

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

**\$378,750**  
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

\$378,750

#### Property Website

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



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### **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.

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### **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.
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### **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.

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**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](mailto:fzepponi@mossyoakproperties.com)



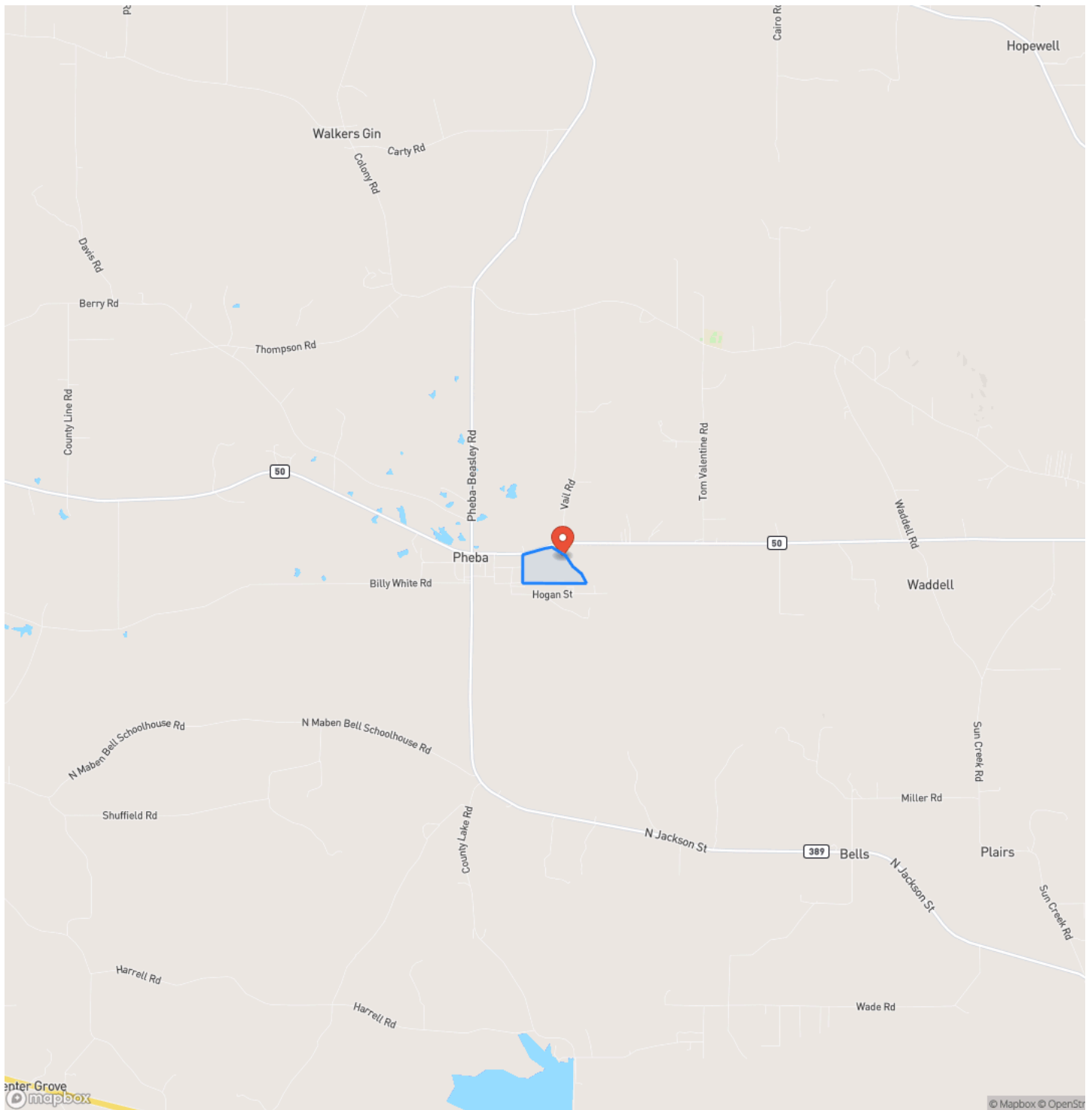


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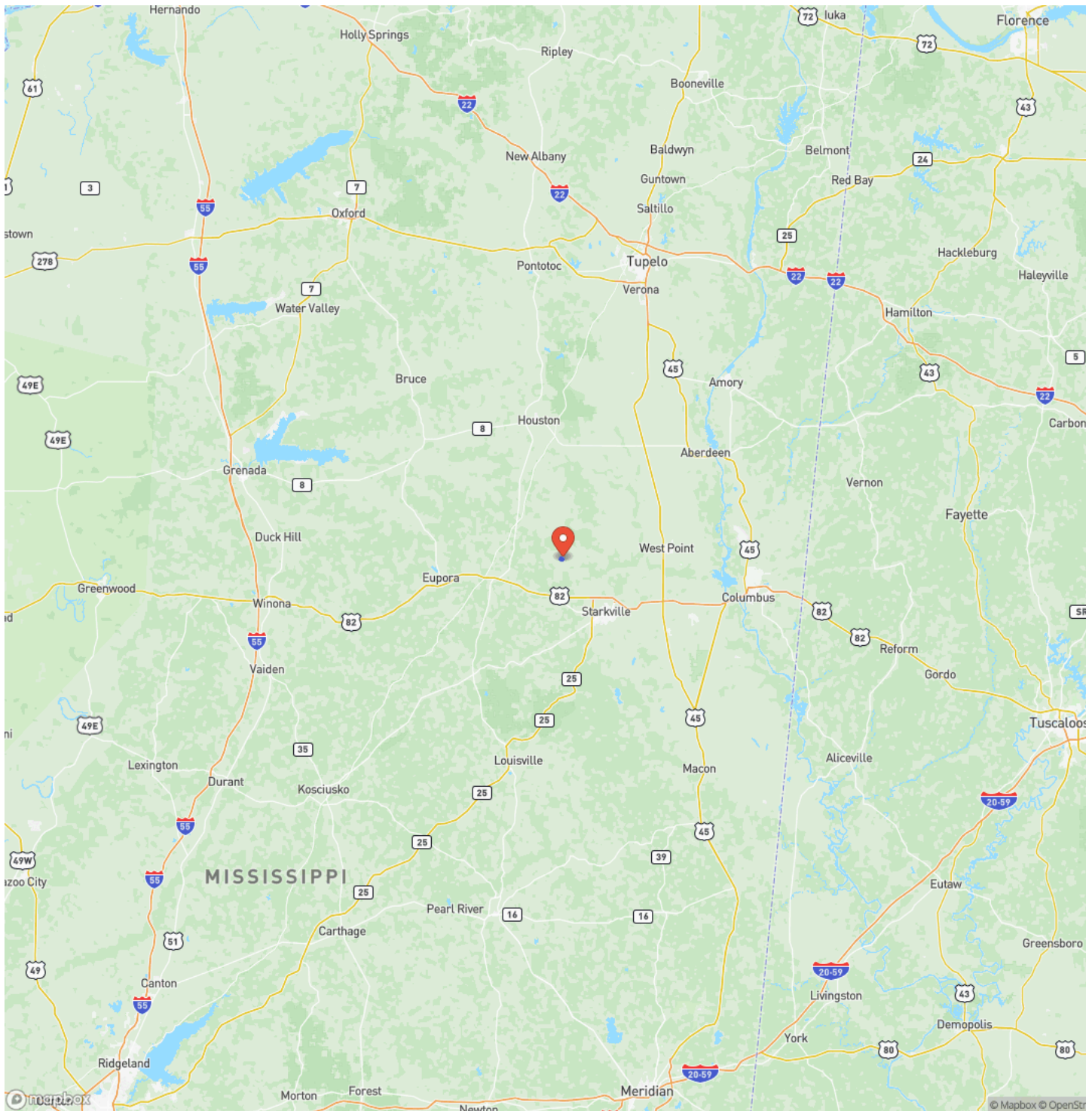


