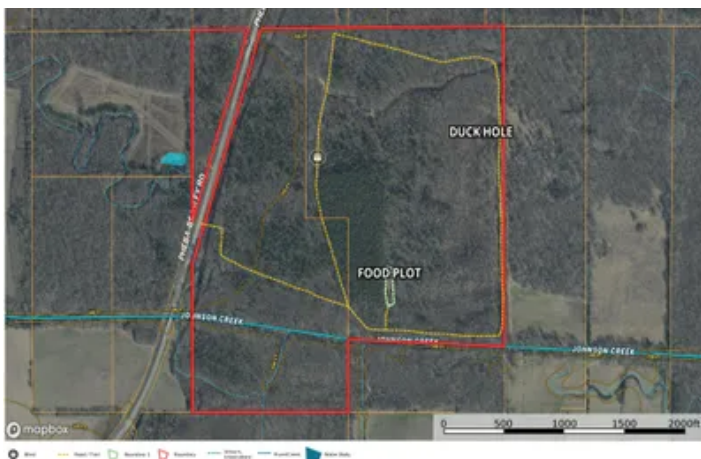


Pheba 148
ms-389
Pheba, MS 39755

\$429,200
148± Acres
Clay County



Pheba 148
Pheba, MS / Clay County

SUMMARY

Address

ms-389

City, State Zip

Pheba, MS 39755

County

Clay County

Type

Hunting Land

Latitude / Longitude

33.634359 / -88.93898

Acreage

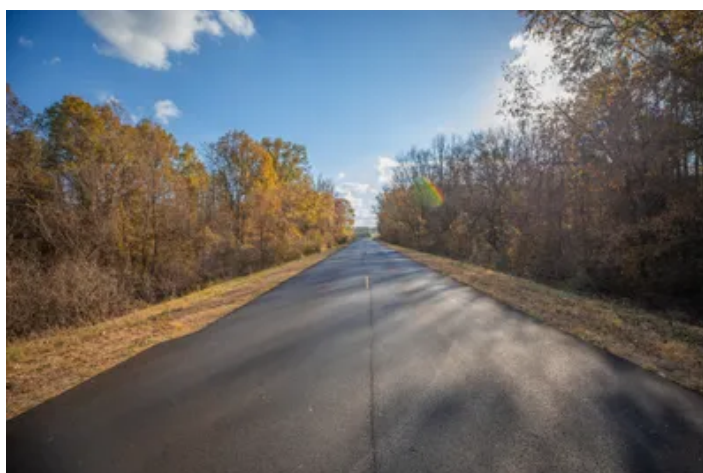
148

Price

\$429,200

Property Website

<https://www.mossyoakproperties.com/property/pheba-148-clay-mississippi/93879/>



PROPERTY DESCRIPTION

Located just 25 minutes from both West Point and downtown Starkville, this 148-acre tract in Pheba, MS offers an exceptional mix of mature hardwoods, pines, water features, wildlife habitat, and convenient access-making it ideal for hunters, investors, or anyone seeking the perfect rural getaway.

Property Highlights:

- **148 Total Acres:**
 - **7 acres on the west side of Hwy 389**
 - **141 acres on the east side of Hwy 389**
 - Excellent access with extensive road frontage
- **Beautiful Timber:** A scenic blend of hardwoods and pines provides natural beauty, future timber value, and an ideal habitat for wildlife.
- **Johnson Creek Frontage:** The creek flows along the southern boundary, adding water diversity and scenic appeal.
- **Premier Hunting:**
 - Outstanding **deer, turkey, duck, and small-game hunting**
 - A well-established **duck hole with a riser system** for water-level control on the east side
 - Diverse cover, food sources, and travel corridors throughout the property
- **Topography:**
 - Mostly flat terrain for easy use and development
 - Large portions within the floodplain, but **significant high-ground areas outside the flood zone**-ideal for a **cabin, or hunting camp**
- **Utilities at the Road:**
Power, community water, and fiber-optic internet are available, making future improvements simple.
- **Interior Access:**
Light interior road system currently in place-ready for you to expand, design, and customize to your vision.

