River Acreage with Mature Hardwoods – 131 Acres of Hunting and Timber Land on Darracott Road, West Point, Clay County, MS
Darracott Rd
West Point, MS 39773

$459,000
131± Acres
Clay County







River Acreage with Mature Hardwoods – 131 Acres of Hunting and Timber Land on Darracott Road, West Point, Clay County, MS
West Point, MS / Clay County

SUMMARY

Address
Darracott Rd

City, State Zip
West Point, MS 39773

County
Clay County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
33.672982 / -88.508321

Acreage
131

Price
$459,000

Property Website
www.mossyoakproperties.com







River Acreage with Mature Hardwoods – 131 Acres of Hunting and Timber Land on Darracott Road, West Point, Clay County, MS
West Point, MS / Clay County

PROPERTY DESCRIPTION

131 +/- Acres of Mature Hardwood Timber with River Frontage on Darracott Road - Clay County, Mississippi

Quick facts

- Acreage: 131 +/- acres
- Location: West Point, Clay County, Mississippi 39773
- Price: $459,000 ($3,504 per acre)
- Property type: Hunting Land, Recreational Land, Timberland
- Road access: County Road
- Land cover: Heavily Wooded
- Water: River
- Wildlife: Small Game, Turkey, Whitetail Deer
- Current use: Hunting, Timber
- Possible uses: Hunting, Investment, Recreational, Residential, Timber
- Parcel ID: 054240090000, 055190040000
- MLS #: 26-1044
- Listing agent: Sonny Jameson, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

River Acreage with Mature Hardwoods is a 131 +/- acre tract of big hardwood timber and river frontage on Darracott Road in Clay County, Mississippi, a few miles outside West Point. It is the kind of bottomland hardwood tract that has become hard to find in the Golden Triangle: mature oaks and other hardwoods over most of the acreage, a river along the boundary, and whitetail deer, turkey and small game using al of it.

The land

- 131 acres of mature hardwood timber, with the mast and cover that hold deer and turkey year-round
- River frontage, a year-round water source and a natural travel corridor for wildlife
- Timber that carries value of its own, with hardwood sawtimber markets in Columbus and West Point
- Varied terrain from river bottom to higher ground, with sites for a camp or cabin on the high side

Hunting and recreation

Whitetail deer, wild turkey and small game are plentiful. The hardwood canopy means acorns in the fall, open understory for turkey in the spring, and the river draws game through the property. There are no improvements on the tract; it is a blank slate for stands, plots and a camp laid out the way the new owner wants them.

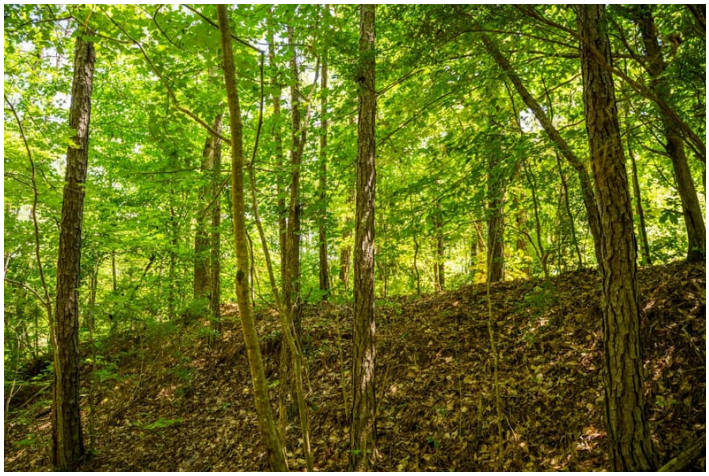
Location

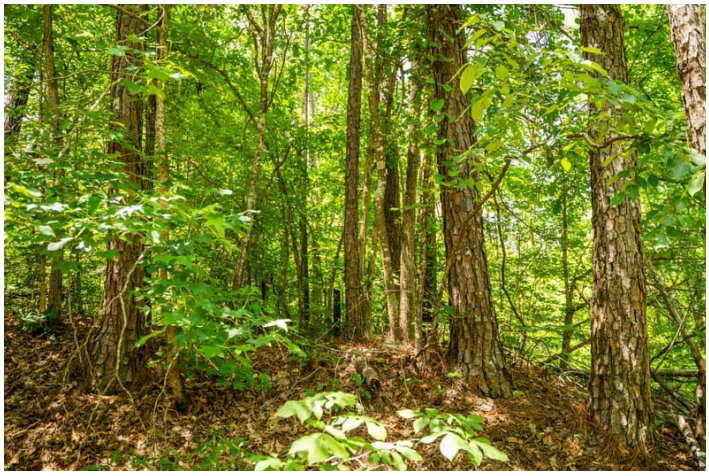
Darracott Road is on the east side of Clay County near the Tennessee-Tombigbee Waterway, minutes from West Point and about 20 minutes from Columbus and Starkville. Golden Triangle Regional Airport and Mississippi State University are both within half an hour.

