

**E Churchill Rd**  
3986 E Church Hill Rd  
West Point, MS 39773

**\$349,900**  
7± Acres  
Clay County



**E Churchill Rd  
West Point, MS / Clay County**

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**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**

2100

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

7

**Price**

\$349,900

**Property Website**

<https://www.mossoakproperties.com/property/e-churchill-rd-clay-mississippi/95948/>



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**PROPERTY DESCRIPTION**

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.

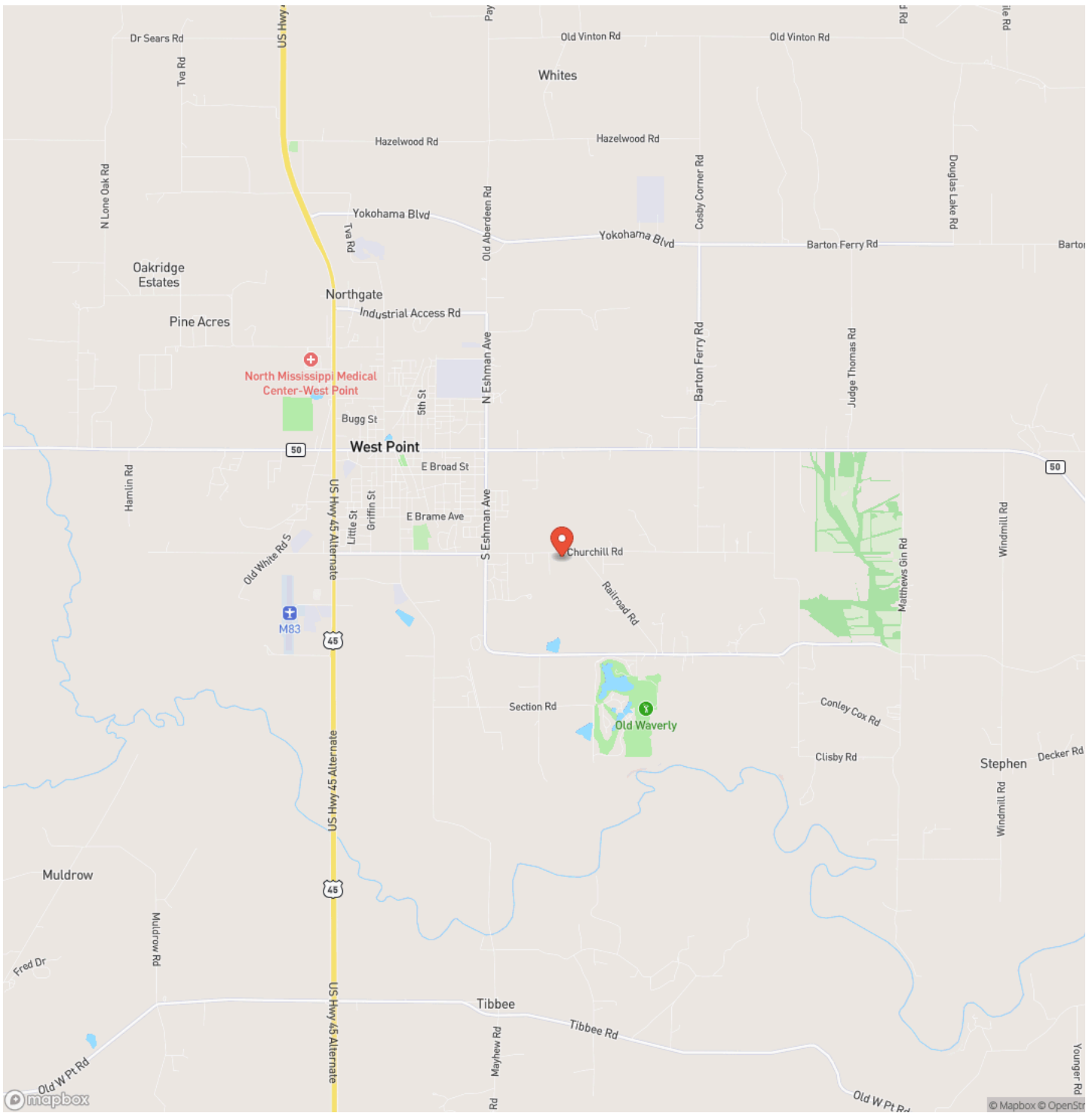
For those needing workspace or specialty facilities, the property is exceptionally well improved. A 960± square-foot shop includes a full bathroom, laundry room, and two heated and cooled dog kennels with direct access to a fenced outdoor area featuring a covered dog pool, making it ideal for sporting 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.

