3986 E Church Hill Road – 4-Bedroom Home on 7 Acres with Shops, Dog Kennels and Guest Building inside West Point, MS

3986 E Church Hill Rd
West Point, MS 39773

$320,000
7± Acres
Clay County







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West Point, MS / Clay County

SUMMARY

Address
3986 E Church Hill Rd

City, State Zip
West Point, MS 39773

County
Clay County

Type
Residential Property, Single Family

Latitude / Longitude
33.591718 / -88.620218

Dwelling Square Feet
2,100

Bedrooms / Bathrooms
4 / 3

Acreage
7

Price
$320,000

Property Website
www.mossyoakproperties.com







3986 E Church Hill Road – 4-Bedroom Home on 7 Acres with Shops, Dog Kennels and Guest Building inside West Point, MS
West Point, MS / Clay County

PROPERTY DESCRIPTION

4-Bedroom, 3-Bath Home on 7 +/- Acres with a 625 sq. ft. Recreational Building, Two Shops, Heated Dog Kennels and Open Shed Space, inside the West Point City Limits - Clay County, Mississippi

Quick facts

- Acreage: 7 +/- acres
- Location: West Point, Clay County, Mississippi 39773
- Price: $325,000
- Property type: Residential Property, Single Family
- Road access: City Street (paved surface)
- Improvements: Workshop, Kennel/Dog Run, Shed, Guest House, Other
- Utilities: Electricity Connected, Water Connected, Sewer Connected
- Current use: Residential
- Possible uses: Residential, Single Family, Horses
- Home: about 2,100 sq. ft., 4 bedrooms, 3 full baths, built 1959
- Outbuildings: 625 sq. ft. recreational building with kitchen; 960 sq. ft. shop with bath, laundry and two heated and cooled kennels; 880 sq. ft. shop; 1,184 sq. ft. open shed
- MLS #: 25-2548
- Listing agent: Sonny Jameson, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

3986 E Church Hill Road, West Point, Mississippi is a unique and highly versatile property offering space, privacy, and functionality on a beautiful 7-acre tract located within the city limits of West Point. The main residence is a 2,100 square-foot home built in 1959, featuring four bedrooms and three full bathrooms, providing comfortable living with flexible space for family or guests. Complementing the home is a 625 square-foot detached recreational building complete with a kitchen, half bath, and a covered deck with grilling porch overlooking the scenic acreage-ideal for entertaining, game-day gatherings, or relaxing outdoors.

For those needing workspace or specialty facilities, the property is exceptionally well improved. A 960 square-foot shop includes a full bathroom, laundry room, and two heated and cooled dog kennels with direct access to a fenced outdoor area featuring a covered dog pool, making it ideal for sporting dogs or pet enthusiasts. An additional 880 square-foot shop offers excellent space for a workshop, hobby area, or professional workspace. There is also 1,184 square feet of open shed space with gravel floors, well suited for equipment storage, vehicle storage, or a car collection.

Despite its private feel, this property is conveniently located within the city limits of West Point, close to shopping, dining, and local amenities, and just two miles from Old Waverly Golf Club. This rare combination of acreage, multiple improvements, and in-town convenience makes this property suitable as a primary residence, recreational retreat, or multi-use estate with room to grow.

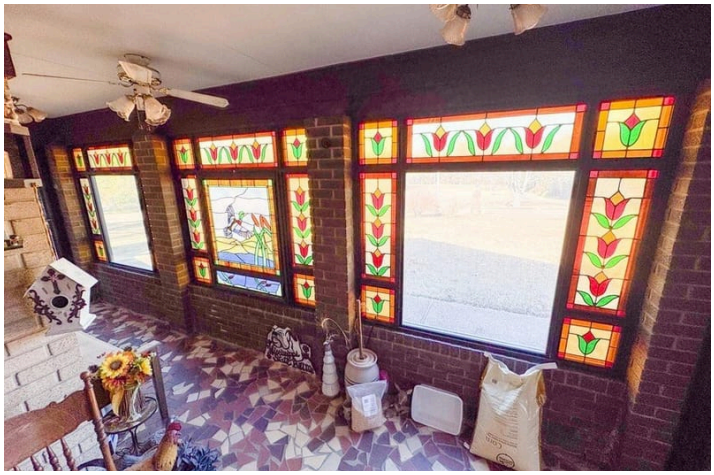
Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Sonny Jameson 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.





