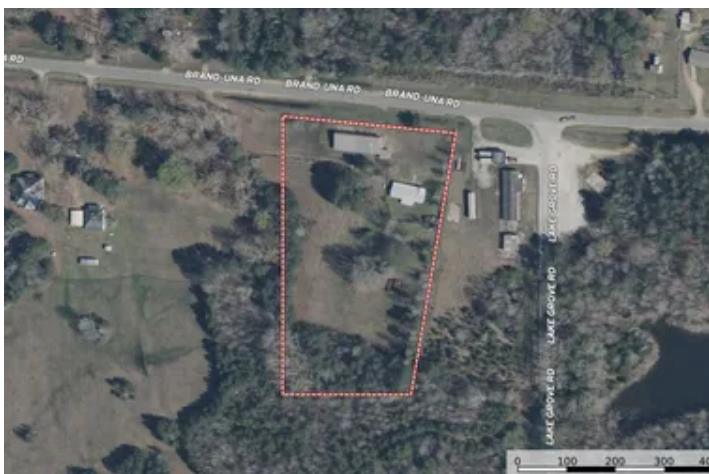


House, Restaurant, Barber Shop, and Game Room on
4.53 Acres
3655 Brand Una Rd
Prairie, MS 39756

\$115,000
4.530± Acres
Clay County



House, Restaurant, Barber Shop, and Game Room on 4.53 Acres Prairie, MS / Clay County

SUMMARY

Address

3655 Brand Una Rd

City, State Zip

Prairie, MS 39756

County

Clay County

Type

Hunting Land, Single Family, Business Opportunity, Residential Property

Latitude / Longitude

33.796409 / -88.784169

Dwelling Square Feet

1017

Bedrooms / Bathrooms

3 / 1

Acreage

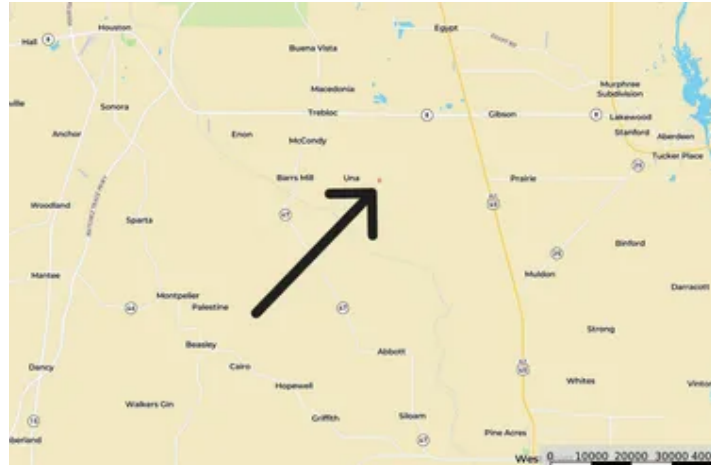
4.530

Price

\$115,000

Property Website

<https://www.mossyoakproperties.com/property/house-restaurant-barber-shop-and-game-room-on-4-53-acres-clay-mississippi/85090/>



House, Restaurant, Barber Shop, and Game Room on 4.53 Acres Prairie, MS / Clay County

PROPERTY DESCRIPTION

Unique Multi-Use Property on 4.53 Acres – Clay County, MS

Welcome to this very unique residential property sitting on 4.53± acres with business possibilities located in Clay County, Mississippi. Featuring a charming 3-bedroom, 1-bathroom home with a large cinder block building offering endless opportunities for personal use, investment, or small business ventures—all just minutes from Houston, West Point and Tupelo.

Property Highlights:

- **3 Bedroom, 1 Bathroom Home**
Comfortable single-story residence with an attached 2-car carport—ideal for a full-time residence, rental property, or weekend getaway.
- **Commercial-Grade Cinder Block Building**
Includes:
 - **Fully Equipped Restaurant Space** with commercial-grade appliances
 - **Outdoor Smokehouse** for authentic Southern cooking
 - **Barber Shop Setup** ready for operation
 - **Game Room / Workshop** with two roll-up doors—perfect for hobbies, storage, or a side business
- **Acreage**
4.53± acres offering plenty of room for expansion, gardening, or light farming.
- **Strategic Location**
 - 18 miles to **West Point, MS**
 - 17 miles to **Houston, MS**
 - 37 miles to **Tupelo, MS**
Easy access to regional commerce, schools, and healthcare.
- **Sold As-Is**
A rare opportunity to acquire a property with this much infrastructure and potential at an affordable price point.

