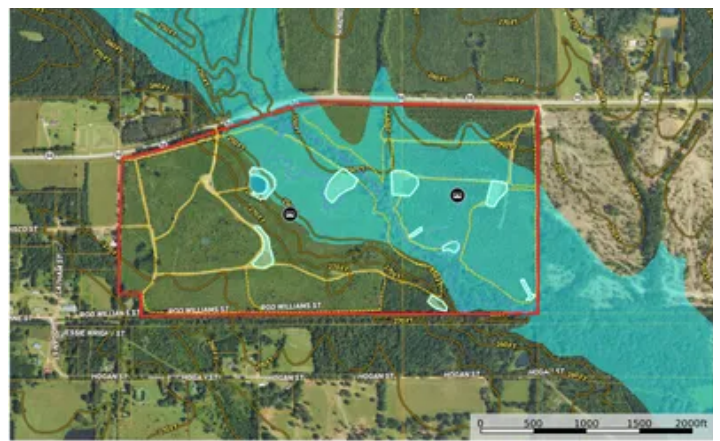


Clay County MS, -175 Acres+/- Double Cabin Creek  
Hunting & Timber Tract  
00 Highway 50  
Pheba, MS 39755

**\$481,250**  
175± Acres  
Clay County





Clay County MS, -175 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, Timberland, Undeveloped Land

Latitude / Longitude

33.584195 / -88.93412

Taxes (Annually)

250

Acreage

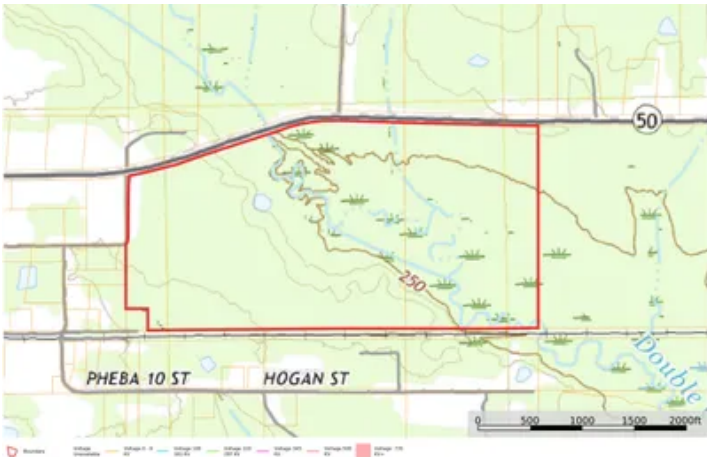
175

Price

\$481,250

Property Website

<https://www.mossyoakproperties.com/property/clay-county-ms-175-acres-double-cabin-creek-hunting-timber-tract-clay-mississippi/61673/>



3 ac

SOIL DESCRIPTION	ACRES	%
loam	74.82	44.28
andy loam, 2 to 5 percent slopes	52.89	31.3
silt loam, 0 to 2 percent slopes	41.25	24.41
	168.96(7)	100%

Her in the second decimal compared to the sum of each acre because we only show the acres of each soil with two decimal



## Clay County MS, -175 Acres+/- Double Cabin Creek Hunting & Timber Tract

### Pheba, MS / Clay County

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#### **PROPERTY DESCRIPTION**

##### **Clay County, MS 175 – Double Cabin Creek Hunting and Timber Tract**

Located just east of Pheba on Highway 50, this well-developed 175-acre recreational tract offers the perfect blend of hunting, timber investment, and development potential. Situated just 20 minutes from Starkville, home of Mississippi State University, and West Point, this property provides a prime location for outdoor enthusiasts seeking a convenient retreat.

##### **Key Features:**

- **Extensive Highway 50 Frontage:** The property offers significant frontage along Highway 50 with multiple ideal home sites. The potential for developing lots along the highway provides an excellent investment opportunity.
- **Prime Hunting Opportunities:** Enjoy outstanding whitetail deer and turkey hunting with established food plots and abundant wildlife.
- **Gently Rolling Topography:** The property features gently rolling terrain, making it easy to hunt and explore throughout the tract.
- **Diverse Habitats:** Located just north of Sun Creek Bottom, the property benefits from the surrounding pasturelands, croplands, and woodlands, which create a rich diversity of habitats and food sources that support high wildlife populations.
- **Well-Developed Infrastructure:** A well-maintained road system and perimeter fire lanes provide easy access and enable future timber and wildlife management burns.
- **Timber Investment:** The tract includes a mix of planted pines, natural regeneration hardwoods, and big hardwood SMZ (Streamside Management Zone) lining Double Cabin Creek, offering both immediate and long-term income potential.
- **Water and Wildlife:** Two ponds and good access to water ensure wildlife remains on the property year-round.
- **Central Wetland Area:** The central area along Double Cabin Creek is classified as wetlands and falls within the flood zone, adding unique ecological value and habitat diversity.
- **Utilities Available:** Community water and power are accessible, making future improvements straightforward.
- **Mineral Rights:** The seller will convey 50% of the mineral rights owned with the sale.

