

Una 80  
Brand-Una Rd  
West Point, MS 39773

**\$388,000**  
80± Acres  
Clay County



**Una 80**  
**West Point, MS / Clay County**

**SUMMARY**

**Address**

Brand-Una Rd null

**City, State Zip**

West Point, MS 39773

**County**

Clay County

**Type**

Recreational Land, Farms

**Latitude / Longitude**

33.797563 / -88.770382

**Acreage**

80

**Price**

\$388,000

**Property Website**

<https://www.mossoakproperties.com/property/una-80/clay/mississippi/106767/>



## Una 80 West Point, MS / Clay County

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### **PROPERTY DESCRIPTION**

Discover the perfect blend of income, recreation, and country living on this stunning **80-acre tract** located on **Brand-Una Road** in Clay County. Whether you are looking to build a house or expand your cattle operation.

- **The Homesite:** A beautiful, elevated hilltop sits ready for your home, offering panoramic views overlooking the rolling pasture below.
- **Live Water & Ponds:** **Johnson Bell Creek** flows beautifully through the heart of the property, creating a natural haven for local wildlife. The pond offers additional water for livestock or fishing.
- **Turn-Key Pastures:** Fully enclosed with quality 5-strand barbed wire fencing. The pastures have been maintained with annual fertilizer and lime applications, offering excellent grazing or hay production from day one.
- **Mature Timber:** Includes 20+/- acres of dedicated hardwoods, alongside mature hardwood trees scattered throughout the acreage, providing excellent cover for cattle and wildlife.
- **Wildlife:** Includes deer, turkey, dove and other small game animals.
- The property also features a single-wide mobile home, currently occupied by a tenant, providing some rental income.
- **West Point:** 20 minutes south
- **Houston:** 20 minutes west
- **Tupelo:** 35 minutes north

Fred Zepponi, Broker

Mossy Oak Properties, Bottomland Real Estate

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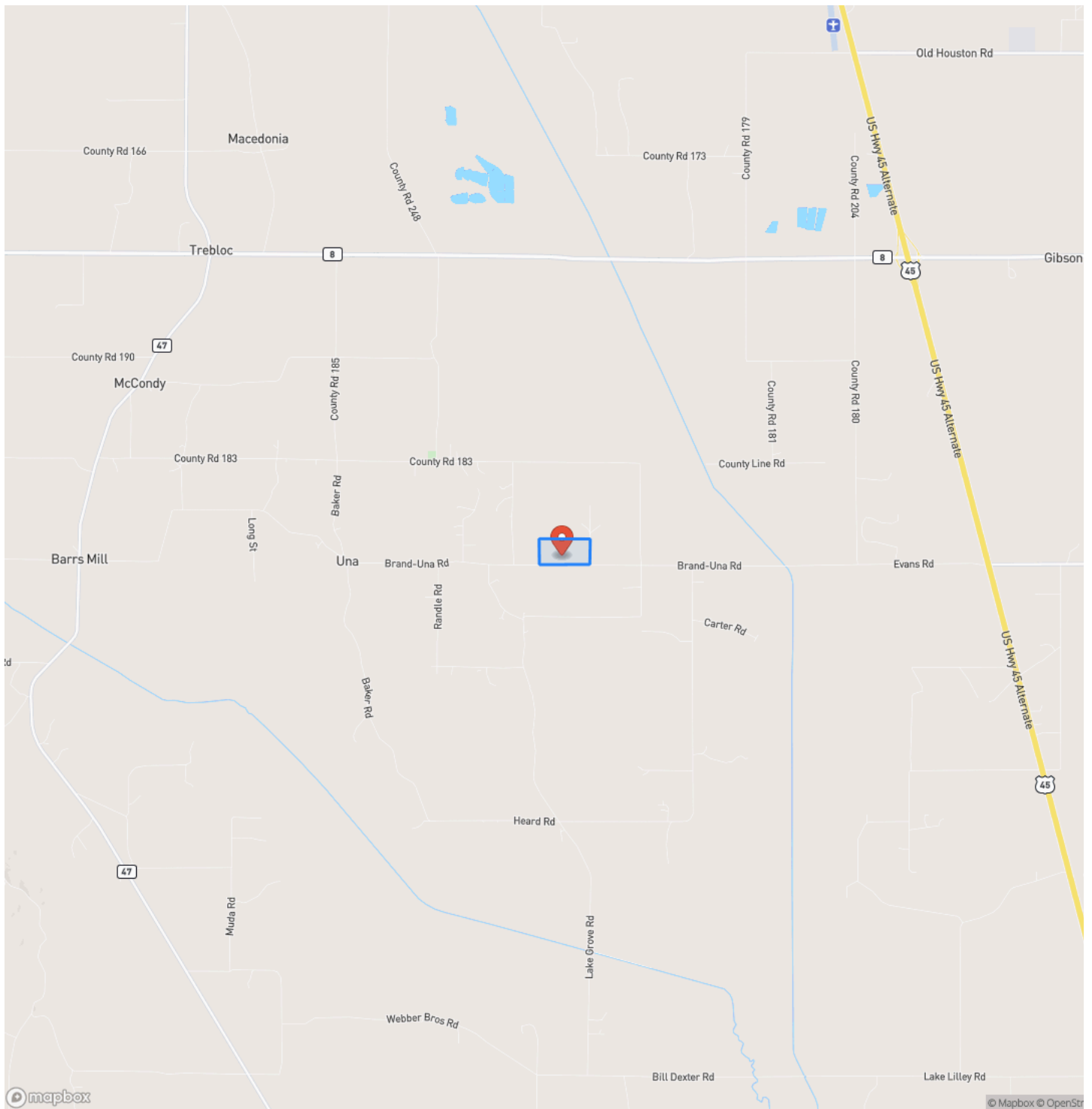
Email: [fred@mossyoakproperties.com](mailto:fred@mossyoakproperties.com)



