

**4.24 ACRE COMMERCIAL TRACT Lot 14**  
hwy 45 alt north  
West Point, MS 39773

**\$369,000**  
4.24± Acres  
Clay County



## 4.24 ACRE COMMERCIAL TRACT Lot 14

### West Point, MS / Clay County

#### SUMMARY

##### Address

hwy 45 alt north

##### City, State Zip

West Point, MS 39773

##### County

Clay County

##### Type

Undeveloped Land

##### Latitude / Longitude

33.630972 / -88.659409

##### Acreage

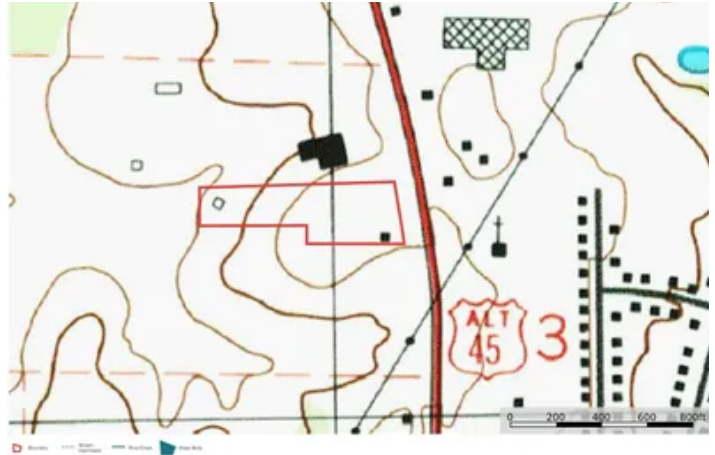
4.24

##### Price

\$369,000

##### Property Website

<https://www.mossoakproperties.com/property/4-24-acre-commercial-tract-lot-14-clay-mississippi/41500/>



| SOILS | ACRES | TOTAL |
|-------|-------|-------|
| 1     | 0.00  | 0.00  |
| 2     | 0.00  | 0.00  |
| 3     | 0.00  | 0.00  |
| 4     | 0.00  | 0.00  |
| 5     | 0.00  | 0.00  |
| 6     | 0.00  | 0.00  |
| 7     | 0.00  | 0.00  |
| 8     | 0.00  | 0.00  |
| TOTAL | 4.24  | 4.24  |

(\*) 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

|              | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--------------|---|---|---|---|---|---|---|---|
| 'Wild Life'  | * | * | * | * | * | * | * | * |
| Forestry     | * | * | * | * | * | * | * | * |
| Limited      | * | * | * | * | * | * | * | * |
| Moderate     | * | * | * | * | * | * | * | * |
| Intense      | * | * | * | * | * | * | * | * |
| Limited      | * | * | * | * | * | * | * | * |
| Moderate     | * | * | * | * | * | * | * | * |
| Intense      | * | * | * | * | * | * | * | * |
| Very Intense | * | * | * | * | * | * | * | * |

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**PROPERTY DESCRIPTION**

QUALITY COMMERCIAL TRACT ON HWY 45 ALT NORTH WEST POINT, MS. THHIS PARCEL HAS 275 FT OF HWY 45 FRONTAGE!! Lot 14

Sonny Jameson

Licensed in MS

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

Cell: [662-295-0247](tel:662-295-0247)

Email: [sjameson@mossyoakproperties.com](mailto:sjameson@mossyoakproperties.com)

