

2,060 Acre Recreational/Timber Tract
Highway 50 West
West Point, MS 39773

\$8,100,000
2,060± Acres
Clay County



2,060 Acre Recreational/Timber Tract West Point, MS / Clay County

SUMMARY

Address

Highway 50 West

City, State Zip

West Point, MS 39773

County

Clay County

Type

Recreational Land, Timberland

Latitude / Longitude

33.5978 / -88.7254

Acreage

2,060

Price

\$8,100,000

Property Website

<https://www.mossyoakproperties.com/property/2-060-acre-recreational-timber-tract-clay-mississippi/19100/>



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PROPERTY DESCRIPTION

Exceptional 2,060-Acre Timberland and Hunting Property in Mississippi's Premier Game-Rich Region

This property offers a rare opportunity to own a vast **2,060-acre tract** in one of the most wildlife-abundant areas of Mississippi. Situated just west of West Point in the heart of the Golden Triangle, this property is a haven for outdoor enthusiasts and investors alike.

Key Features:

- **Diverse Wildlife:** The land is teeming with turkey, whitetail deer, small game, hogs, and duck potential, making it an ideal hunting retreat.
- **Managed Timber:** The property features recently thinned pines, enhancing both long-term timber value and wildlife habitat.
- **Endless Adventure:** With almost limitless trails, this property offers year-round recreational opportunities, from hunting to ATV riding.
- **Water Access:** Frontage along Cuquatonchee Creek provides a scenic backdrop and additional fishing potential.
- **Strategic Location:** Just a short drive from the restaurants and amenities of downtown West Point, you're also within 15 minutes of Old Waverly and Mossy Oak Golf Clubs. The property is 25 minutes from Starkville and Mississippi State University, 25 minutes from Columbus, and 45 minutes from Tupelo. It's only a five-minute drive from Highway 45 Alternate and a 15-minute drive to Highway 82, ensuring easy access to major routes. For air travel, it's a quick drive to McLaren Field Airport in West Point or the Golden Triangle Regional Airport.

About the Golden Triangle:

The Golden Triangle—comprising West Point, Starkville, and Columbus—is one of Mississippi's fastest-growing economic regions. A major boost to the local economy is the development of **Aluminum Dynamics**, a state-of-the-art aluminum mill currently under construction. The mill, part of Steel Dynamics, represents a substantial investment and is expected to create hundreds of high-paying jobs, further solidifying the region as a manufacturing hub.

In addition to the new mill, the area boasts a thriving industrial base driven by the Golden Triangle Industrial Park, home to companies like Steel Dynamics, PACCAR, and Yokohama Tire. The region's economy is supported by strategic investments in infrastructure, workforce training, and innovation. The presence of Mississippi State University also plays a key role, enhancing economic development with cutting-edge research and a steady supply of skilled graduates.

An Investment with Exceptional Potential:

With a recent timber valuation indicating millions of dollars in standing timber, this property is not just a recreational paradise but also a valuable investment. The land is bisected by just one county road, keeping the tract contiguous and easily accessible.

Whether you're seeking a prime hunting retreat, a valuable timber investment, or a versatile recreational property, this **2,060-acre tract** offers unmatched potential in a truly game-rich environment.

