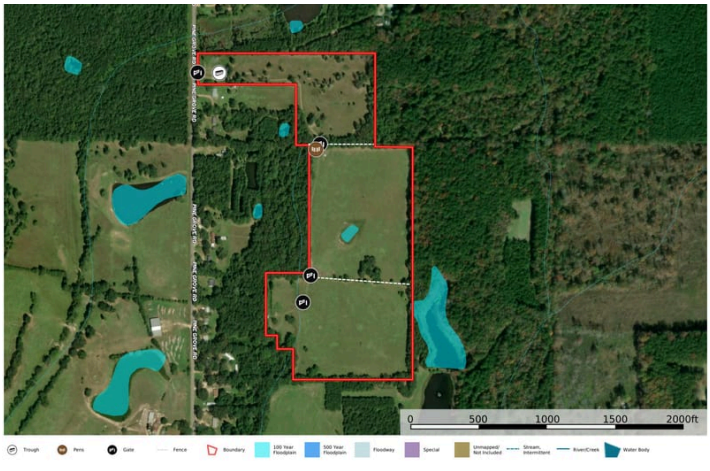
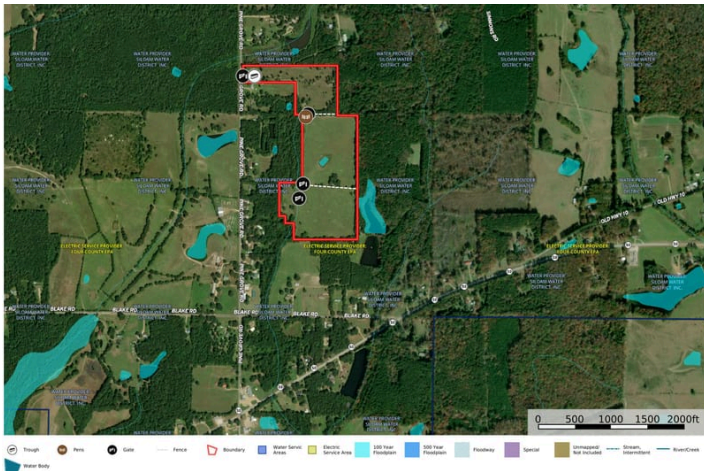
Pine Grove Road 45.5 Acres – Unrestricted Pasture with Paved Frontage, Utilities and Pond at Cedar Bluff, Clay County, MS

00 Pine Grove Road
Cedar Bluff, MS 39741

$225,000
45.5± Acres
Clay County







MOSSY OAK PROPERTIES
Bottomland Real Estate
America's Land Specialist

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Pine Grove Road 45.5 Acres – Unrestricted Pasture with Paved Frontage, Utilities and Pond at Cedar Bluff, Clay County, MS
Cedar Bluff, MS / Clay County

SUMMARY

Address
00 Pine Grove Road

City, State Zip
Cedar Bluff, MS 39741

County
Clay County

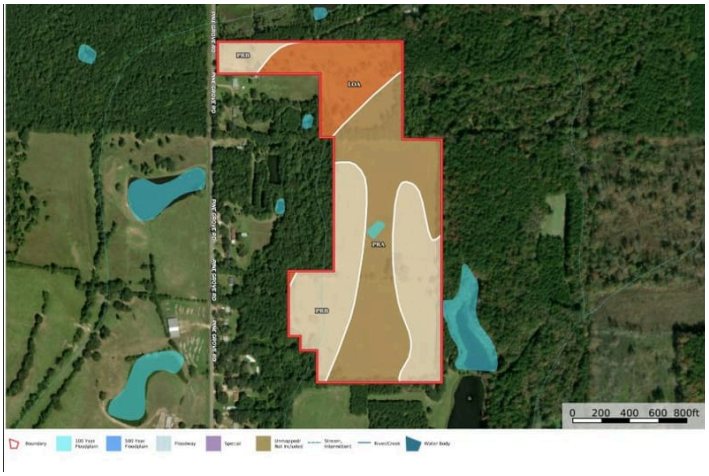
Type
Farms, Horse Property, Ranches, Recreational Land