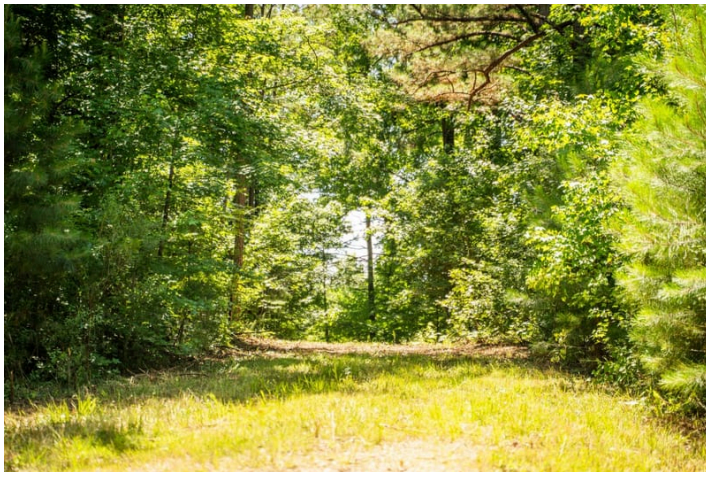
Offered by Mossy Oak Properties Bottomland Real Estate

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.

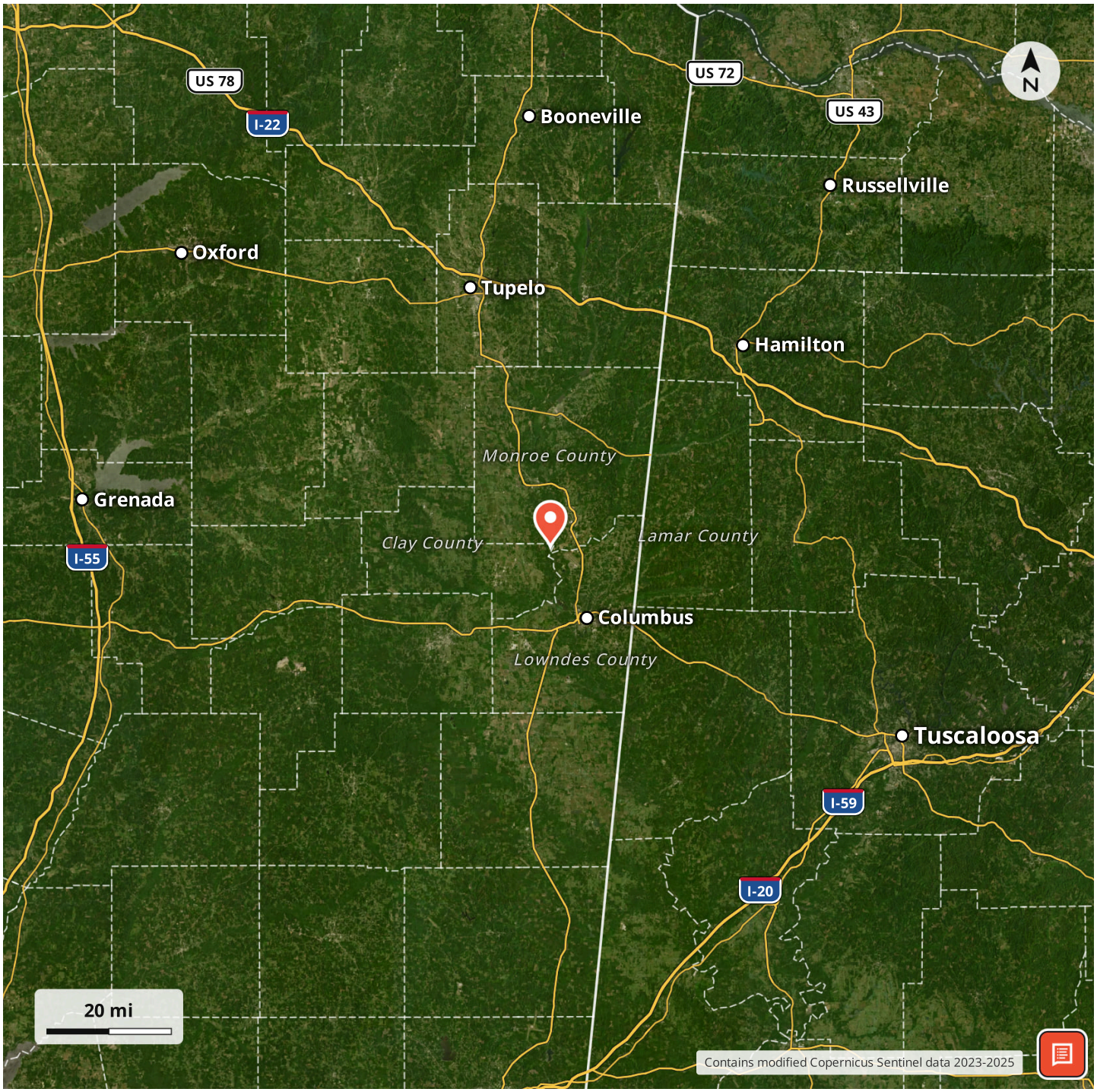
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.

