossyoakproperties.com



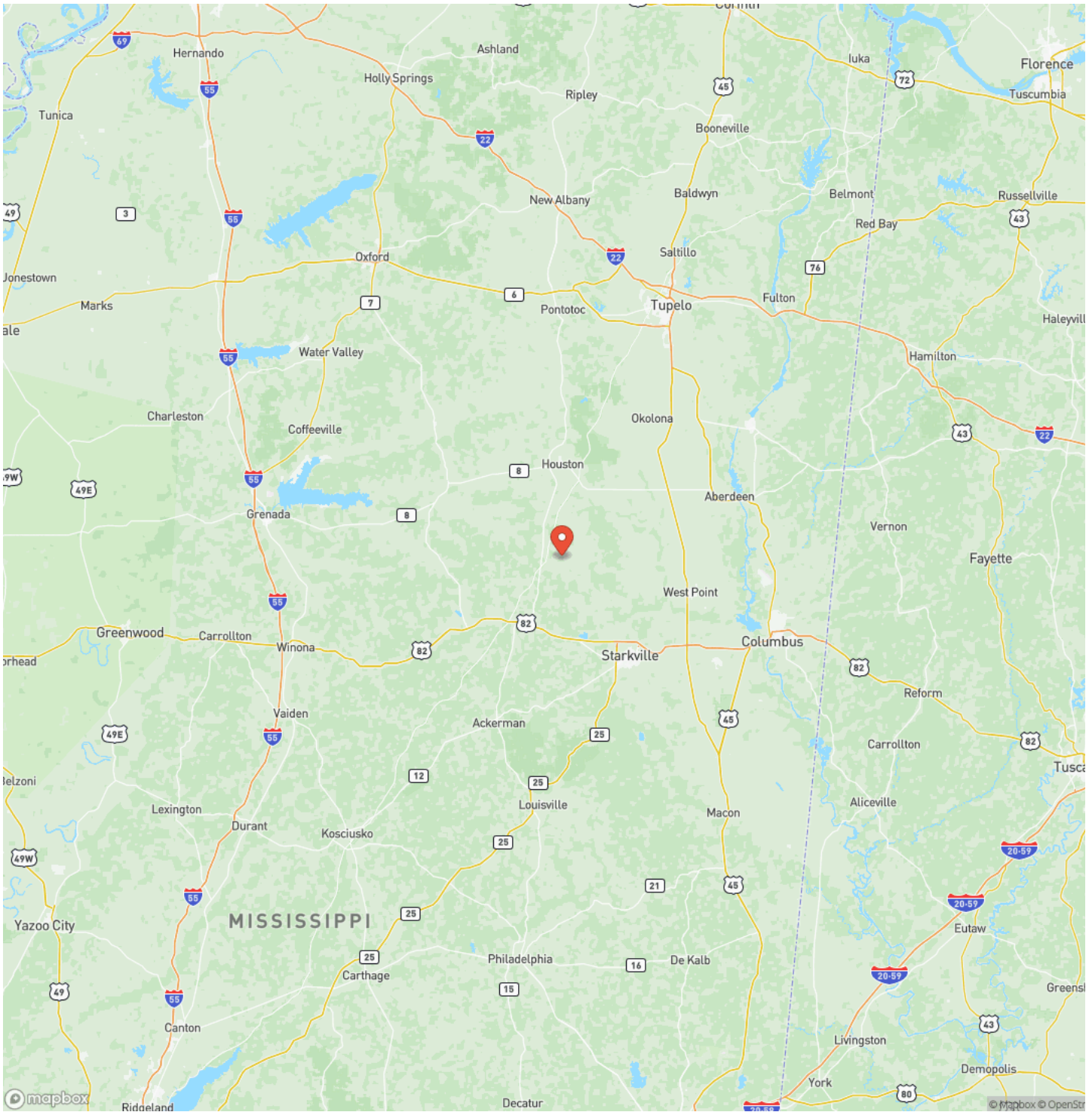
Clay County Hunting & Timber Tract - 302.7± Acres
Mantee, MS / Clay County



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.



Mossy Oak Properties Bottomland Real Estate

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