Fred Zepponi III, Broker

Licensed in MS, AL, and AR

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

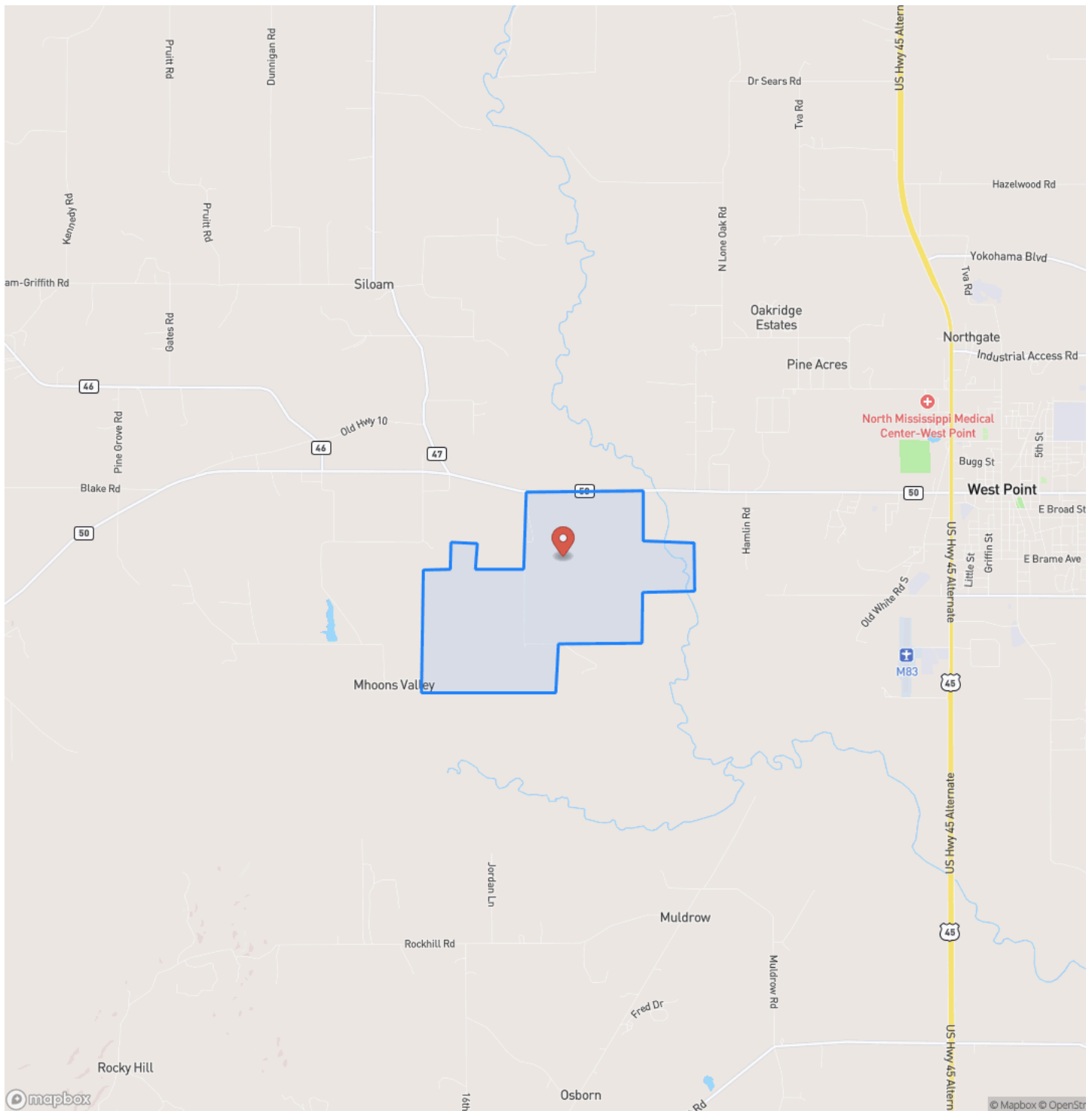