Hunter McCool, Managing Broker

Mossy Oak Properties, Bottomland Real Estate

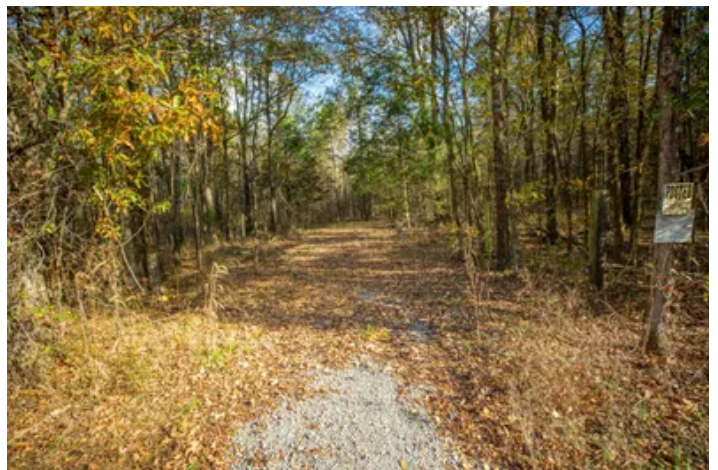
Office: [662-495-1121](tel:662-495-1121)

Cell: [662-295-7447](tel:662-295-7447)