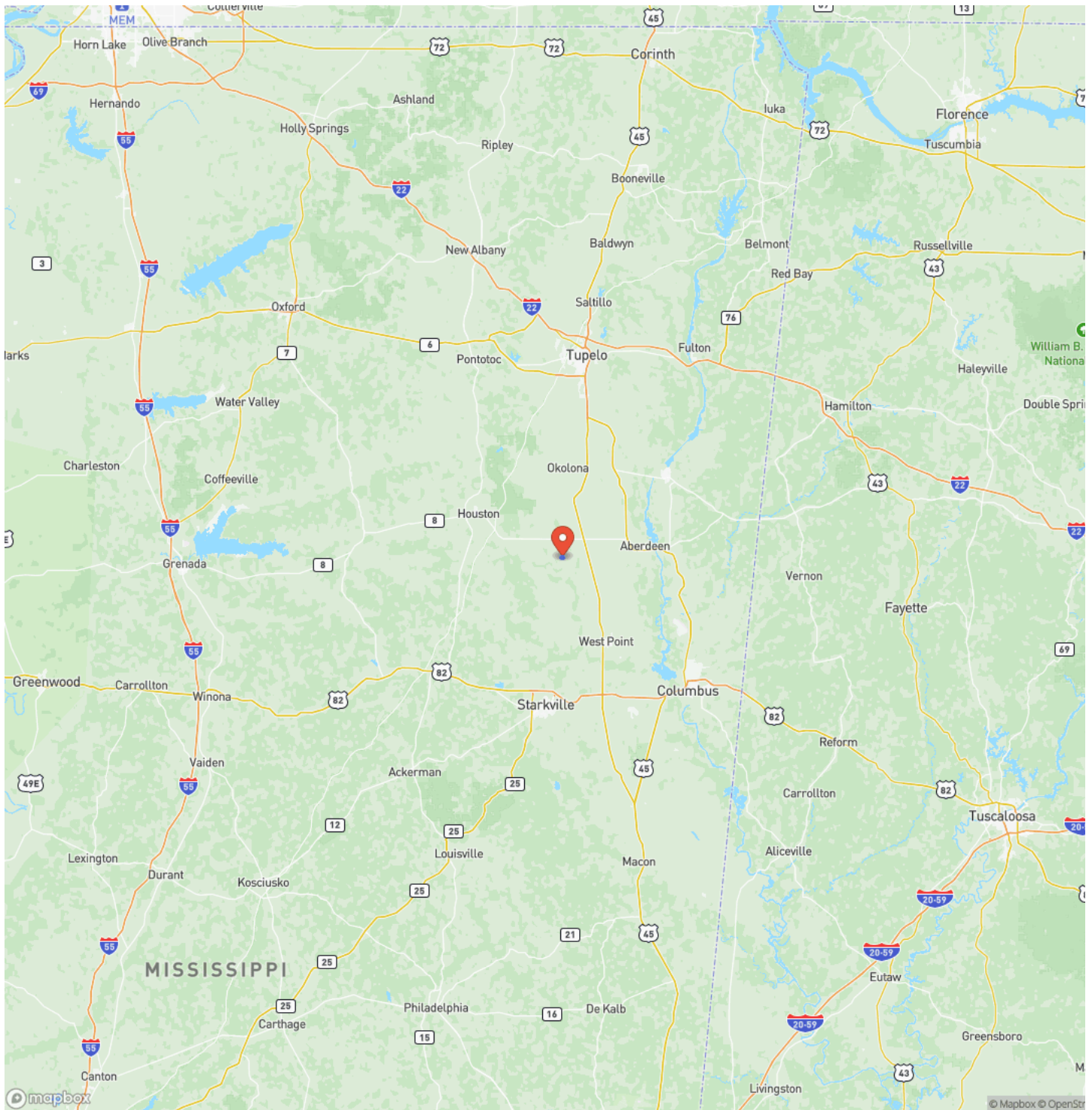
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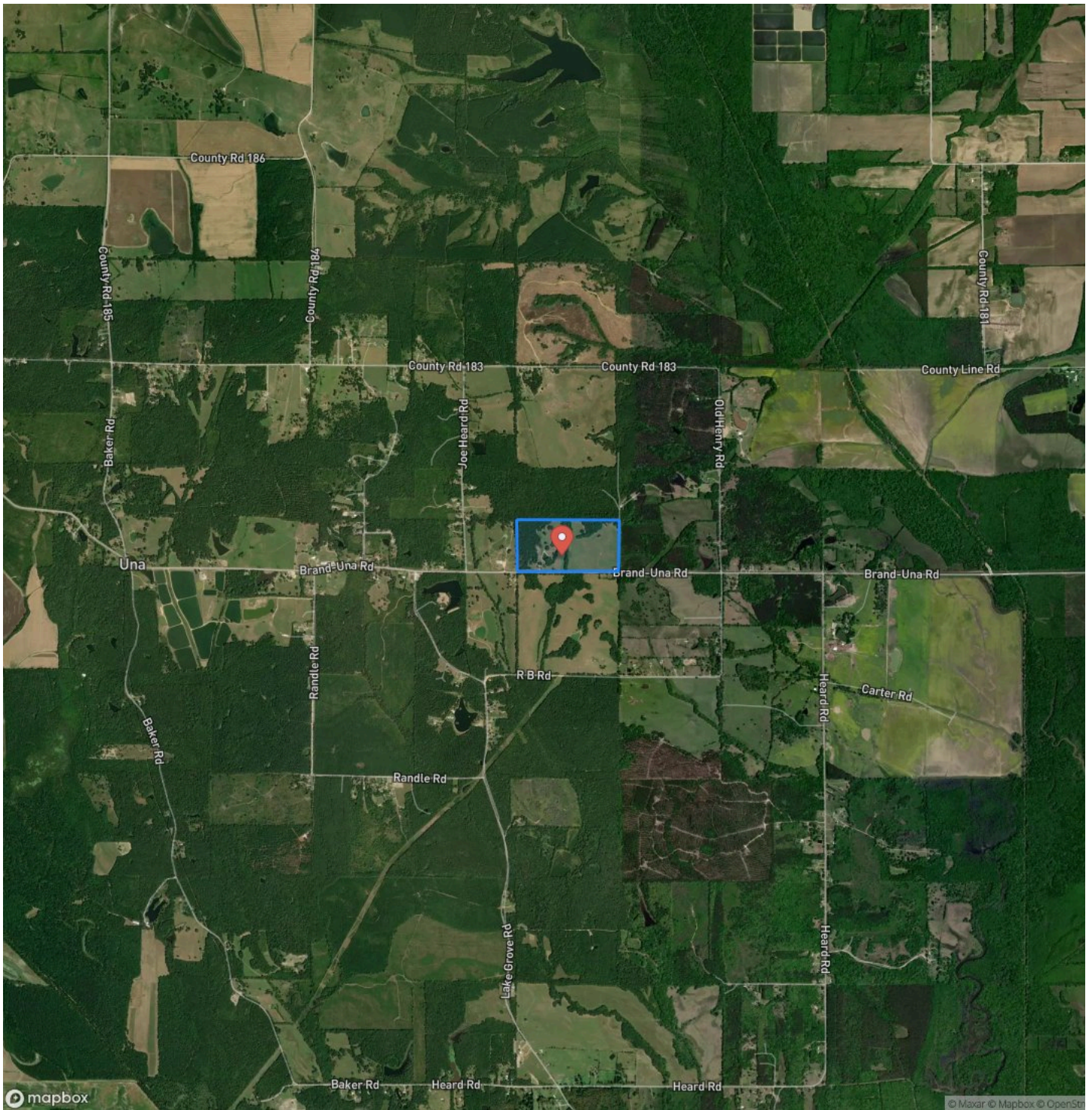
# Locator Map



# 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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