Email: fzepponi@mossyoakproperties.com



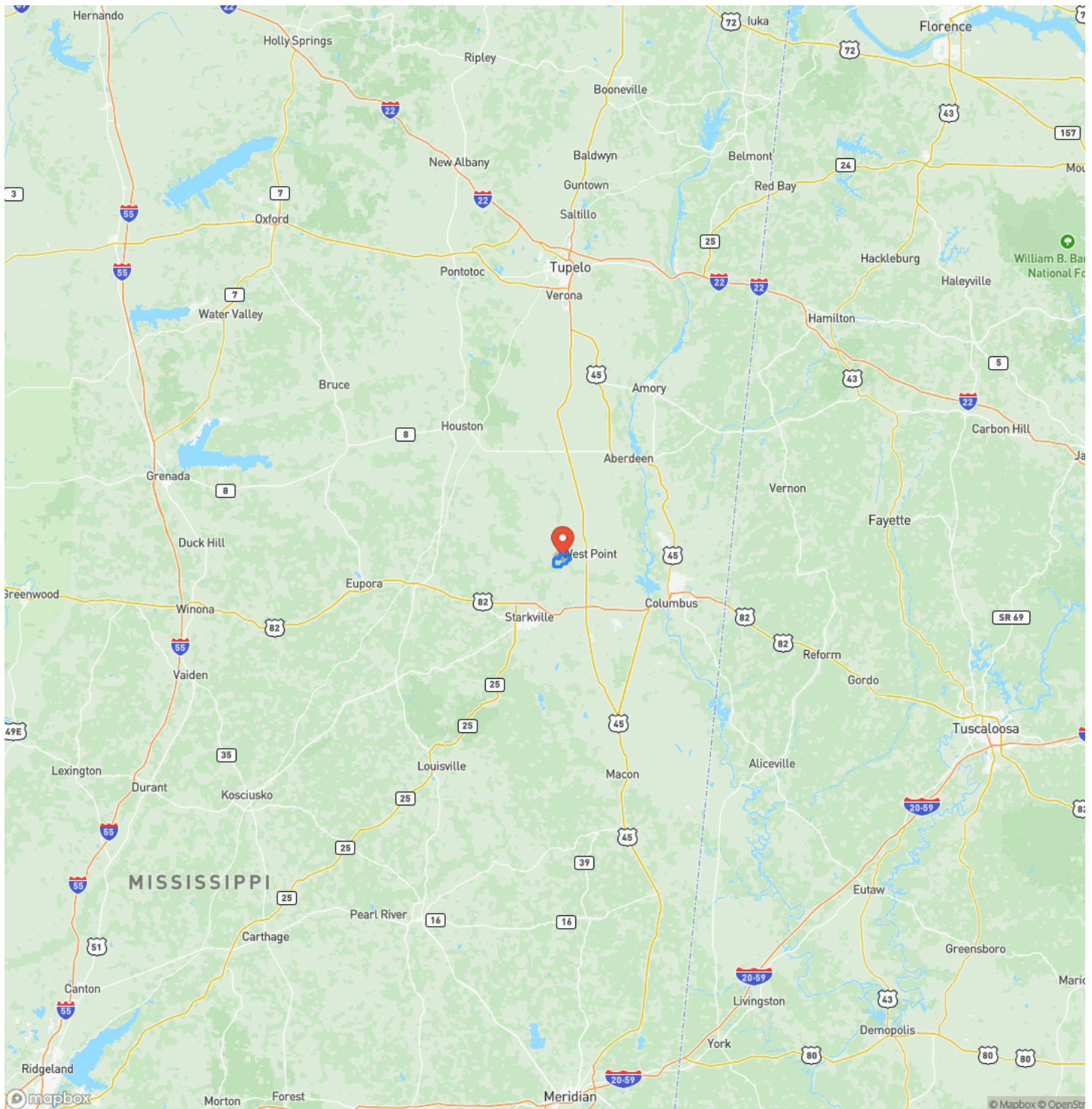
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West Point, MS / Clay County



