

**River Acreage With Mature Hardwoods**  
Darracott Rd  
West Point, MS 39773

**\$459,000**  
131± Acres  
Clay County



**River Acreage With Mature Hardwoods  
West Point, MS / Clay County**

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**SUMMARY**

**Address**

Darracott Rd null

**City, State Zip**

West Point, MS 39773

**County**

Clay County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

33.673417 / -88.508319

**Acreage**

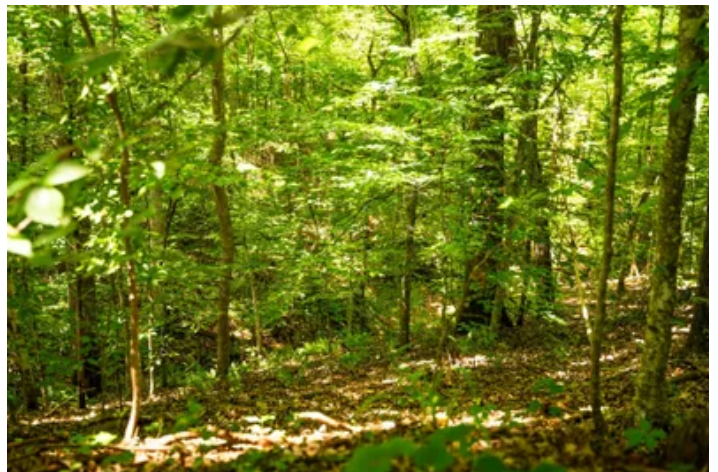
131

**Price**

\$459,000

**Property Website**

<https://www.mossoakproperties.com/property/river-acreage-with-mature-hardwoods/clay/mississippi/104909/>



## **River Acreage With Mature Hardwoods**

### **West Point, MS / Clay County**

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#### **PROPERTY DESCRIPTION**

Escape to a tranquil retreat where the vibrant energy of nature meets the serene flow of the river. This remarkable 131-acre property, aptly named "River Acreage With Mature Hardwoods," offers a rare opportunity to own a significant piece of Mississippi's natural beauty. Imagine days spent exploring lush landscapes, the rustle of mature hardwoods overhead, and the promise of abundant wildlife encounters. Whether you envision a private hunting haven, a recreational paradise, or a timber investment, this expansive tract in Clay County presents a canvas for your dreams.

#### **Location**

Nestled in the charming city of West Point, Mississippi, this expansive property enjoys the peaceful ambiance of Clay County. Its prime location offers a perfect blend of rural tranquility and convenient access to local amenities, providing an ideal setting for both secluded enjoyment and community engagement.

#### **Land and terrain**

Spanning 131 acres, this property is characterized by its mature hardwoods, offering a picturesque and diverse landscape. The presence of a river further enhances the terrain, creating a dynamic environment suitable for a variety of outdoor pursuits and offering scenic beauty throughout the seasons.

#### **Improvements and infrastructure**

The property is a blank slate, ready for you to shape it into your ideal vision. Buyers have the freedom to design and implement improvements that perfectly align with their specific needs, whether that includes developing a cabin, establishing recreational facilities, or enhancing the natural landscape for personal enjoyment.

#### **Water and utilities**

With its river frontage, the property boasts a natural water source that contributes significantly to its ecological richness and recreational appeal. The availability of utilities is ready for exploration, allowing a new owner to bring in modern conveniences to support any desired development.

#### **Wildlife and vegetation**

This acreage is a haven for a diverse array of wildlife, including small game, turkey, and whitetail deer, making it an exceptional destination for hunting and wildlife observation. The mature hardwoods that define the landscape provide excellent habitat and a stunning natural backdrop, inviting a rich tapestry of flora and fauna to thrive.

#### **Current and potential use**

Currently presenting as premier hunting and recreational land, with significant timberland potential, this property offers immense versatility. Its rich natural features also lend themselves to a wide array of possible uses, from a private estate to an eco-tourism venture, or simply a cherished family retreat where outdoor adventures abound.