## Locator Map



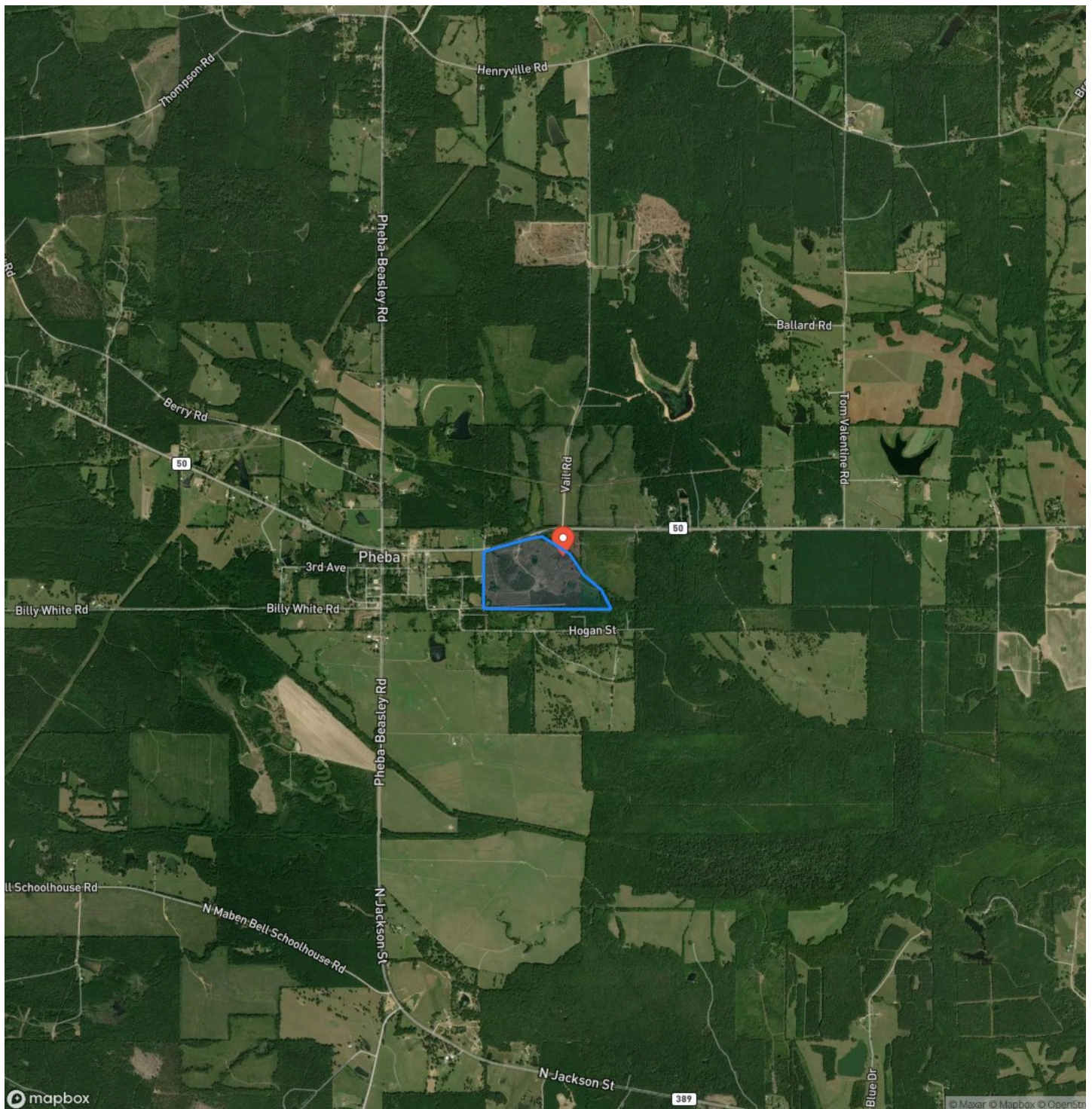


## Locator Map





## Satellite Map





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Pheba, MS / Clay County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Fred Zepponi III

## Mobile

(662) 318-1292

## Office

(662) 495-1121

## Email

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

**Address**

5795 Highway 45 ALT S.

## City / State / Zip

## NOTES

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**MORE INFO ONLINE:**  
**MossyOakProperties.com**



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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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**Mossy Oak Properties Bottomland Real Estate**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

[MossyOakProperties.com](http://MossyOakProperties.com)

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