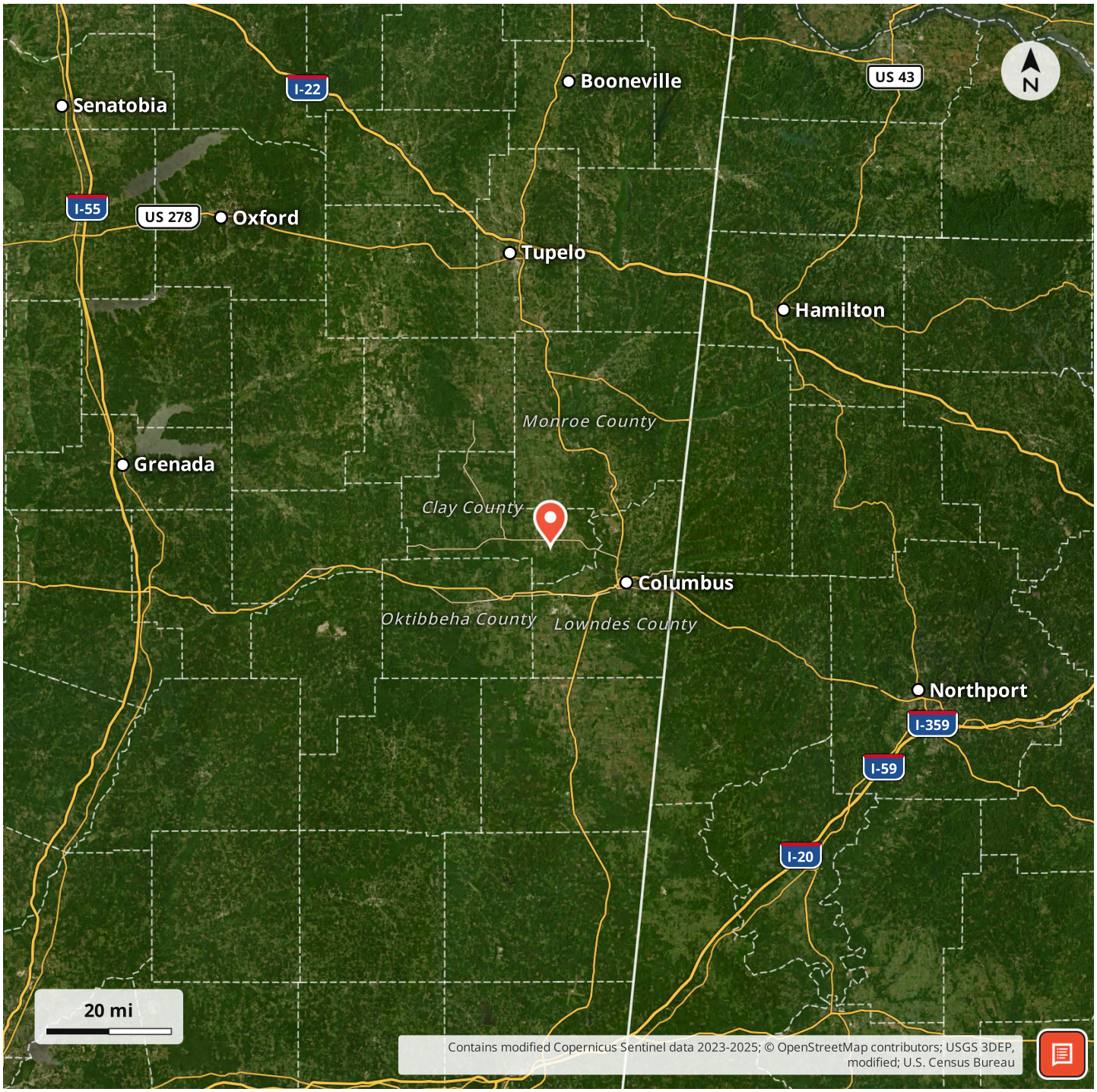




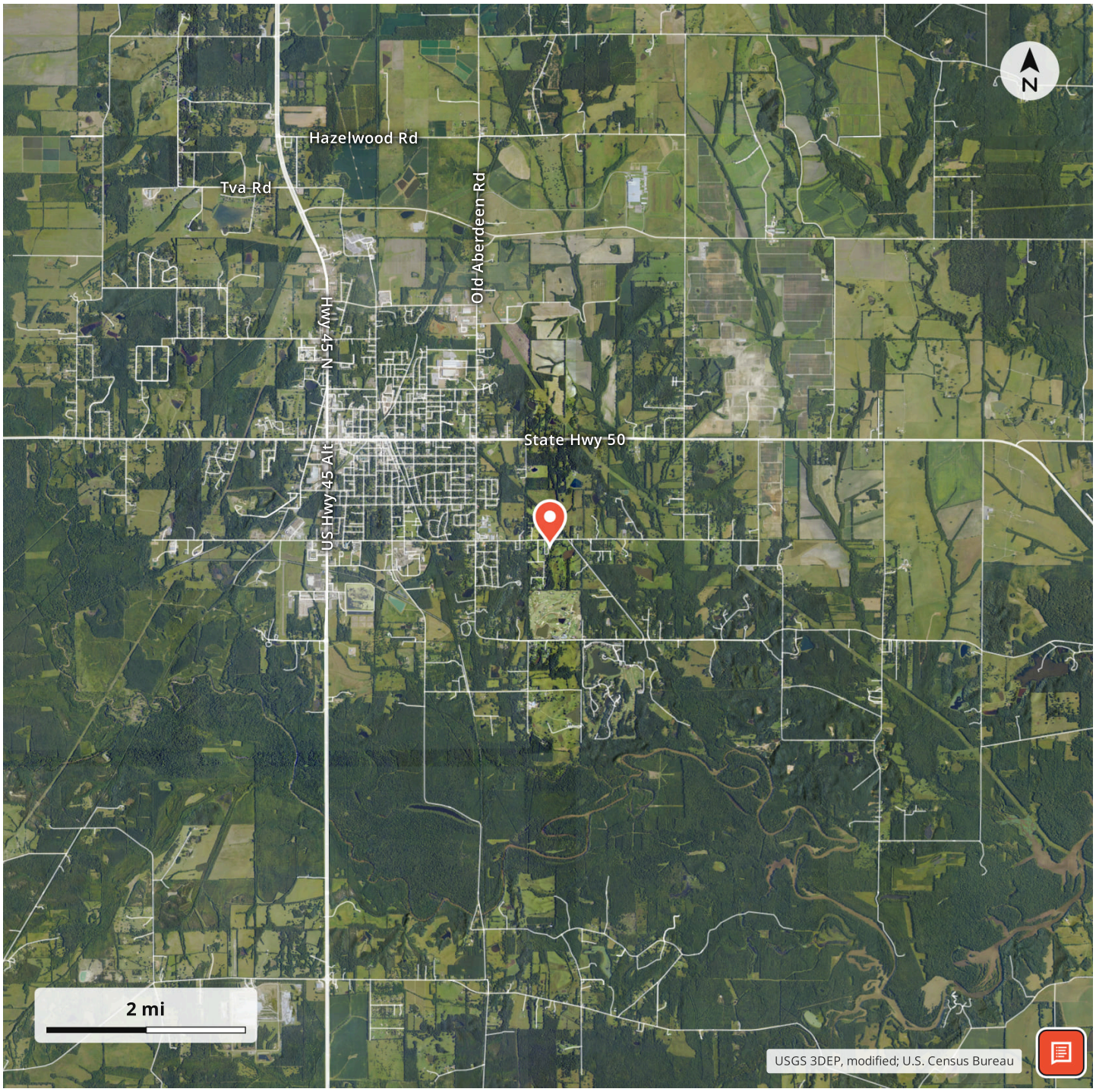




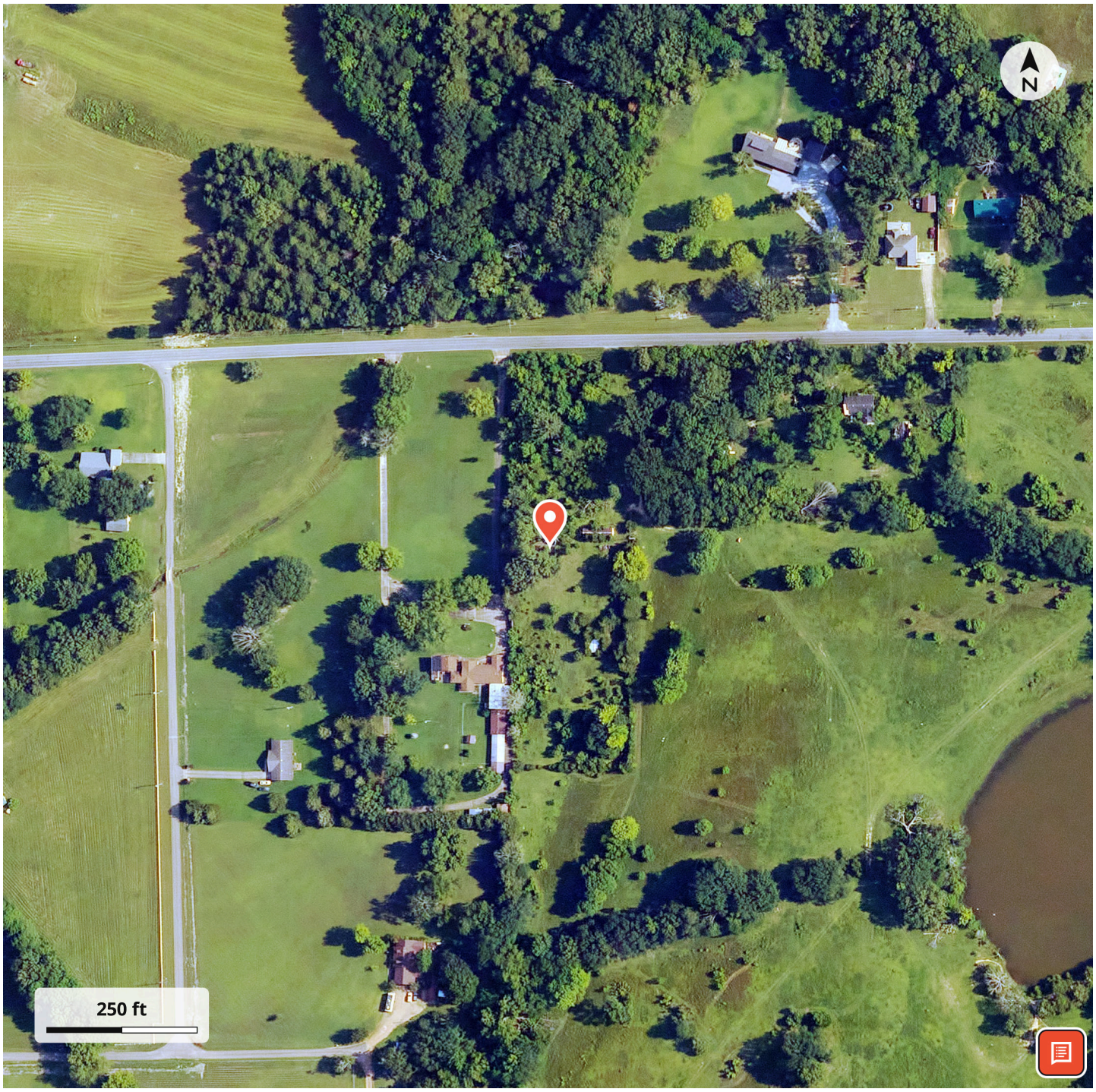
Regional Map



Locator Map

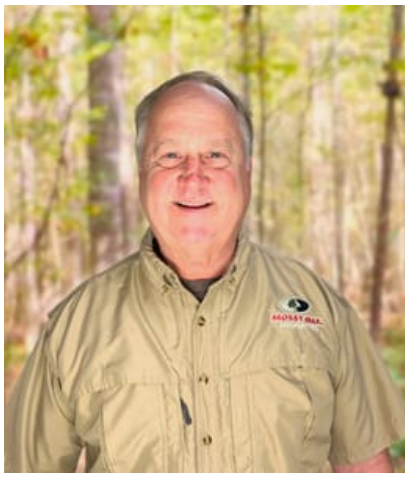

N
Hazelwood Rd
Tva Rd
Old Aberdeen Rd
Hwy 45 N
State Hwy 50
US Hwy 45 Alt
2 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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City / State / Zip
West Point, MS 39773

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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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