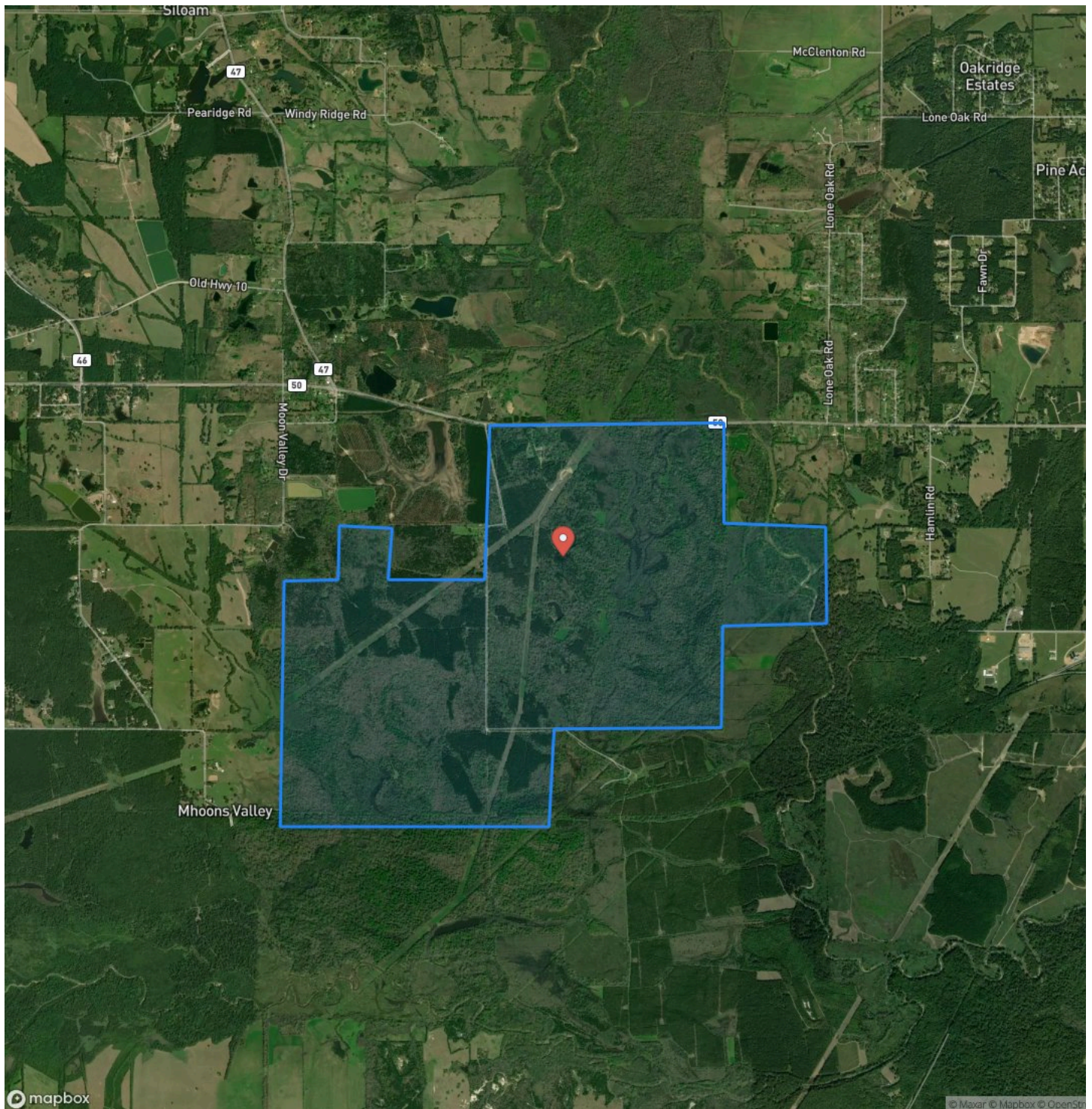
Locator Map



Locator Map



Satellite Map



2,060 Acre Recreational/Timber Tract West Point, MS / Clay County

LISTING REPRESENTATIVE

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City / State / Zip

NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced horizontal black lines across its entire width, providing space for writing. The background is white, and there are no margins, headers, footers, or other markings present.

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

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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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