

Clay County, MS - 435 Acres - Tibbee Creek Timber Tract
00 Old Tibbee Road
West Point, MS 39773

\$1,479,000
435± Acres
Clay County



Clay County, MS - 435 Acres - Tibbee Creek Timber Tract West Point, MS / Clay County

SUMMARY

Address

00 Old Tibbee Road

City, State Zip

West Point, MS 39773

County

Clay County

Type

Hunting Land, Recreational Land, Riverfront, Timberland

Latitude / Longitude

33.559037 / -88.642248

Taxes (Annually)

2000

Acreage

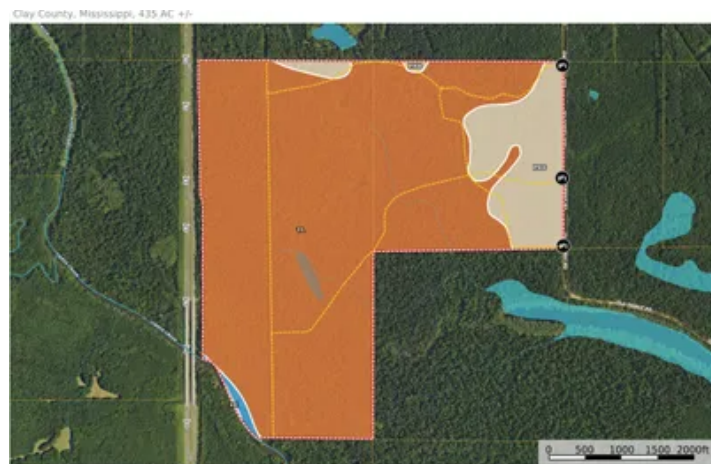
435

Price

\$1,479,000

Property Website

<https://www.mossyOakproperties.com/property/clay-county-ms-435-acres-tibbee-creek-timber-tract-clay-mississippi/62376/>



Boundary 428.65 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CP	INCP	CAP
TL	Tusculumbia-Leeper association, frequently flooded	366.43	85.48	0	43	4w
PtB	Prentiss sandy loam, 2 to 5 percent slopes	59.33	13.84	0	51	2w
W	Water	2.62	0.61	0	-	-
La	Leeper silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.27	0.06	0	61	2w
TOTALS		428.65(*)	100%	-	43.86	3.72

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



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PROPERTY DESCRIPTION

Clay County - 435 Acres on Tibbee Creek: Premier Timber & Hunting Tract in the Golden Triangle

This incredible 435-acre property offers a rare opportunity to own a vast timber and hunting tract in the heart of Mississippi's renowned Golden Triangle. Nestled along Tibbee Creek just south of West Point, this prime location boasts extensive road frontage on both Highway 45 and Old Tibbee Road, providing easy access to Columbus, Starkville, and West Point.

The property is located almost entirely within a flood zone, with significant areas classified as wetlands, adding to the richness of the natural habitat. These wetlands and floodplains provide excellent ecosystems for wildlife, making this tract ideal for hunting and conservation-minded buyers.

Known for its abundant wildlife, this property offers exceptional hunting opportunities, including whitetail deer, turkey, hogs, and small game. The diverse timber stand includes varying age ranges of hardwoods, along with approximately 60 acres of plantation pine, enhancing both the wildlife habitat and potential timber revenue.

The property's strategic location offers access to the thriving Golden Triangle region, which is experiencing significant economic growth. The nearby cities of West Point, Columbus, and Starkville benefit from Mississippi State University and a booming industrial base, including the development of the new Aluminum Dynamics aluminum mill. This expansion complements existing major employers like Steel Dynamics, PACCAR, and Yokohama Tire, further boosting the area's economic outlook.

Property Highlights:

- **435 acres** in the heart of Mississippi's Golden Triangle
- Located along **Tibbee Creek**, just south of West Point
- **Extensive road frontage** on Highway 45 and Old Tibbee Road
- **Prime hunting opportunities** for whitetail deer, turkey, hogs, and small game
- **Diverse timber stand** with varying age ranges of hardwoods
- **Approximately 60 acres** of plantation pine
- **Wetlands and flood zone** provide rich ecosystems for wildlife
- **Easy access** to West Point, Columbus, and Starkville
- **Thriving economic region** with nearby developments like the Aluminum Dynamics mill and other major employers

Whether you're looking to develop a long-term timber investment, create a personal hunting retreat, or capitalize on the region's economic growth, this tract is a must-see. Don't miss out on this unparalleled opportunity in one of Mississippi's fastest-growing areas.