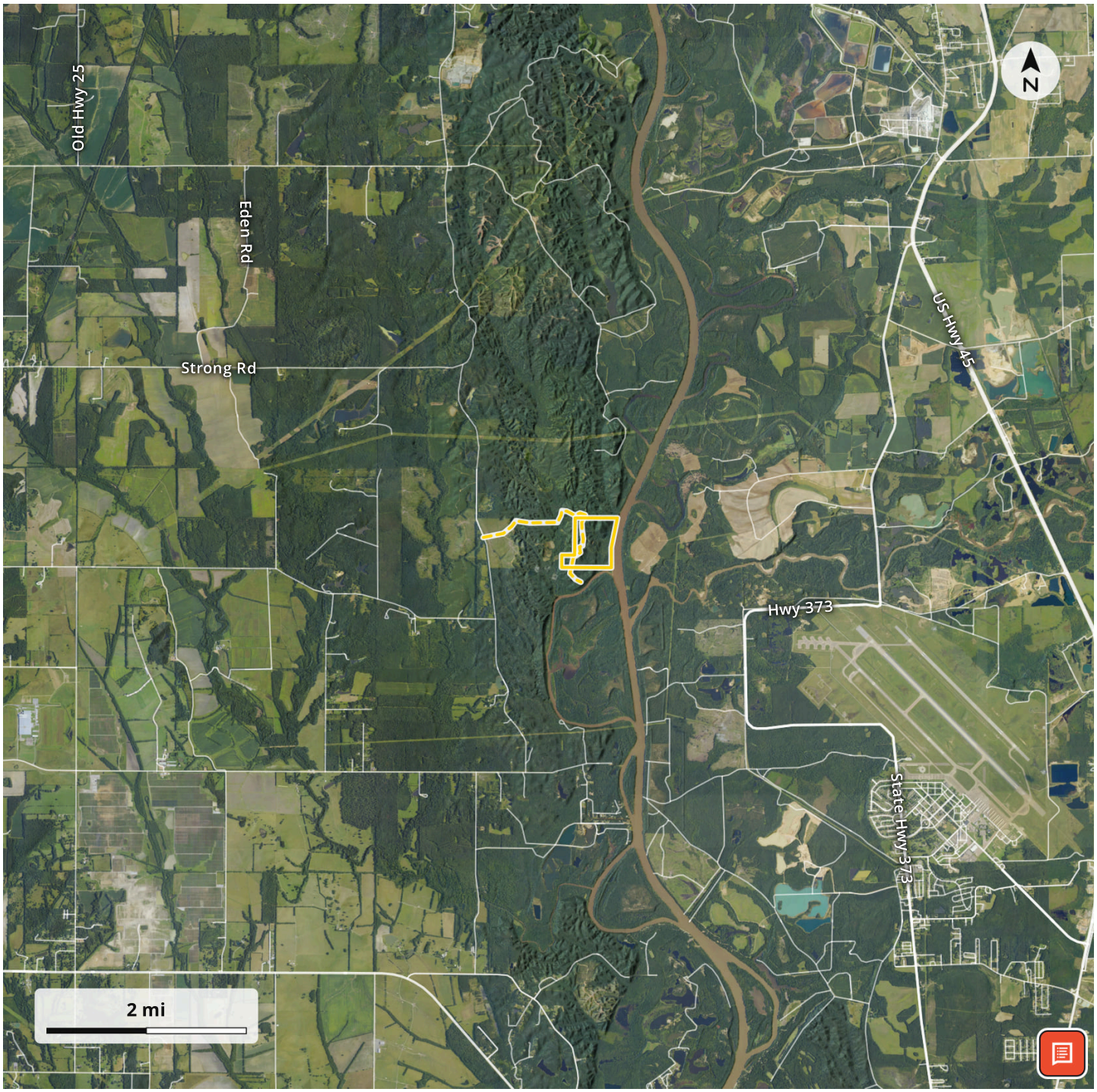




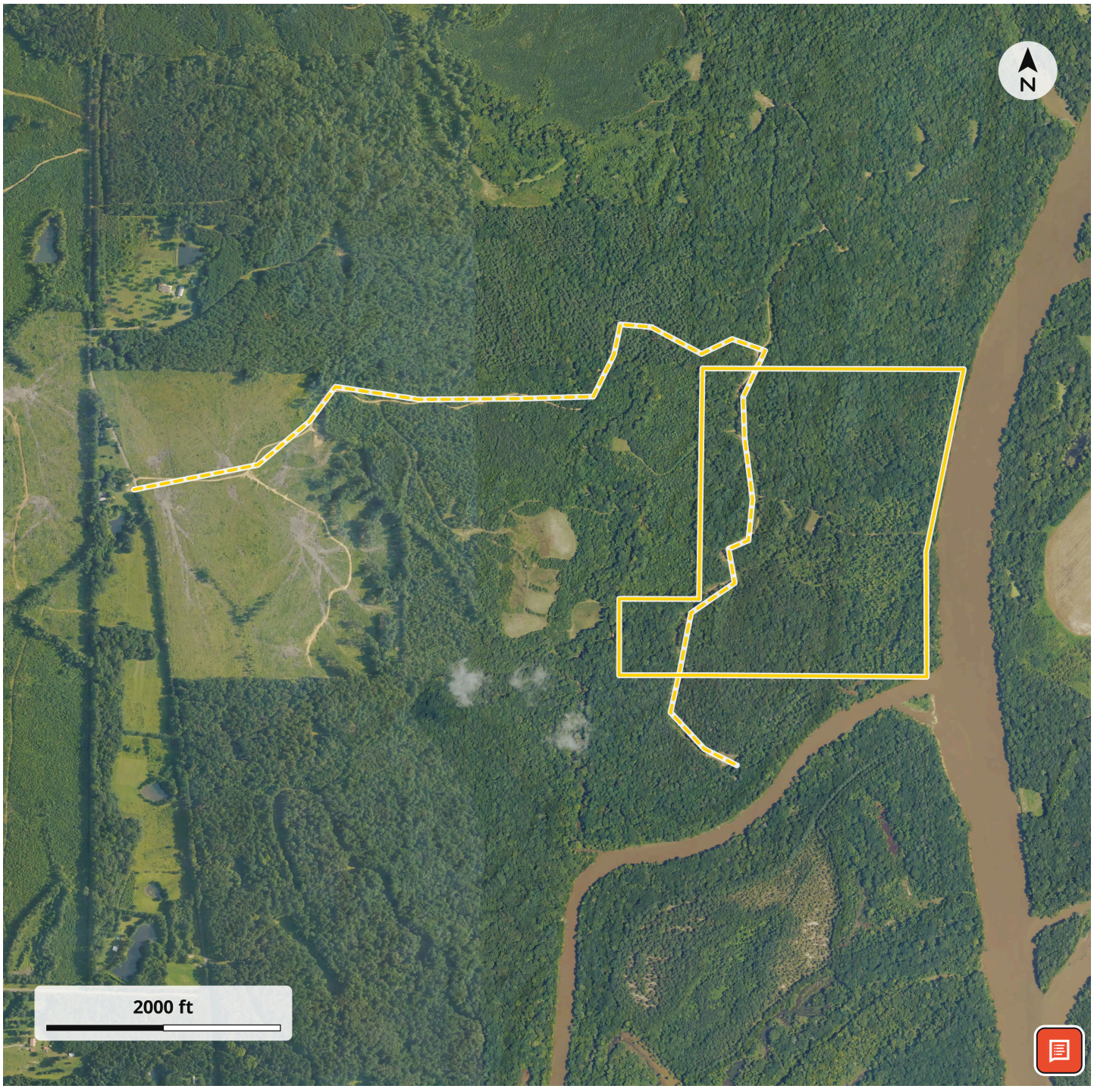
Regional Map



Locator Map

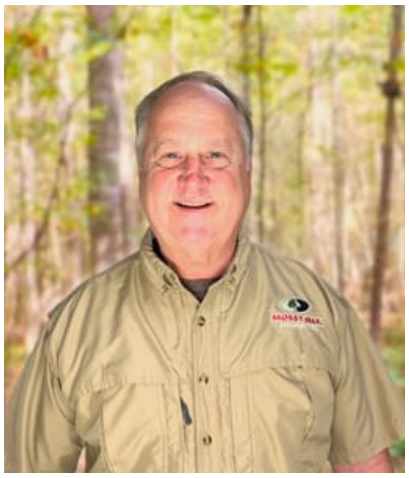

Old Hwy 25
Eden Rd
Strong Rd
US Hwy 45
Hwy 373
State Hwy 373
N
2 mi

Aerial Map



LISTING REPRESENTATIVE

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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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