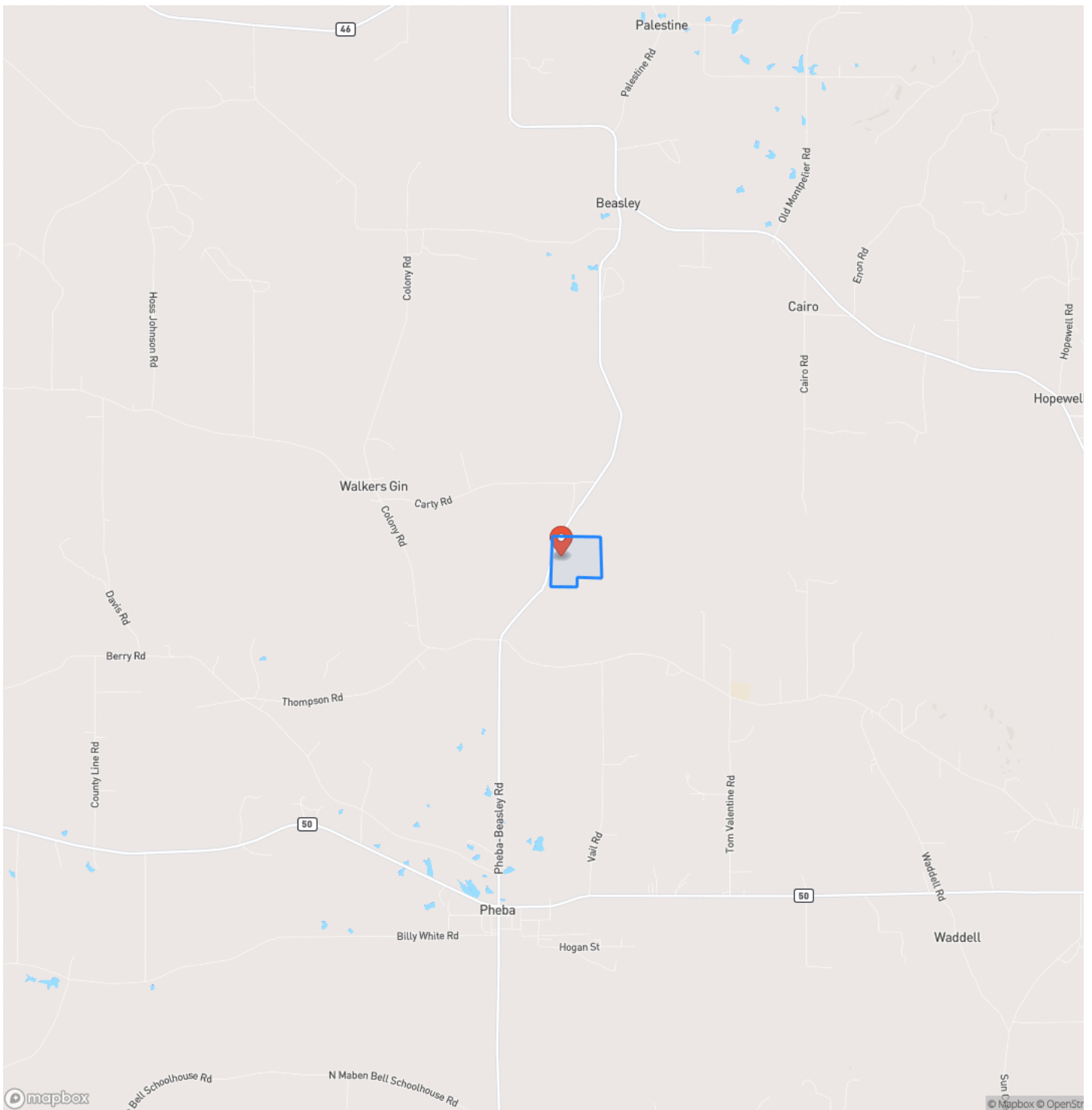
Email: hmccool@mossyoakproperties.com



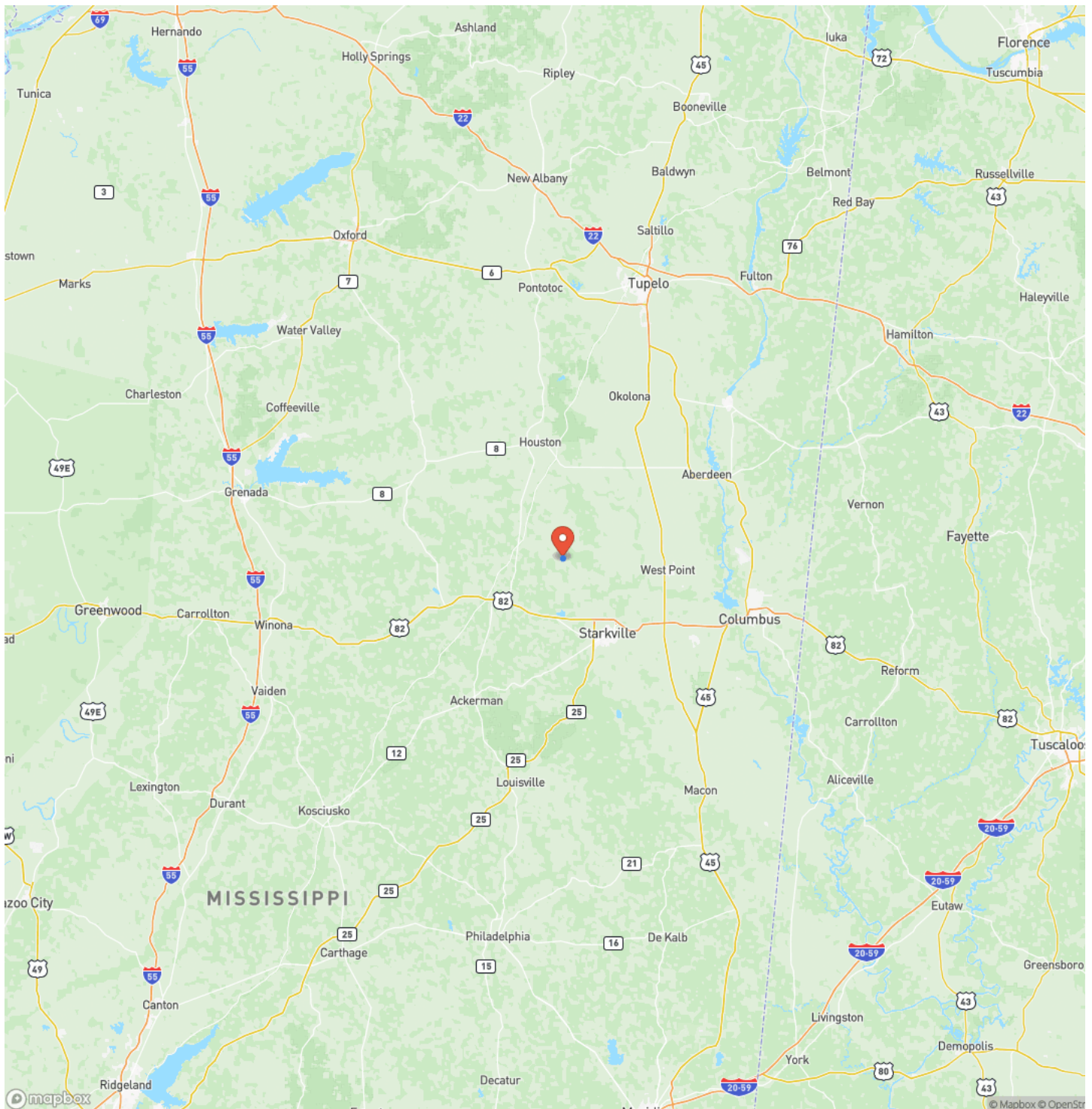
Pheba 148
Pheba, MS / Clay County



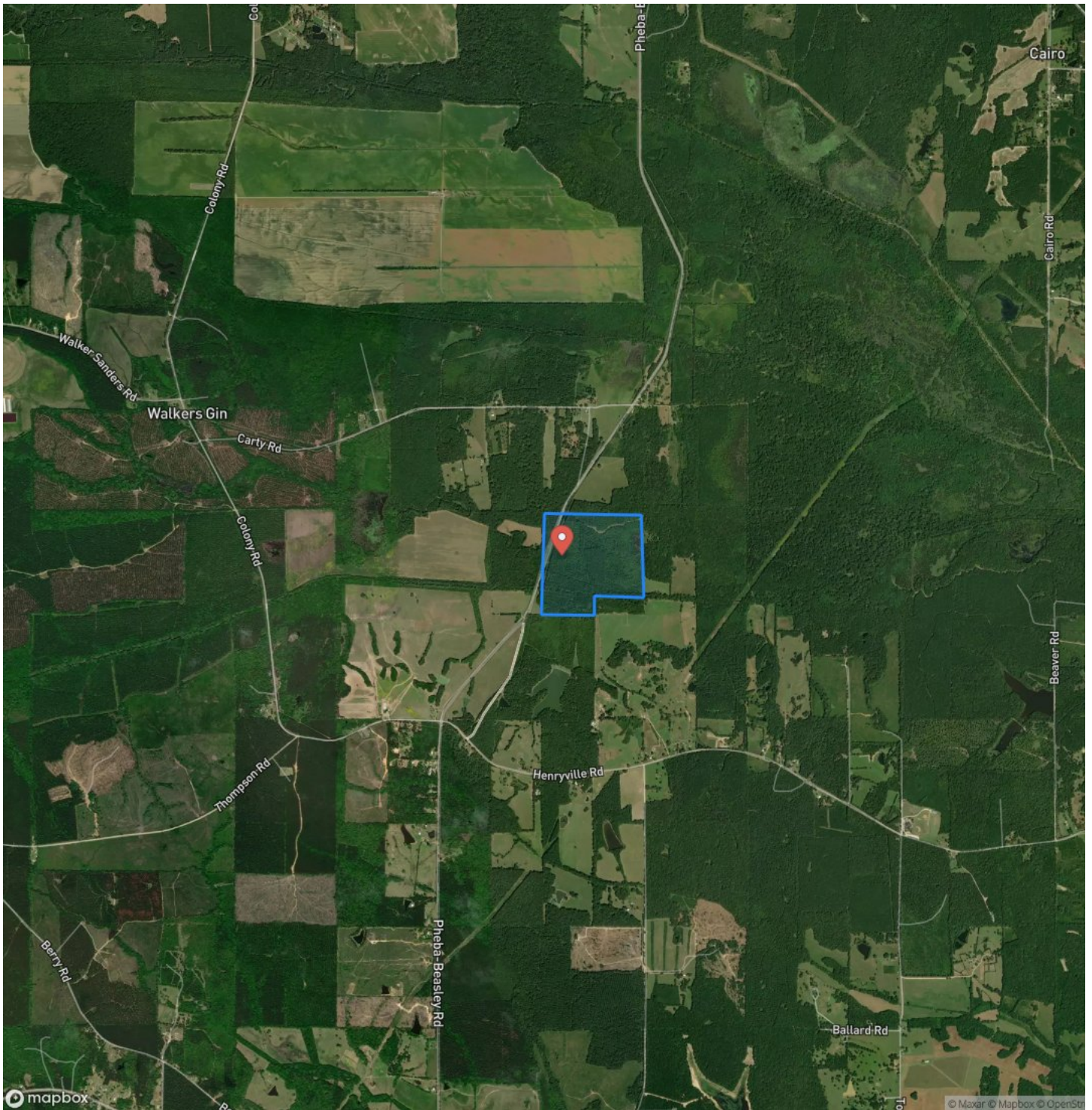
Locator Map



Locator Map



Satellite Map



Pheba 148
Pheba, MS / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter McCool

Mobile

(662) 295-7447

Office

(662) 495-1121

Email

hmccool@mossyoakproperties.com

Address

108 Lone Wolf Drive

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

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

