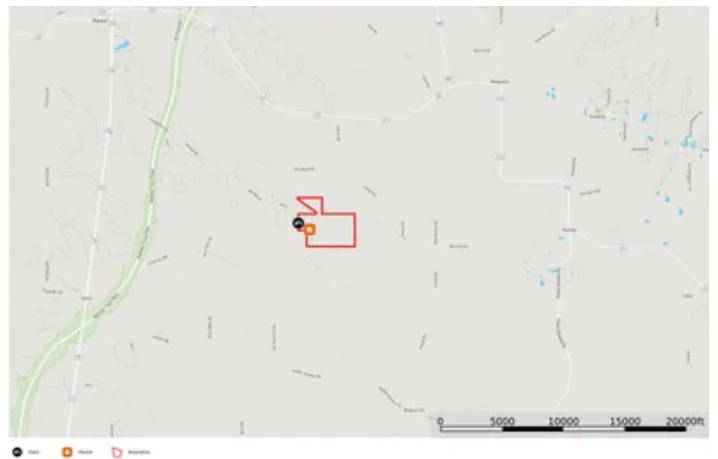
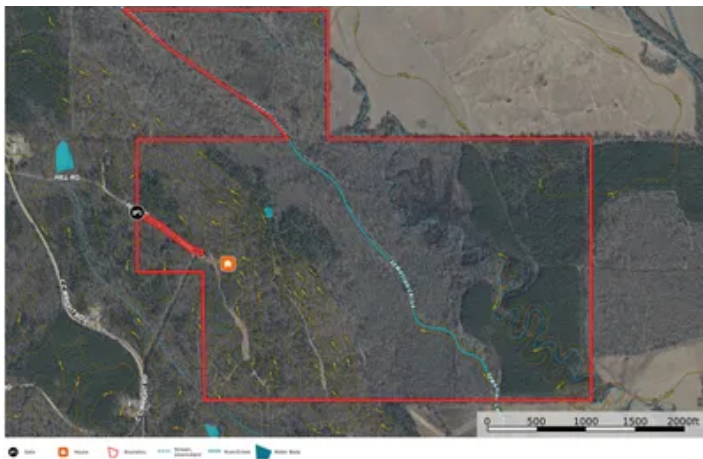


Clay County Hunting & Timber Tract – 302.7± Acres
Hill Rd
Mantee, MS 39751

\$620,000
302.7± Acres
Clay County



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

SUMMARY

Address

Hill Rd

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.mossyoakproperties.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. Sewayiah 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 Zeponi, Broker

Mossy Oak Properties, Bottomland Real Estate

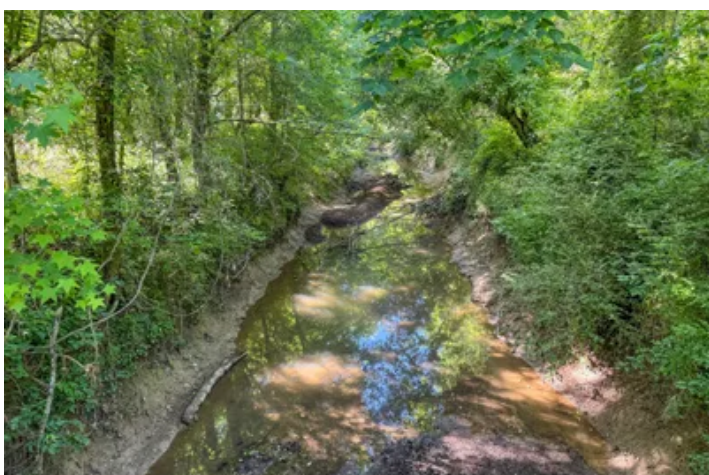
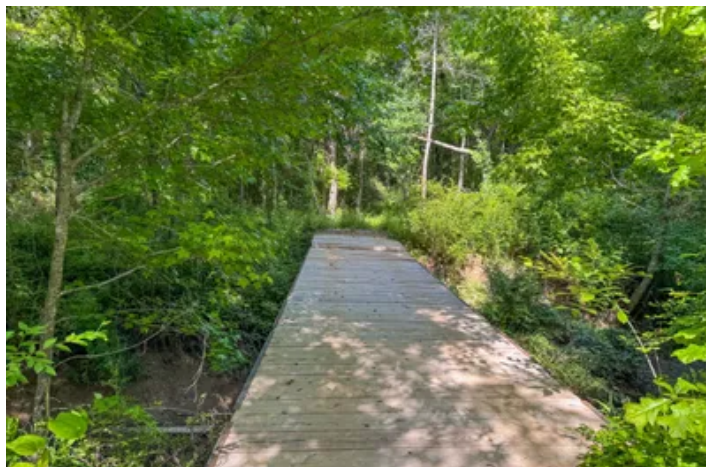
Office: [662-495-1121](tel:662-495-1121)