Whether you're an entrepreneur looking for a live/work setup, a family seeking space and opportunity, or an investor exploring rural mixed-use properties—this one checks all the boxes. Don't miss out on this unique Clay County offering!

Hunter McCool, Certified Land Specialist

Licensed in MS and AR

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

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

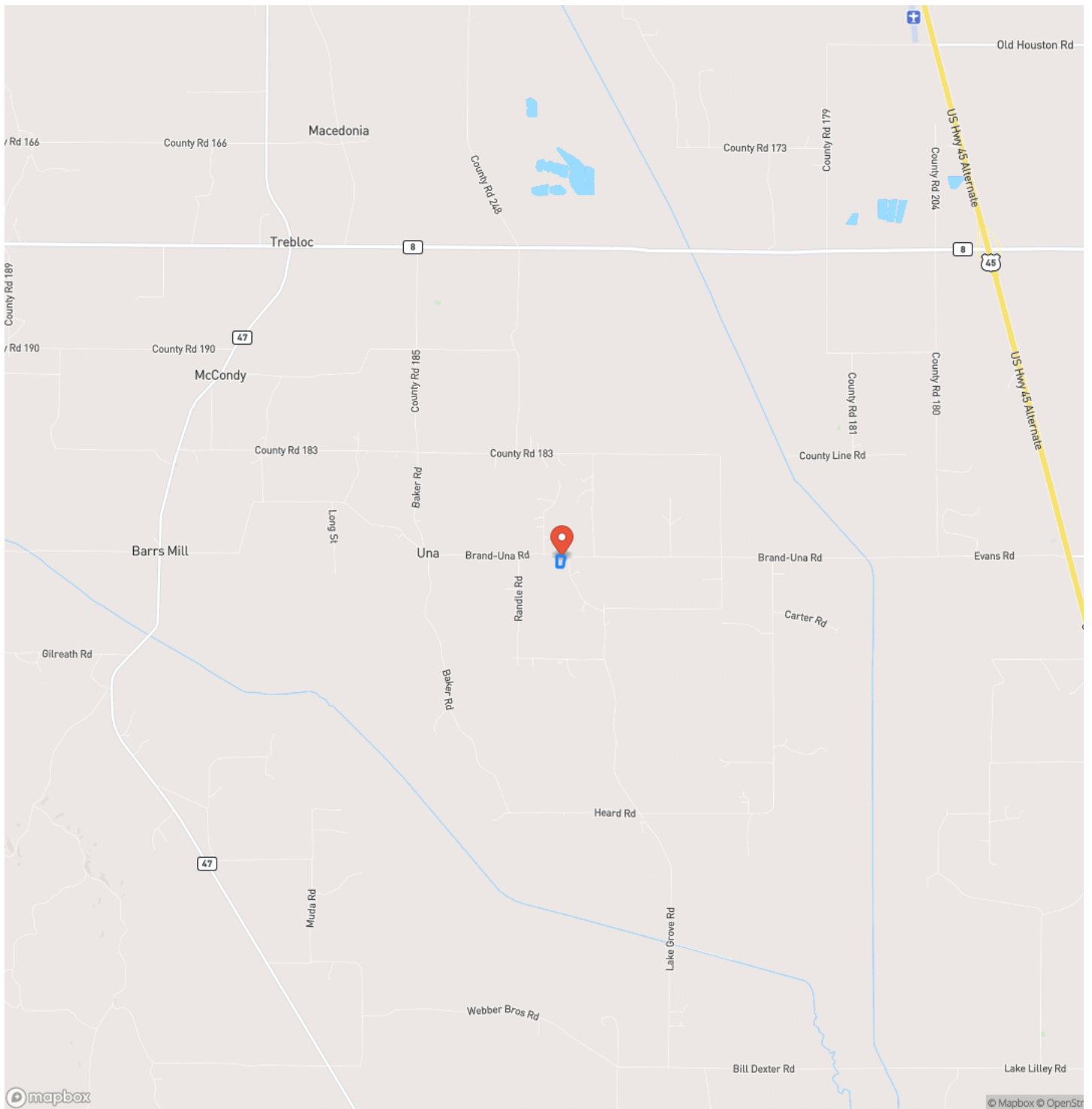
hmccool@mossyoakproperties.com



House, Restaurant, Barber Shop, and Game Room on 4.53 Acres
Prairie, MS / Clay County