##### **Community and Economic Highlights:**

The Pheba Community is a great place to live, offering the peace and charm of country living with the convenience of good roads and easy access to surrounding communities with strong economies. The property's proximity to the Golden Triangle—comprising Starkville, West Point, and Columbus—provides significant economic advantages. This region is a growing hub for industry and education, home to Mississippi State University and major employers like Steel Dynamics, Inc., with its new Aluminum Dynamics mill, as well as the Yokohama Tire plant and Peco Foods in West Point. The Golden Triangle's robust infrastructure and diverse job market make this area an ideal location for those seeking a balance of rural living and economic opportunity.

Whether you're looking for a premier hunting property, a sound timber investment, or a property with development potential, the Double Cabin Creek tract has it all.

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)



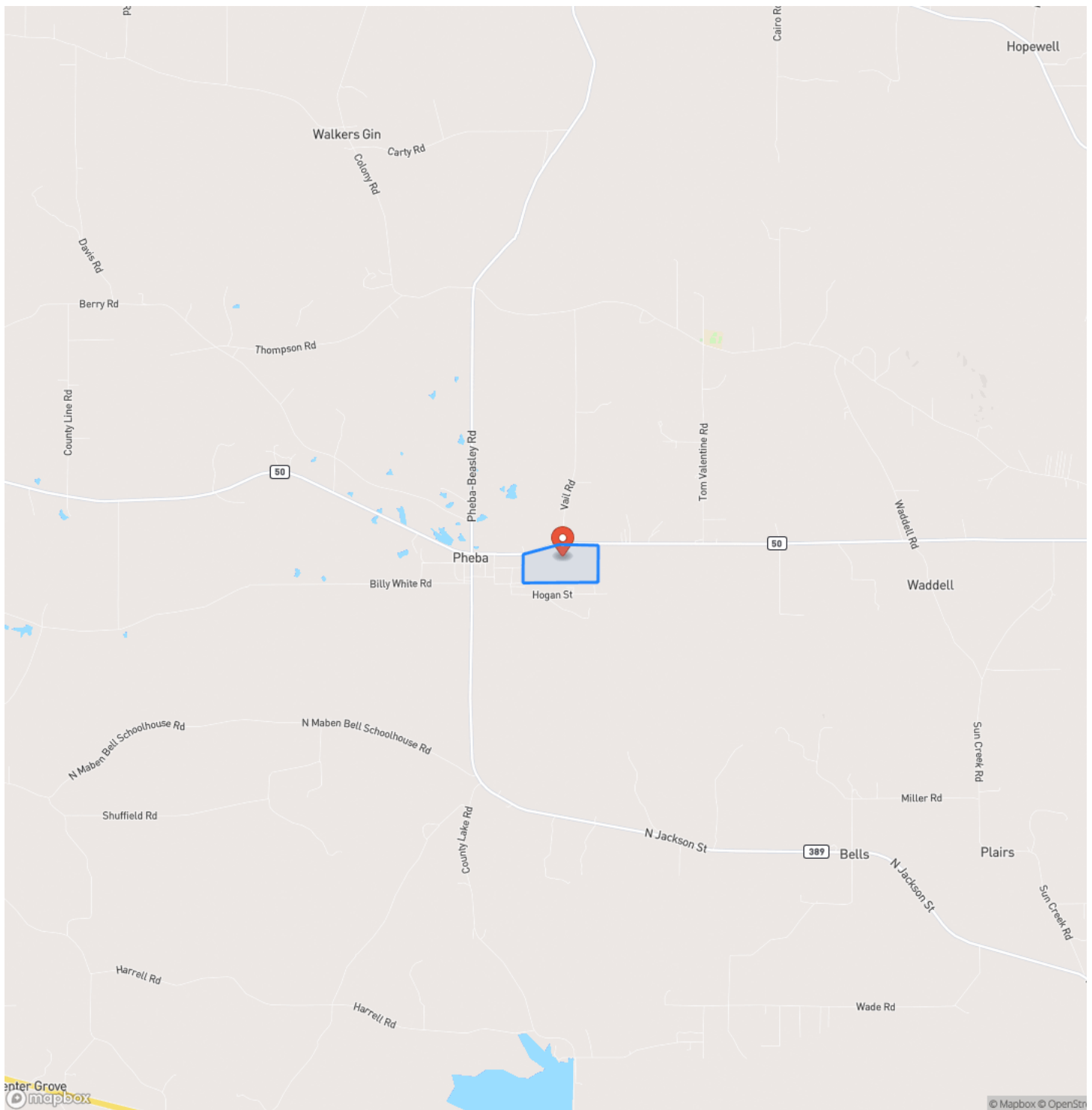


Clay County MS, -175 Acres+/- Double Cabin Creek Hunting & Timber Tract  
Pheba, MS / Clay County

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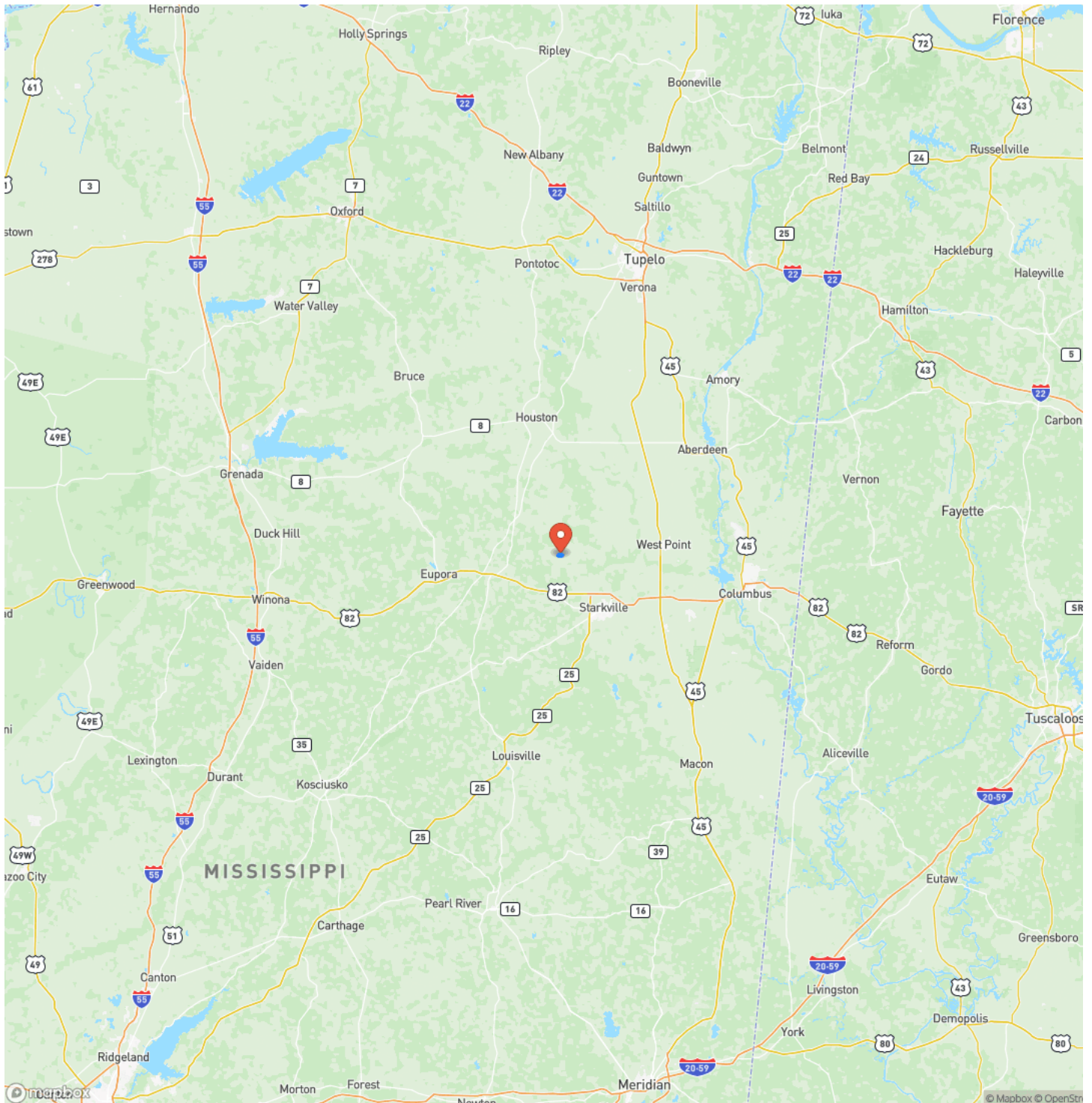