Latitude / Longitude
33.616216 / -88.801215

Acreage
45.5

Price
$225,000

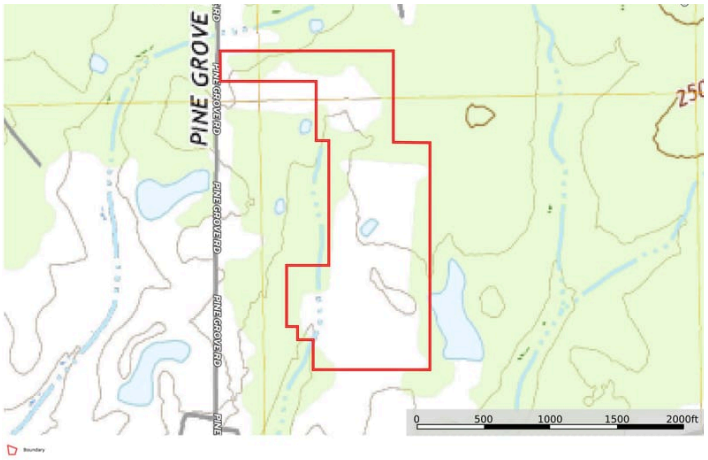
Property Website
www.mossyoakproperties.com



PrA	Prentiss sandy loam, 0 to 2 percent slopes	18.17	40.3	0	52	2w
LoA	Longview silt loam, 0 to 2 percent slopes	7.67	17.01	0	84	2w
TOTALS		45.09(*)	100%	-	57.02	2.0

(*) 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.





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Pine Grove Road 45.5 Acres – Unrestricted Pasture with Paved Frontage, Utilities and Pond at Cedar Bluff, Clay County, MS
Cedar Bluff, MS / Clay County

PROPERTY DESCRIPTION

45.5 +/- Acres of Unrestricted Pasture, Barn and Pond with Paved Road Frontage, Water, Power and Fiber at the Road - Cedar Bluff, Clay County, Mississippi

Quick facts

- Acreage: 45.5 +/- acres
- Location: Cedar Bluff, Clay County, Mississippi 39741
- Price: $225,000 ($4,945 per acre)
- Property type: Farms, Horse Property, Ranches, Recreational Land
- Road access: County Road (asphalt surface)
- Land cover: Grassed, Partially Wooded
- Water: Pond
- Wildlife: Dove, Small Game, Turkey, Whitetail Deer
- Improvements: Barn, Pond, Fencing
- Utilities: Electricity Available, Water Available
- Current use: Agricultural, Cattle, Farm, Grazing, Horses, Livestock, Pasture
- Possible uses: Agricultural, Cattle, Commercial, Development, Farm, Grazing, Horses, Hunting, Livestock, Manufactured Home, Pasture, Recreational, Residential, Row Crops
- Rights conveyed: Mineral
- Utilities: Siloam Water District, 4-County Electric, Fast Net Fiber along Pine Grove Road
- Restrictions: none; no zoning
- Listing agent: Fred Zepponi III, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

This 45.5 acre tract on Pine Grove Road near West Point offers a combination that has become difficult to find in Clay County: established pasture, paved road frontage, utilities in place at the road, and no zoning or restrictions. The property is well suited as a homesite, a small cattle or horse operation, row crop or hay ground, or a combination of all three.

Location and Access

The tract fronts Pine Grove Road, a paved county road minutes from MS Highway 50 and Old Highway 10 in the Cedarbluff community. West Point is approximately 12 miles away, with Starkville and Mississippi State University about 30 minutes, Columbus 40 minutes, and Golden Triangle Regional Airport a half hour - convenient to the region's employers, schools, and services while remaining quiet, rural land.

Utilities and Homesite Potential

Siloam Water District water, 4-County Electric Power Association service, and Fast Net Fiber high-speed internet are available along Pine Grove Road. The interior of the tract lies outside the mapped floodplain, and the gently rolling terrain offers multiple potential building sites With no zoning or restrictions, the property accommodates conventional construction, barndominiums, or manufactured housing.

Soils, Pasture and Improvements

The land consists primarily of improved pasture in Prentiss and Longview loam soils - Class 2 soils on near-flat topography that have long supported productive grazing and hay ground in this area and offer genuine cropland potential for a buyer looking to put ground into production. The property is perimeter- and cross-fenced with well-maintained five-strand barbed wire and includes working pens, gates, and a trough - infrastructure that allows a buyer to stock cattle or horses immediately. A pond serves the middle pasture, and an intermittent creek runs the wooded western edge.

Recreation

Whitetail deer, turkey, doves, and small game frequent the pasture edges and surrounding timber, providing quality hunting on and around the property.