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

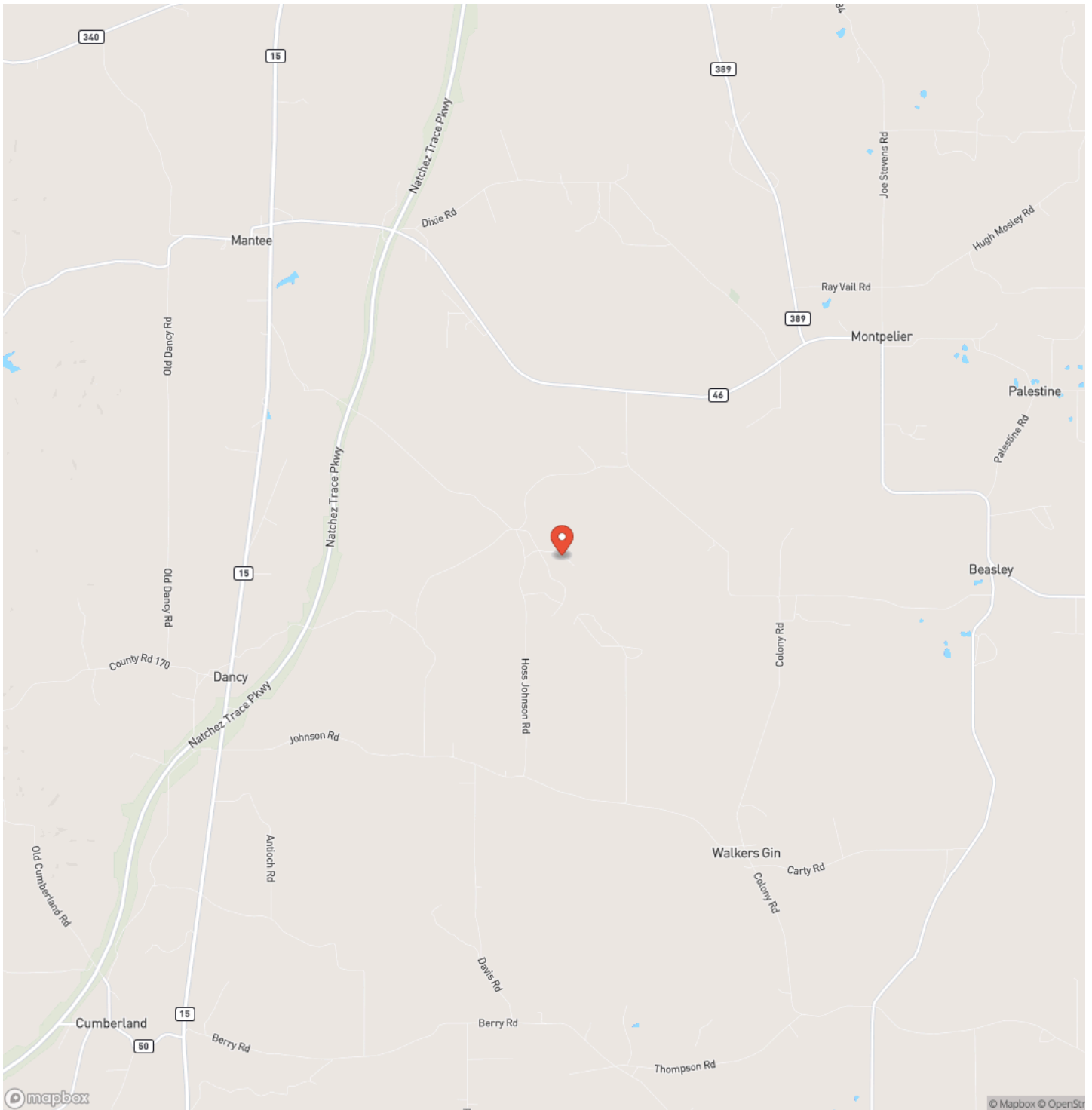
Email: fred@mossyoakproperties.com



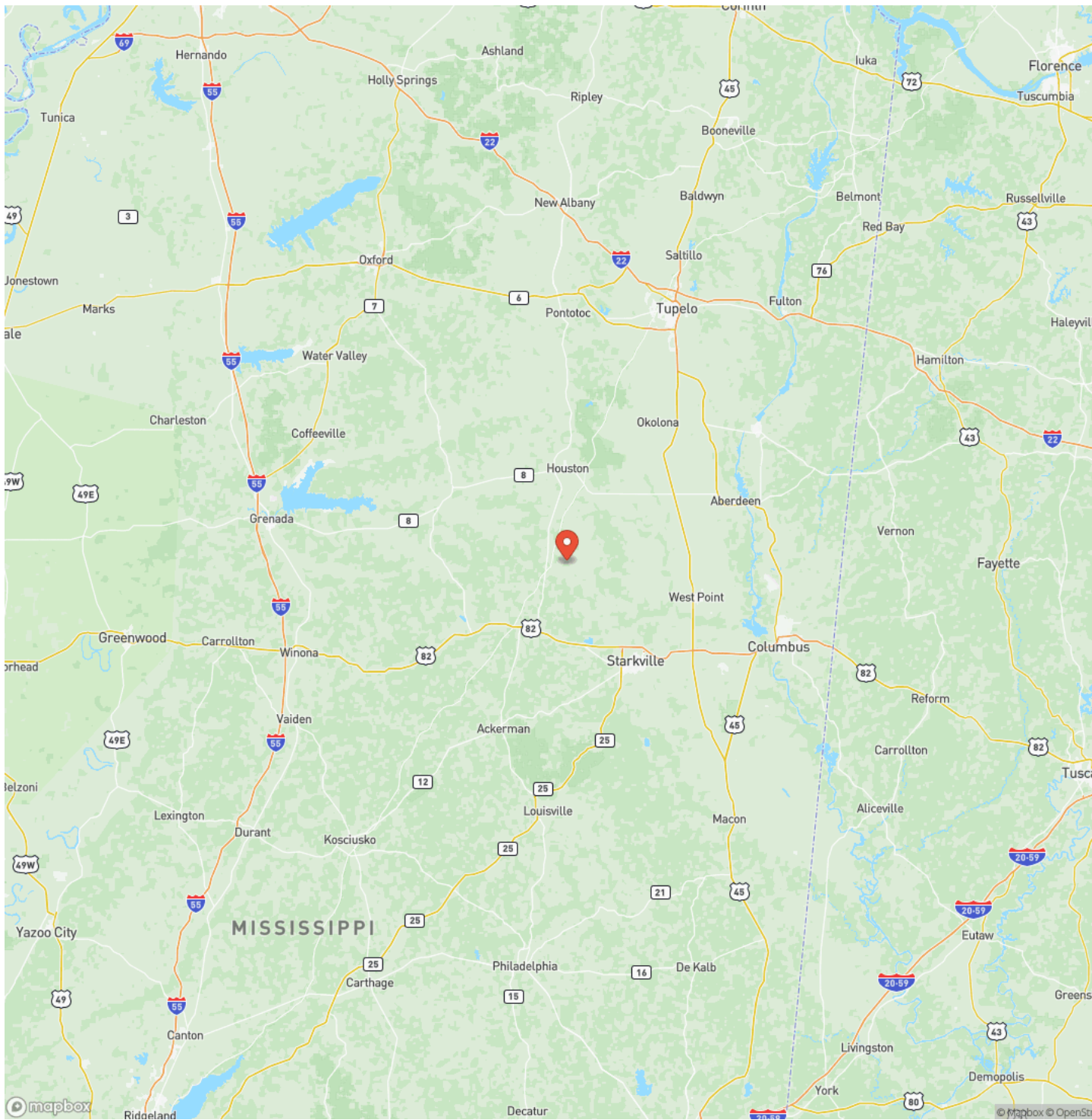
Clay County Hunting & Timber Tract – 302.7± Acres
Mantee, MS / Clay County



Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Fred Zepponi III

Mobile

(662) 495-1121

Office

(662) 495-1121

Email

fred@mossyoakproperties.com

Address

5795 Highway 45 ALT S.

City / State / Zip

West Point, MS 39773

NOTES

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.



<https://www.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

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West Point, MS 39773

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