## Locator Map



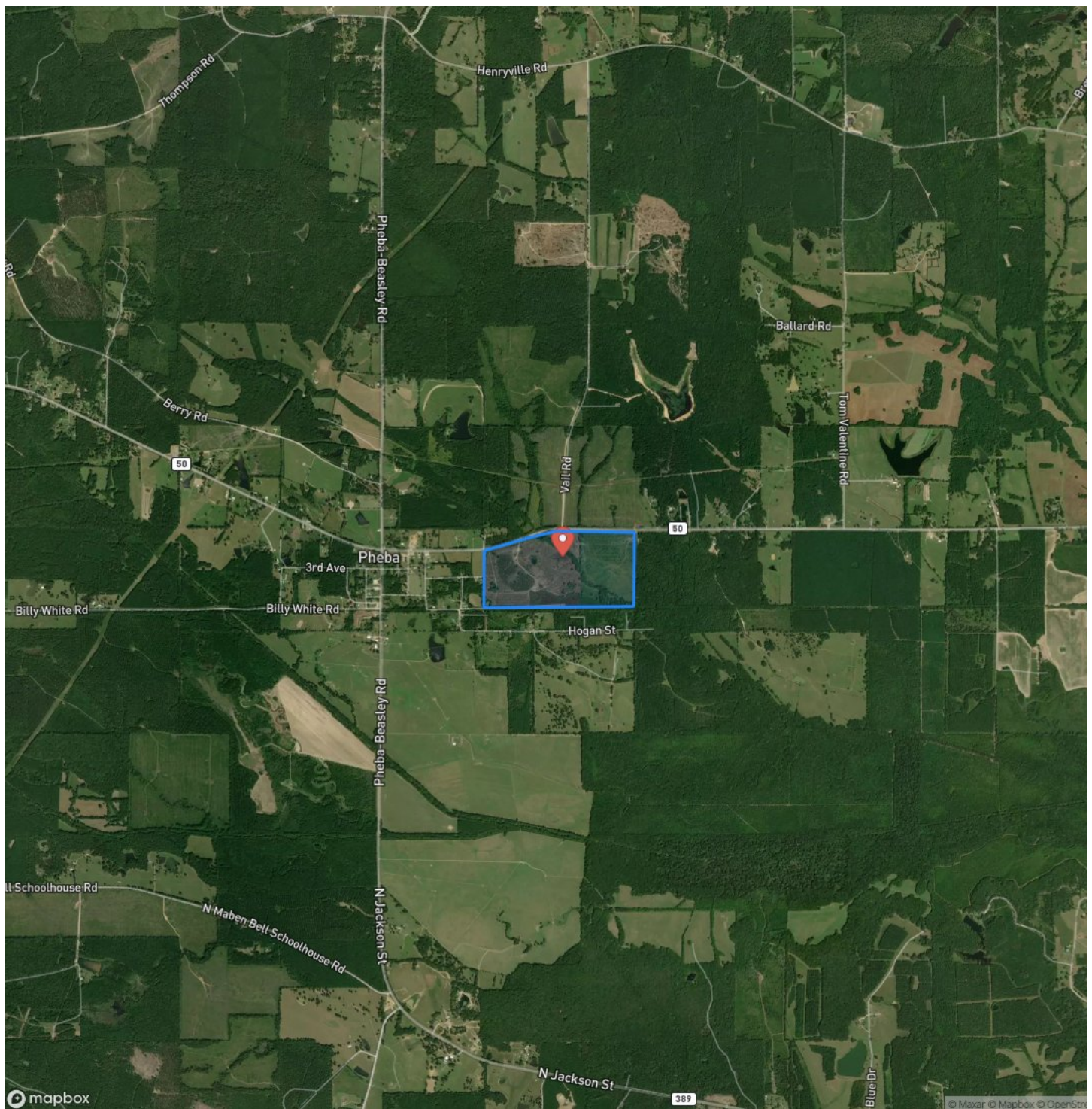


## Locator Map





## Satellite Map



**Clay County MS, -175 Acres+/- Double Cabin Creek Hunting & Timber Tract  
Pheba, MS / Clay County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

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**Address**

639 Commerce Street

## City / State / Zip

West Point, MS 39773

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



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## **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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**Mossy Oak Properties Bottomland Real Estate**

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