#### **Access and easements**

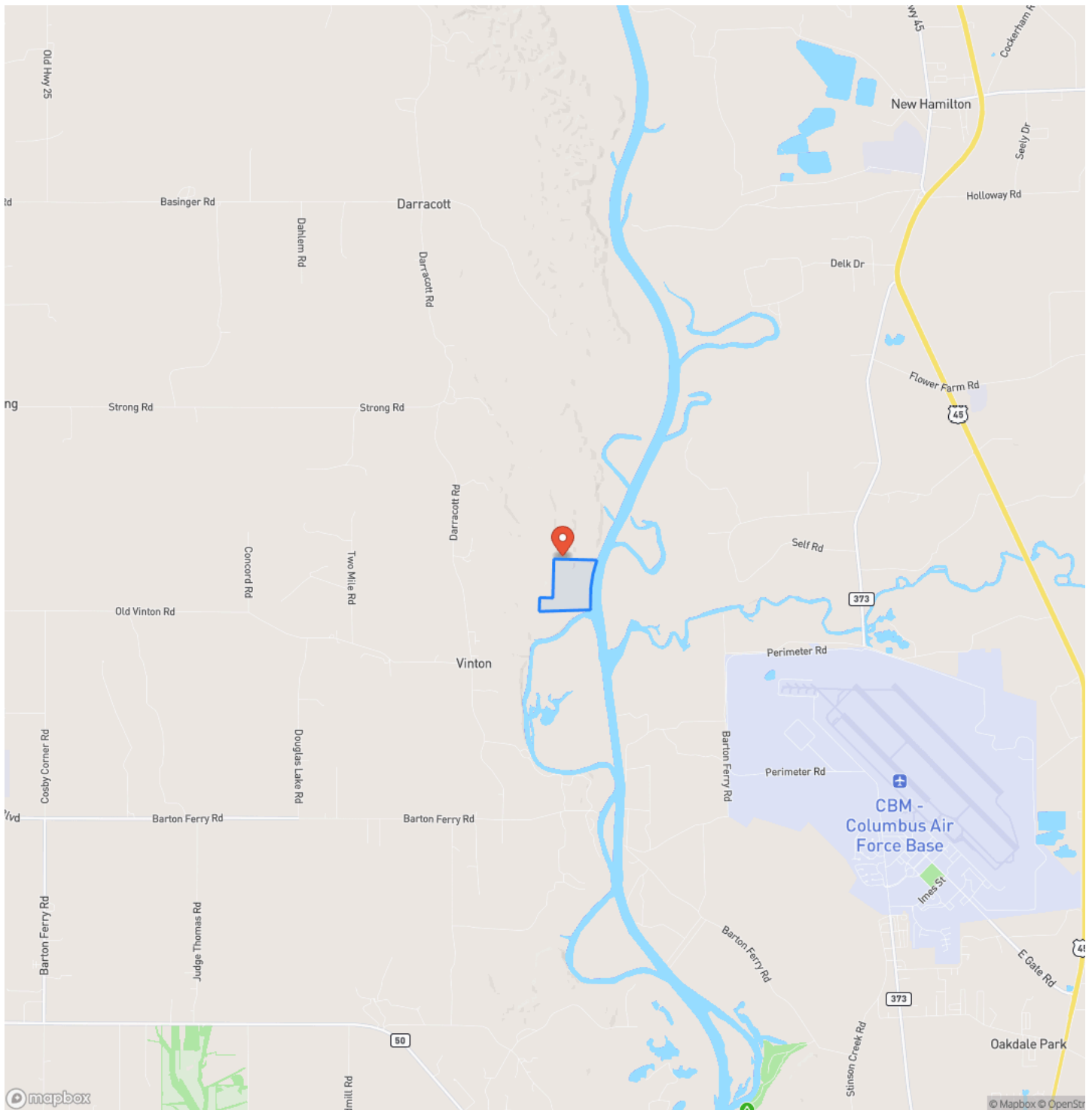
The property's access points are well-defined, ensuring ease of entry and exit for owners and guests. Any easements in place are designed to facilitate smooth operation and enjoyment of the land, providing clear pathways and shared utilities where applicable, ensuring hassle-free ownership.