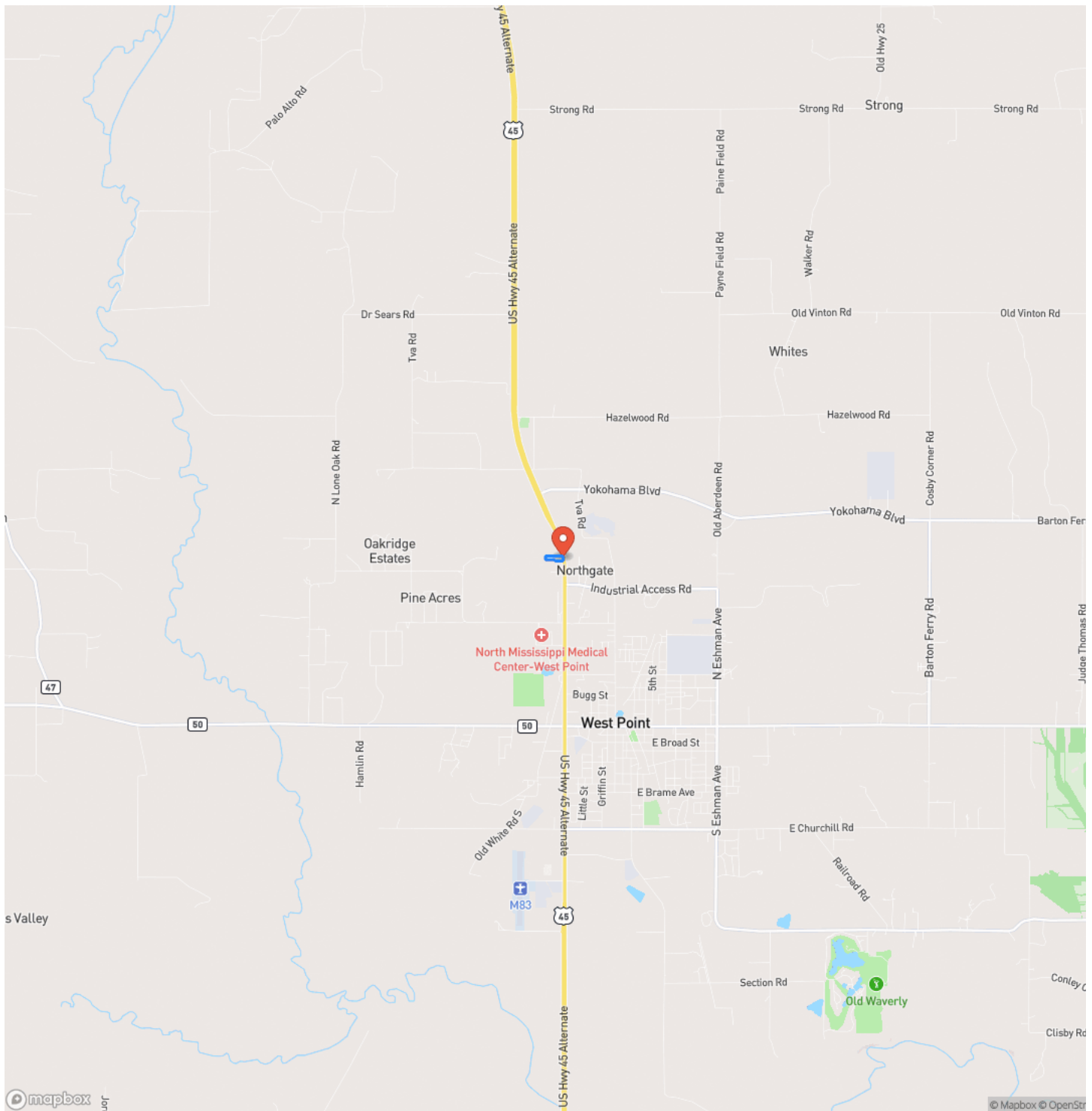


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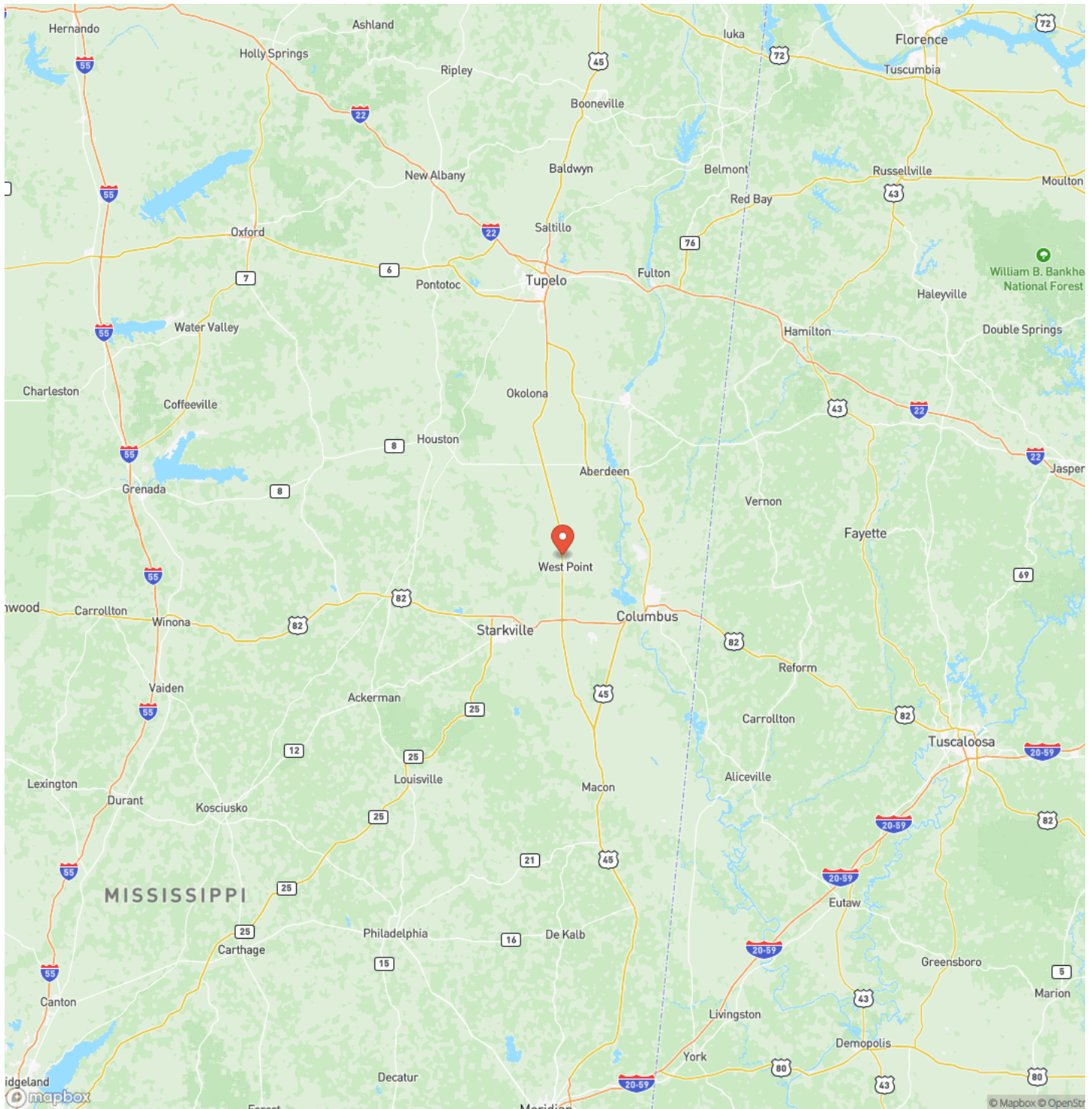
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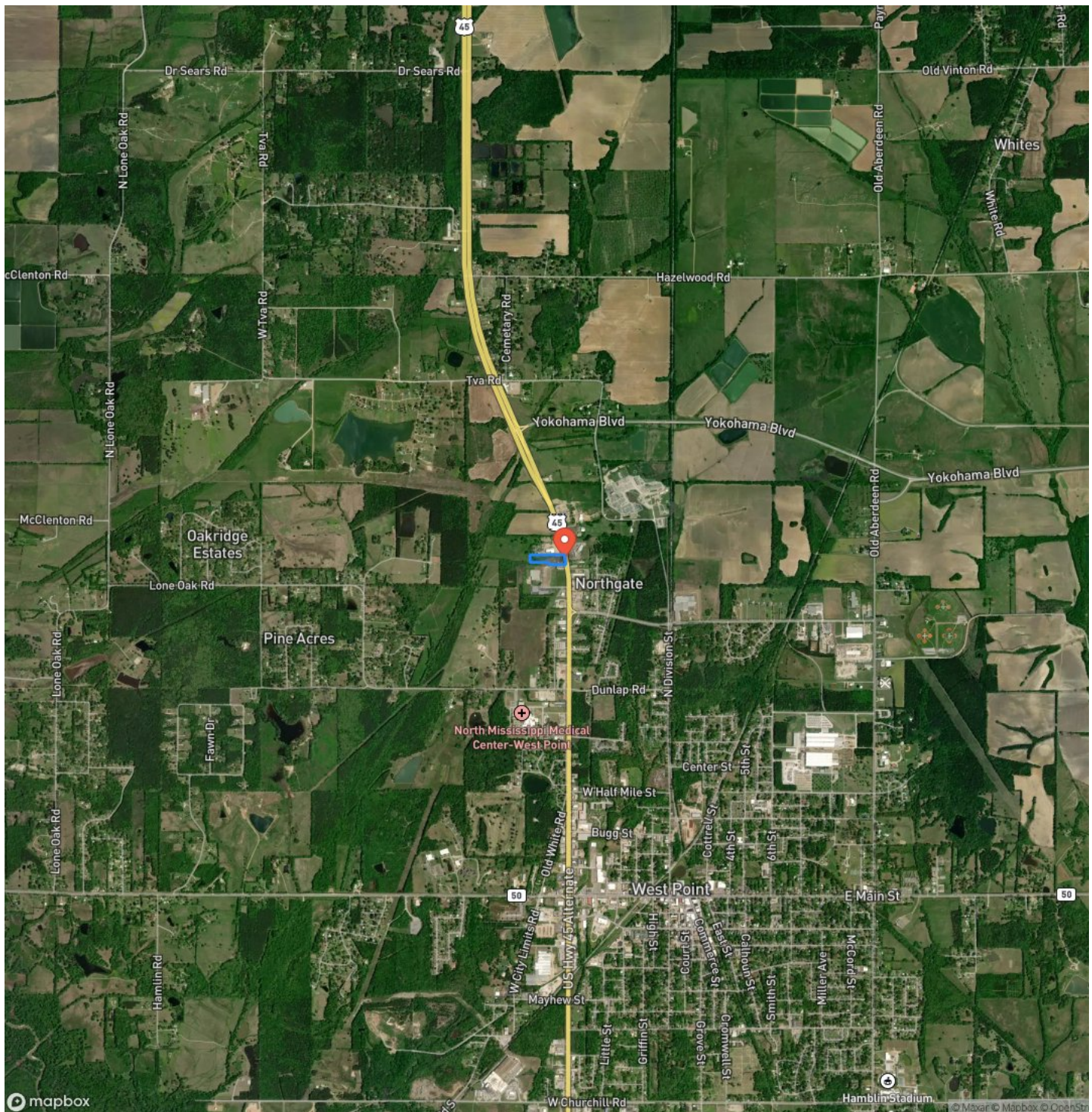
## Locator Map



## Locator Map



## Satellite Map



#### 4.24 ACRE COMMERCIAL TRACT Lot 14 West Point, MS / Clay County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Sonny Jameson

## Mobile

(662) 295-0247

## Office

(662) 495-1121

## Email

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

### Address

5795 Highway 45 ALT S.

## City / State / Zip

West Point, MS 39773

## NOTES



## 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.



**<https://www.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.

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**Mossy Oak Properties Bottomland Real Estate**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

<https://www.mossyOakproperties.com/>

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