Property Details

- 45.5 acres, Clay County, Mississippi (Cedarbluff 39741, West Point area)
- No zoning or restrictions
- Paved frontage on Pine Grove Road; minutes to MS Hwy 50 and Old Hwy 10
- Water, electric, and fiber internet available at the road
- Improved pasture; five-strand barbed wire perimeter and cross-fencing
- Class 2 soils and near-flat topography - cropland and hay potential
- Working pens, gates, and trough
- Pond and intermittent creek
- Prentiss and Longview loam soils
- Hunting: whitetail deer, turkey, doves, small game
- West Point ~12 mi | Starkville/MSU ~30 min | Columbus ~40 min | GTR Airport ~30 min
- Section 8, Township 17, Range 5E | Parcel 078 08 0460000

Frequently Asked Questions

Is this property zoned or restricted? No. The tract carries no zoning and no restrictions, permitting homes, barndominiums, manufactured housing, livestock, row crops, and hunting.

What utilities are available? Siloam Water District water, 4-County EPA electric, and Fast Net Fiber internet are available at Pine Grove Road.

Is the property in a flood zone? The interior of the tract lies outside the mapped floodplain.

Is the property fenced for livestock? Yes. Five-strand barbed wire perimeter and cross-fencing in good condition, with working pens and a trough.

Is the land suitable for crops? The tract's Class 2 Prentiss and Longview loam soils and near-flat topography make it a candidate for row crops or hay in addition to its current use as pasture.

How far is the property from West Point and Starkville? Approximately 12 miles to West Point and 30 minutes to Starkville and Mississippi State University.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Fred Zepponi III with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

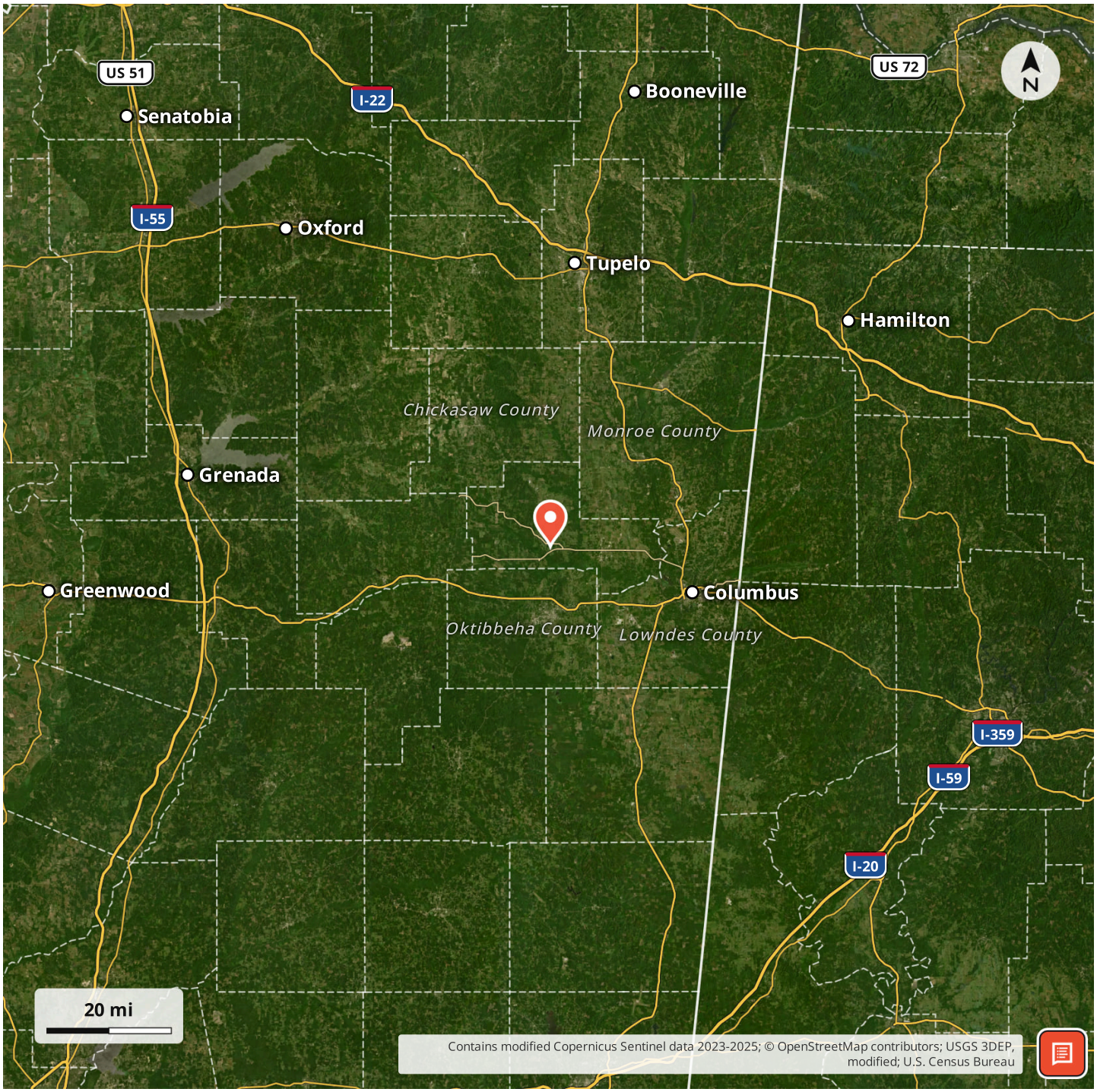
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.