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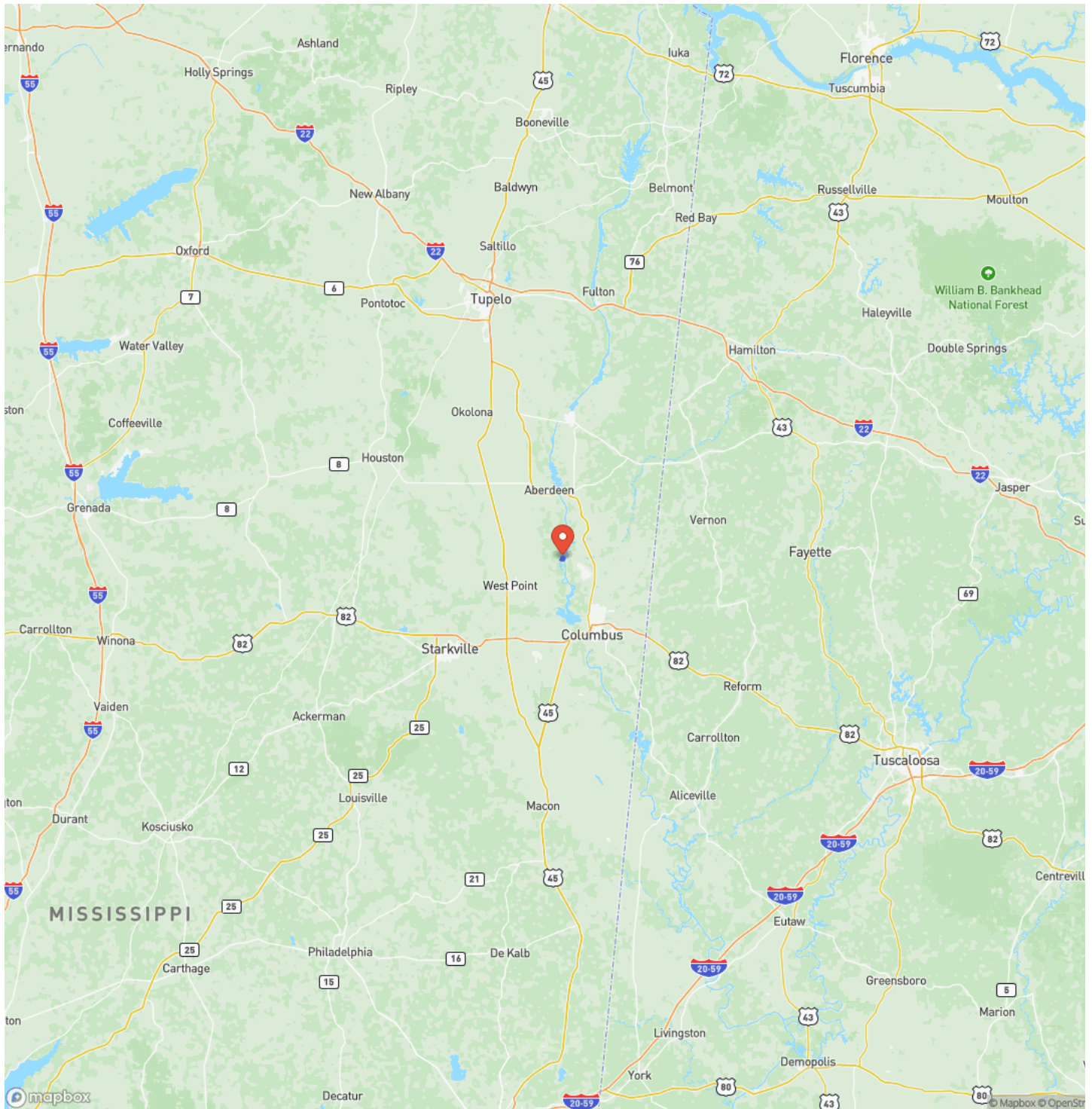
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