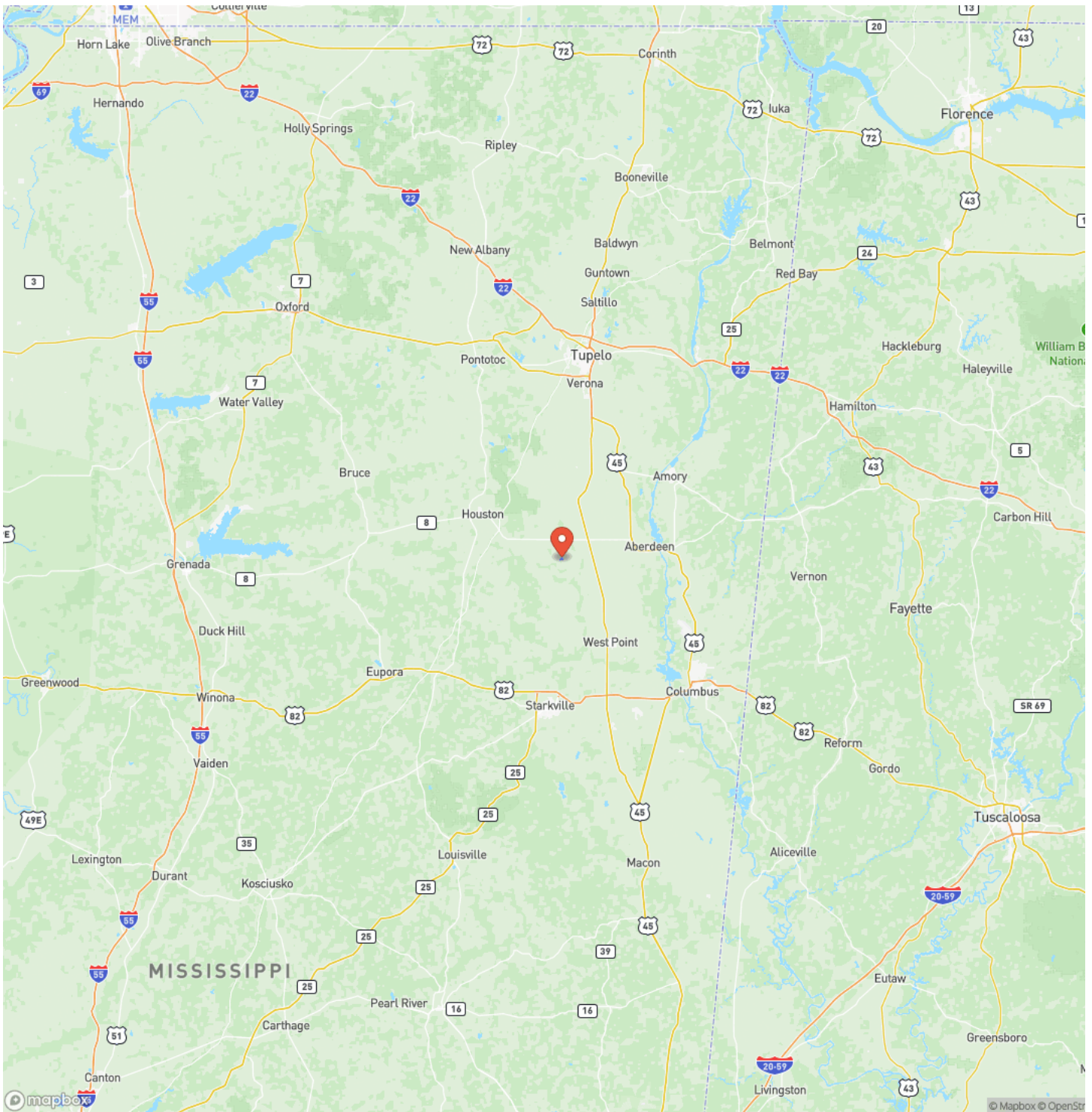


Locator Map

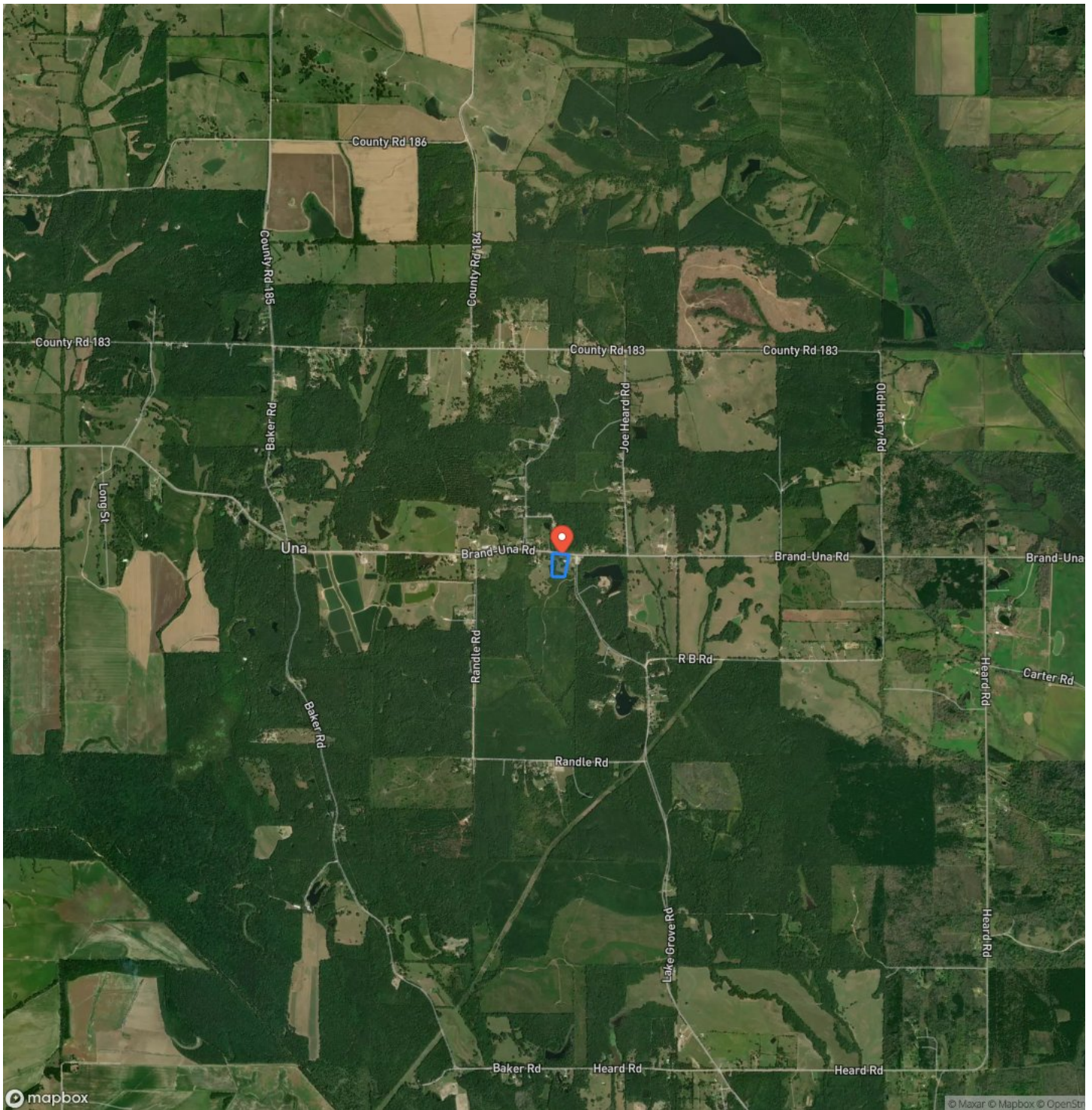


House, Restaurant, Barber Shop, and Game Room on 4.53 Acres
Prairie, MS / Clay County

Locator Map



Satellite Map



House, Restaurant, Barber Shop, and Game Room on 4.53 Acres Prairie, MS / Clay County

LISTING REPRESENTATIVE

For more information contact:



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Hunter McCool

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(662) 495-1121

Email

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Address

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City / State / Zip

NOTES

This image shows a blank 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.

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.



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

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MossyOakProperties.com