For more information or to schedule a private tour, contact us today!

Fred Zepponi III, Broker

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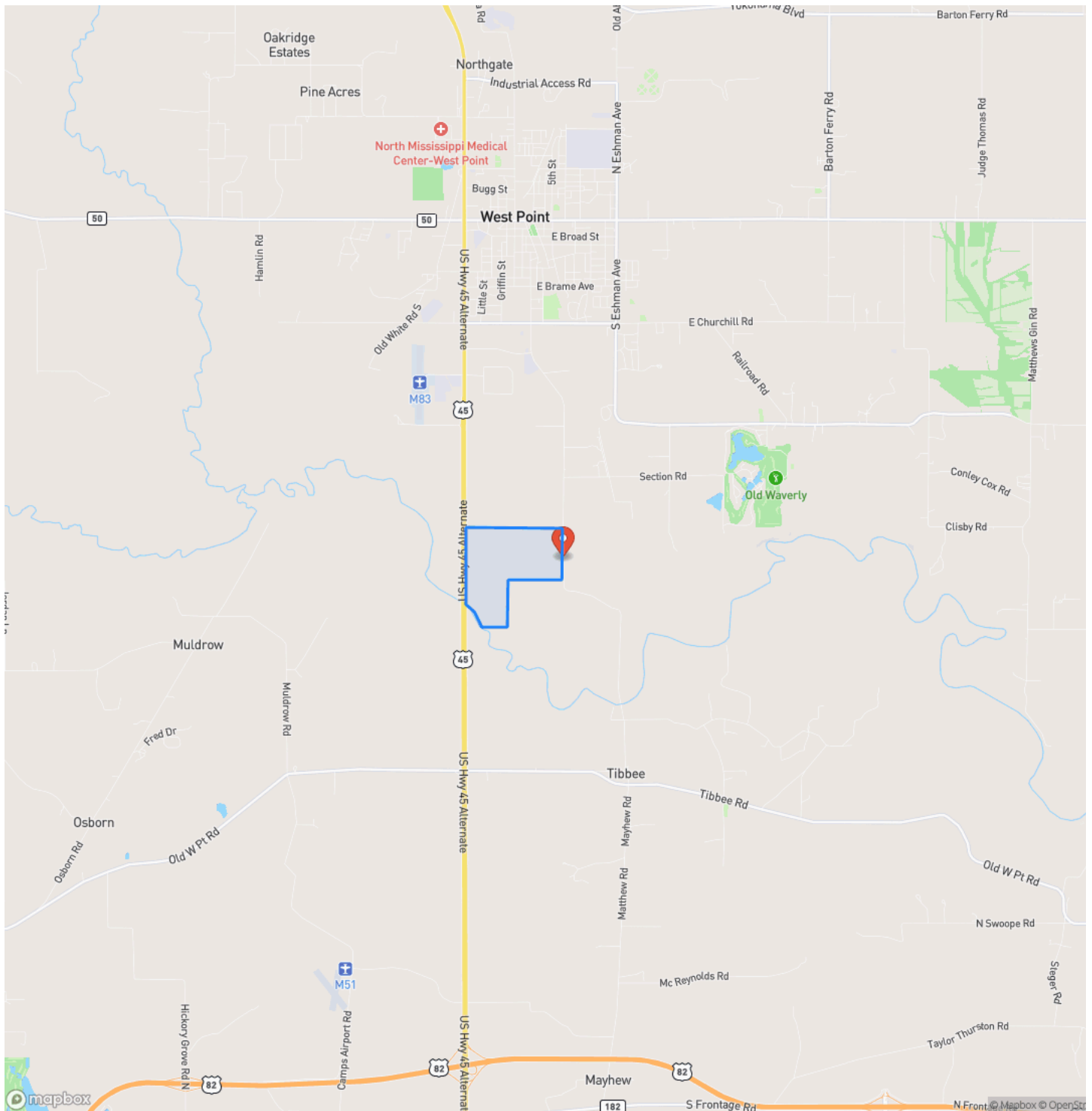
fred@mossyoakproperties.com