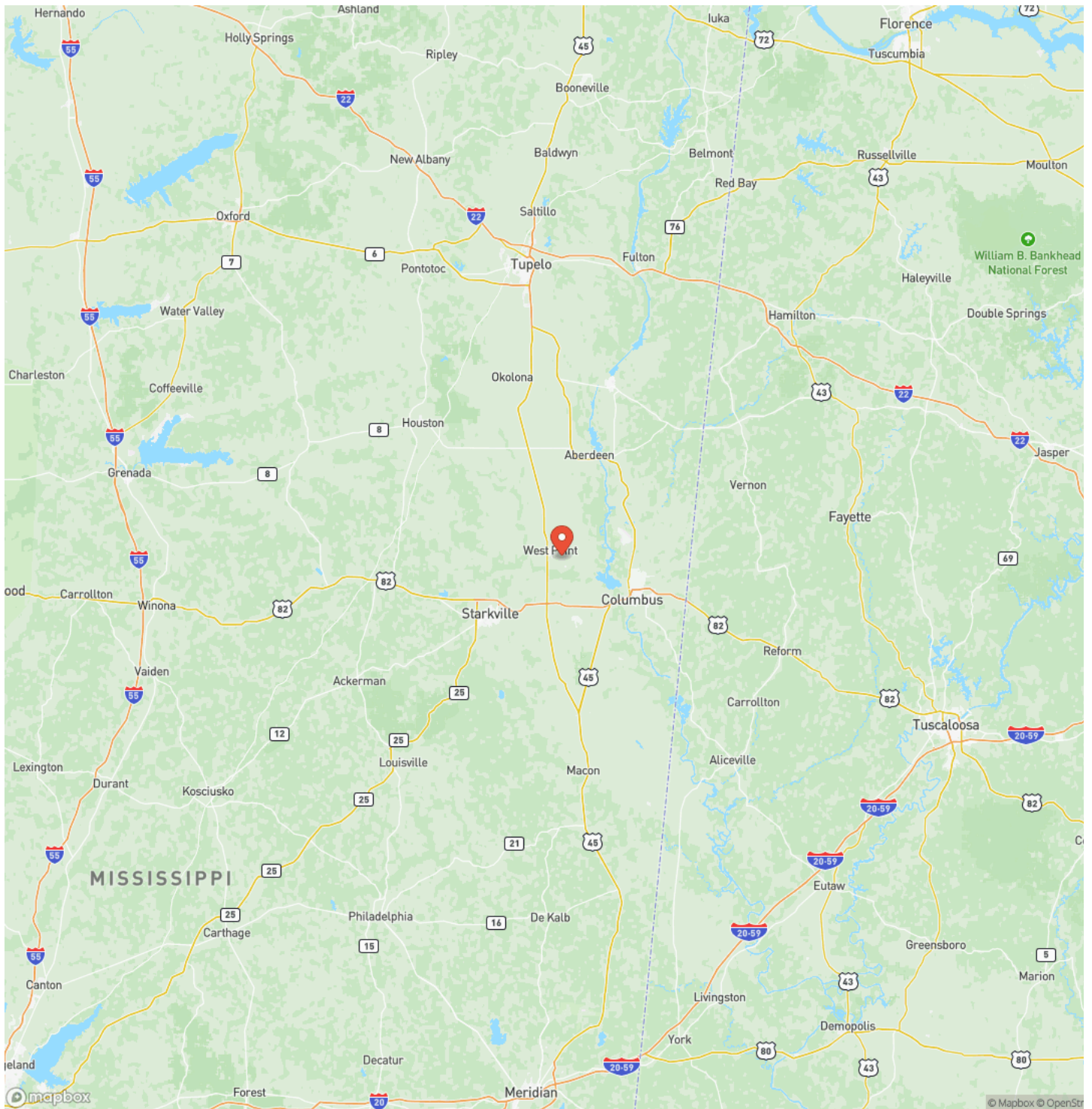
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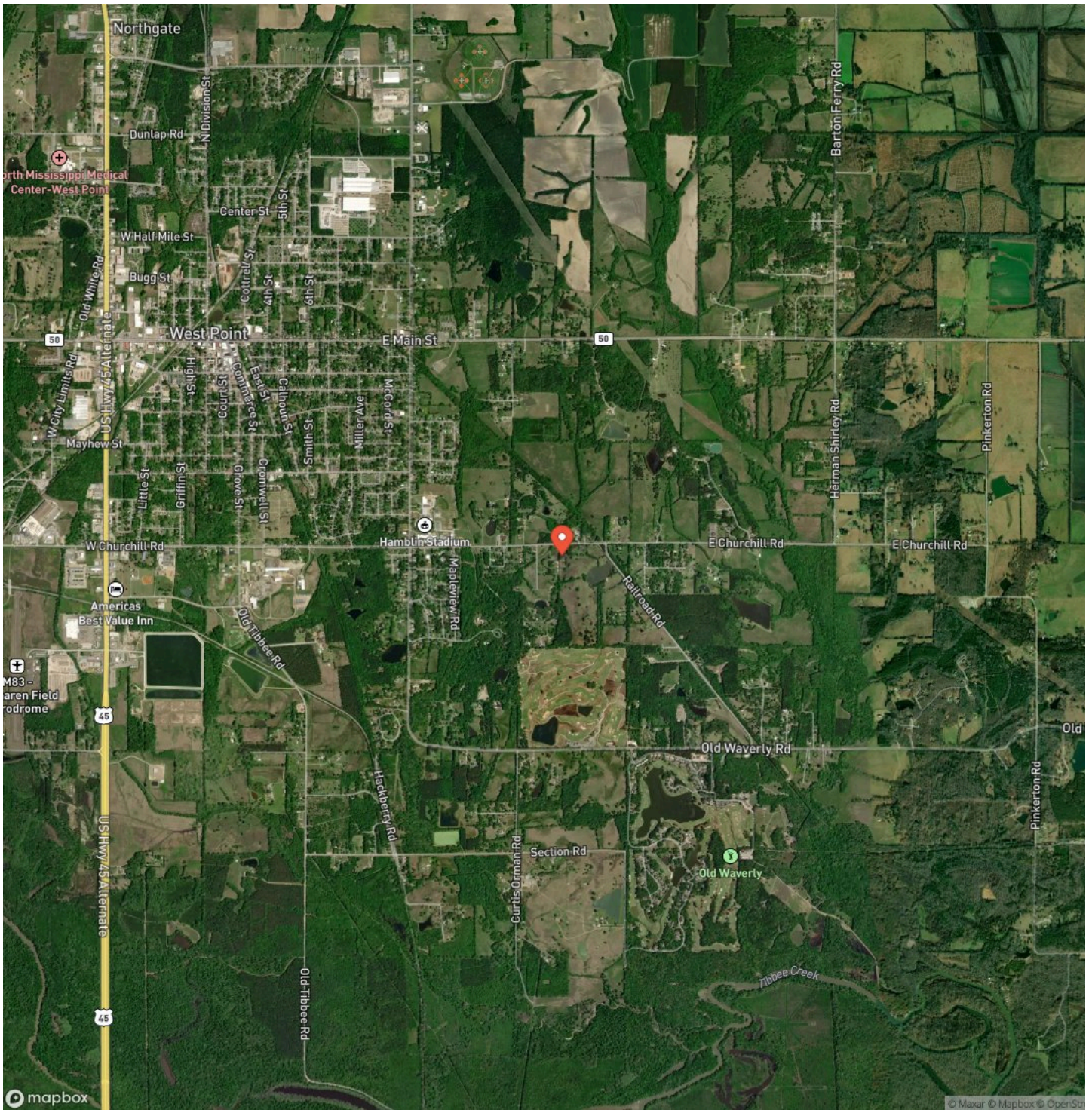
# Locator Map



# Locator Map



## Satellite Map







## **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**

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