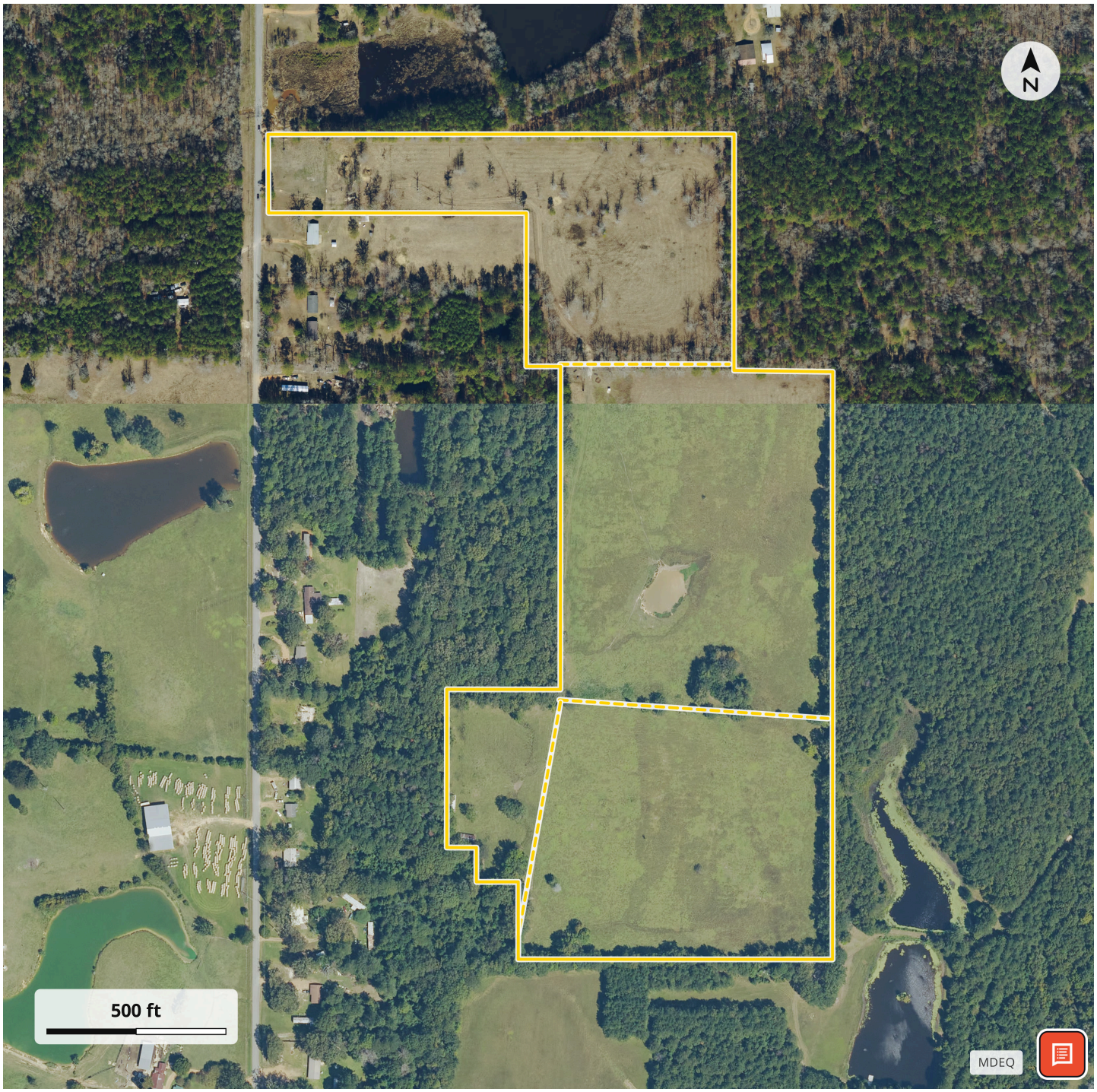

Regional Map



Locator Map


Deans Rd
State Hwy 47
Gin House Rd
Kennedy Rd
State Hwy 46
State Hwy 50
N
2 mi
MDEQ; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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West Point, MS 39773

NOTES

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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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