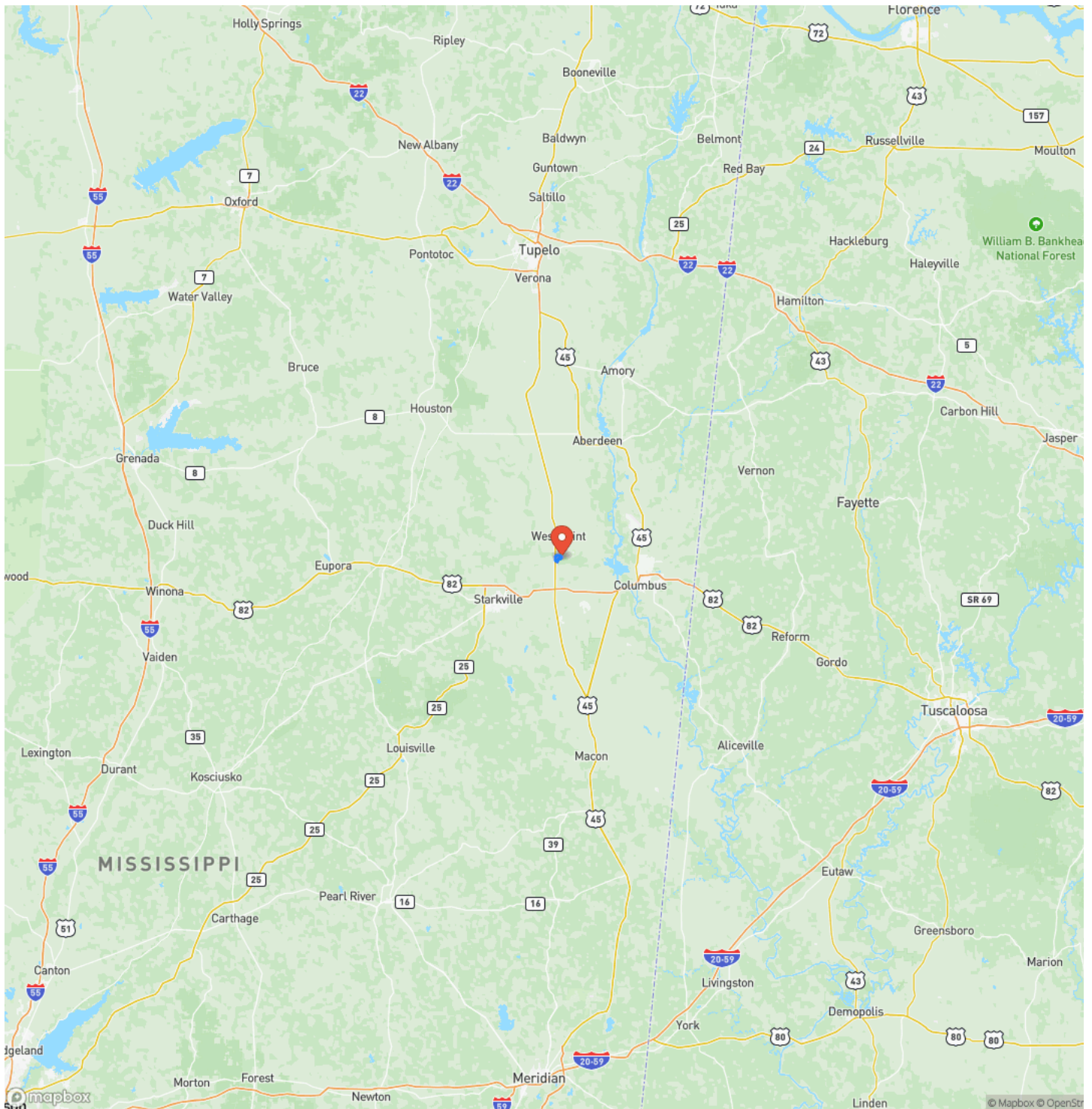
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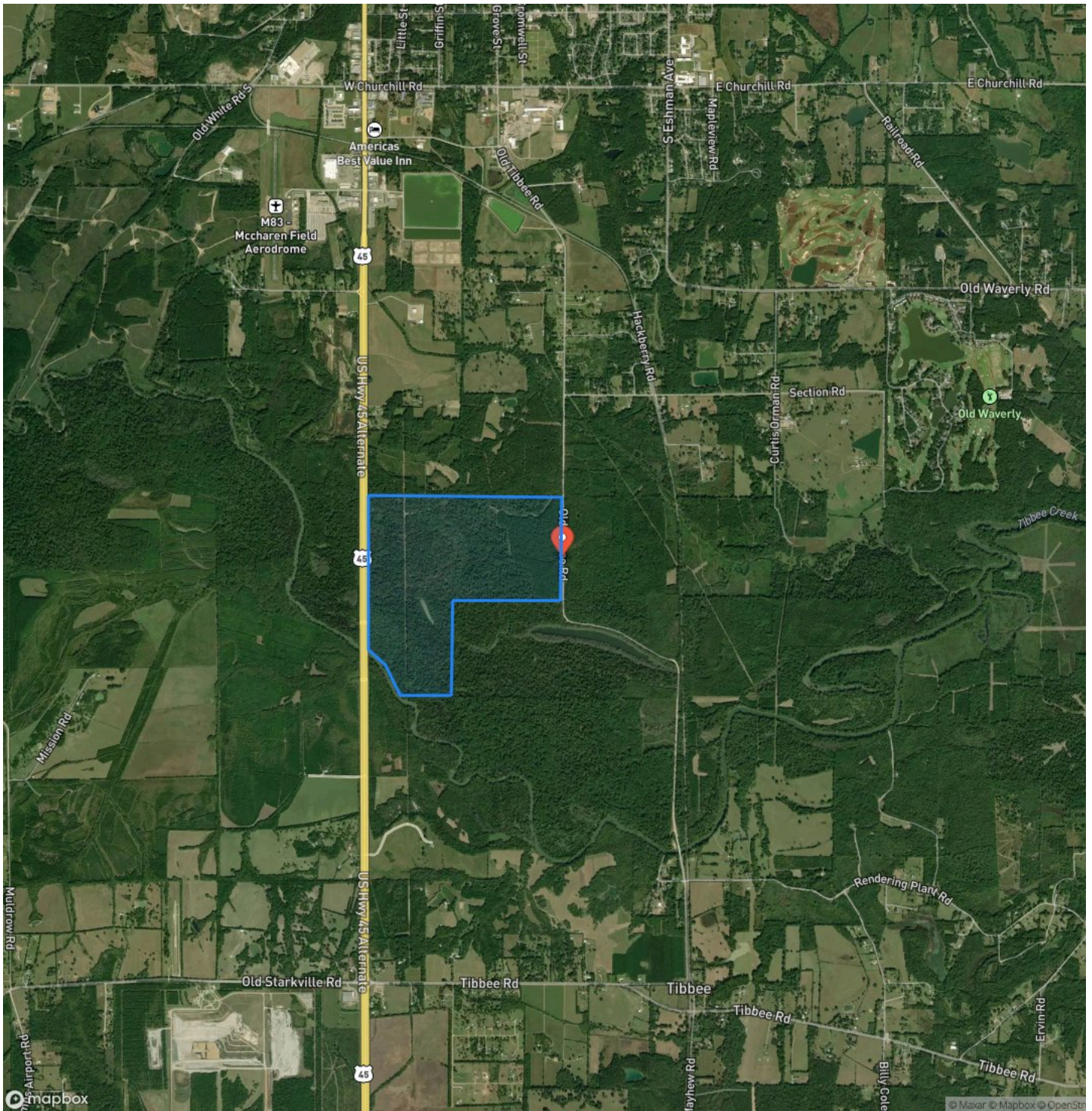
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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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.



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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West Point, MS 39773

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