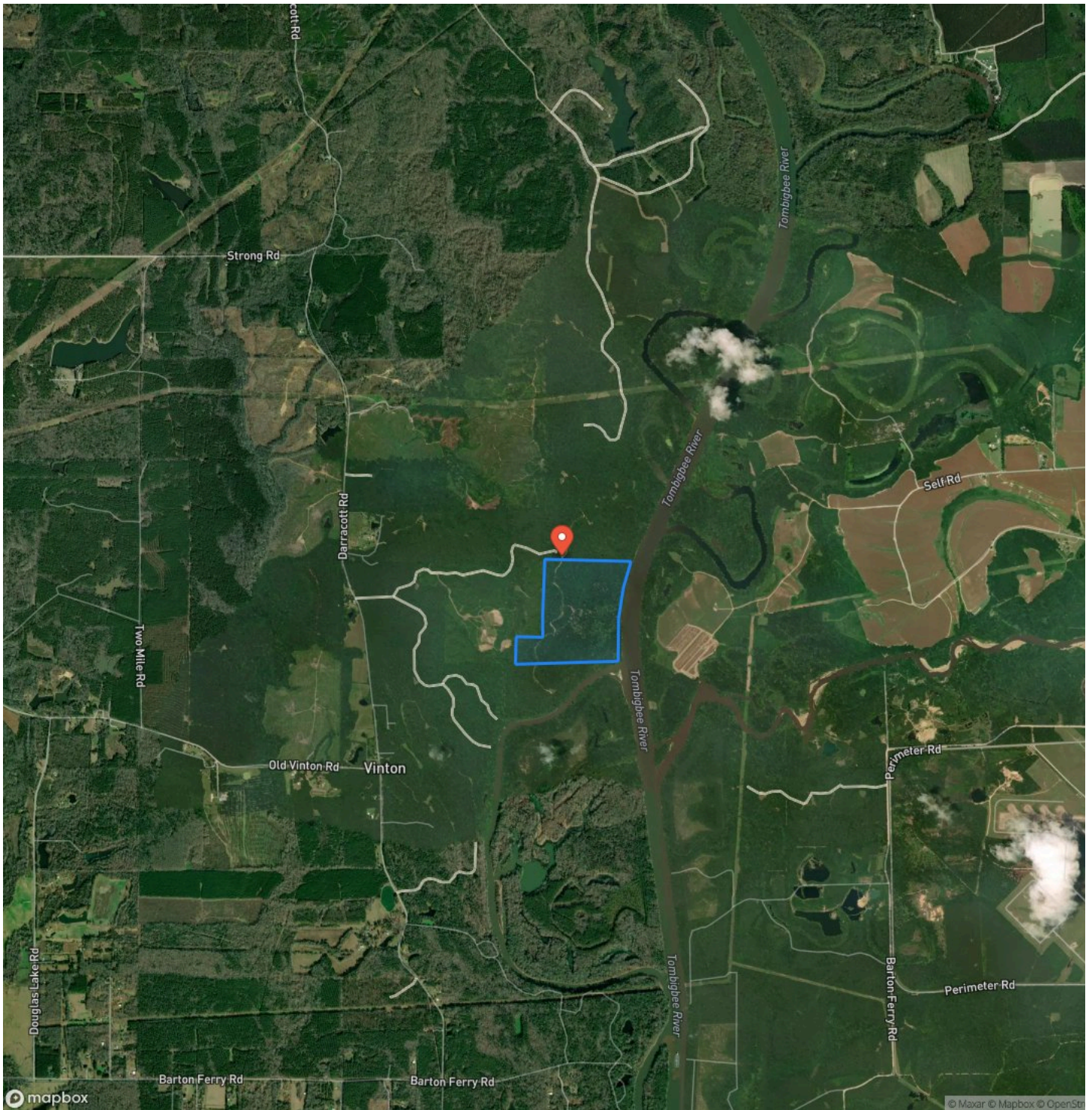
## Locator Map



# 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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