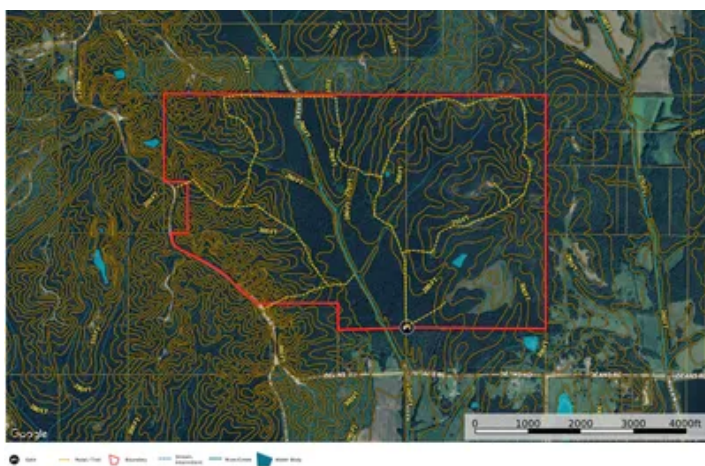


Clay County - 660 acres Big Timber and Recreational
Tract
Bud Thompson Road
West Point, MS 39773

\$1,899,525
660± Acres
Clay County



Clay County - 660 acres Big Timber and Recreational Tract West Point, MS / Clay County

SUMMARY

Address

Bud Thompson Road

City, State Zip

West Point, MS 39773

County

Clay County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.68518 / -88.847055

Taxes (Annually)

3500

Acreage

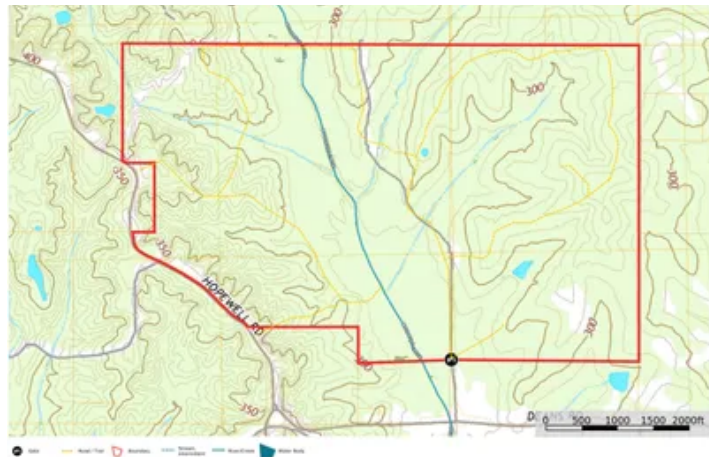
660

Price

\$1,899,525

Property Website

<https://www.mossyoakproperties.com/property/clay-county-660-acres-big-timber-and-recreational-tract-clay-mississippi/59555/>



Clay County - 660 acres Big Timber and Recreational Tract

West Point, MS / Clay County

PROPERTY DESCRIPTION

660 Acres | Premier Timber & Recreational Tract | Clay County, Mississippi

Here's your chance to own one of the most impressive land offerings in Clay County. This rare 660-acre tract lies on the edge of the Kilgore Hills and checks all the boxes — mature timber, miles of creeks, diverse topography, abundant wildlife, and easy access from a county road. Whether you're looking for a long-term timber investment, a recreational haven, or a place to build your dream getaway, this property delivers.

Property Highlights:

- **480± Acres of Mature Pine Timber**
Valuable, well-managed pine stands ready for current or future harvest.
- **Massive Hardwoods & Natural Beauty**
A mix of hardwood ridges, bottoms, and meadows adds both ecological and aesthetic value.
- **Multiple Large Lake Sites**
Excellent potential for building several large lakes to enhance recreation, wildlife habitat, and long-term property value.
- **Miles of Live Creeks**
Clear, winding creeks flow through the land, providing year-round water sources and beautiful scenery.
- **Extensive Interior Road System**
Well-developed roads make accessing all corners of the property a breeze — ideal for timber work, ATV rides, and hunting access.
- **County Road Frontage**
Easy access from a public road makes development and entry simple and convenient.
- **Diverse Topography**
From rolling hills and flat lowlands to gently sloping meadows, the landscape is both functional and visually stunning.
- **Exceptional Wildlife Habitat**
Loaded with whitetail deer, turkeys, small game, and dove — this property offers outstanding hunting opportunities.
- **Prime Location**
Just minutes from both West Point and Starkville, giving you the best of both worlds — peaceful seclusion with nearby amenities.

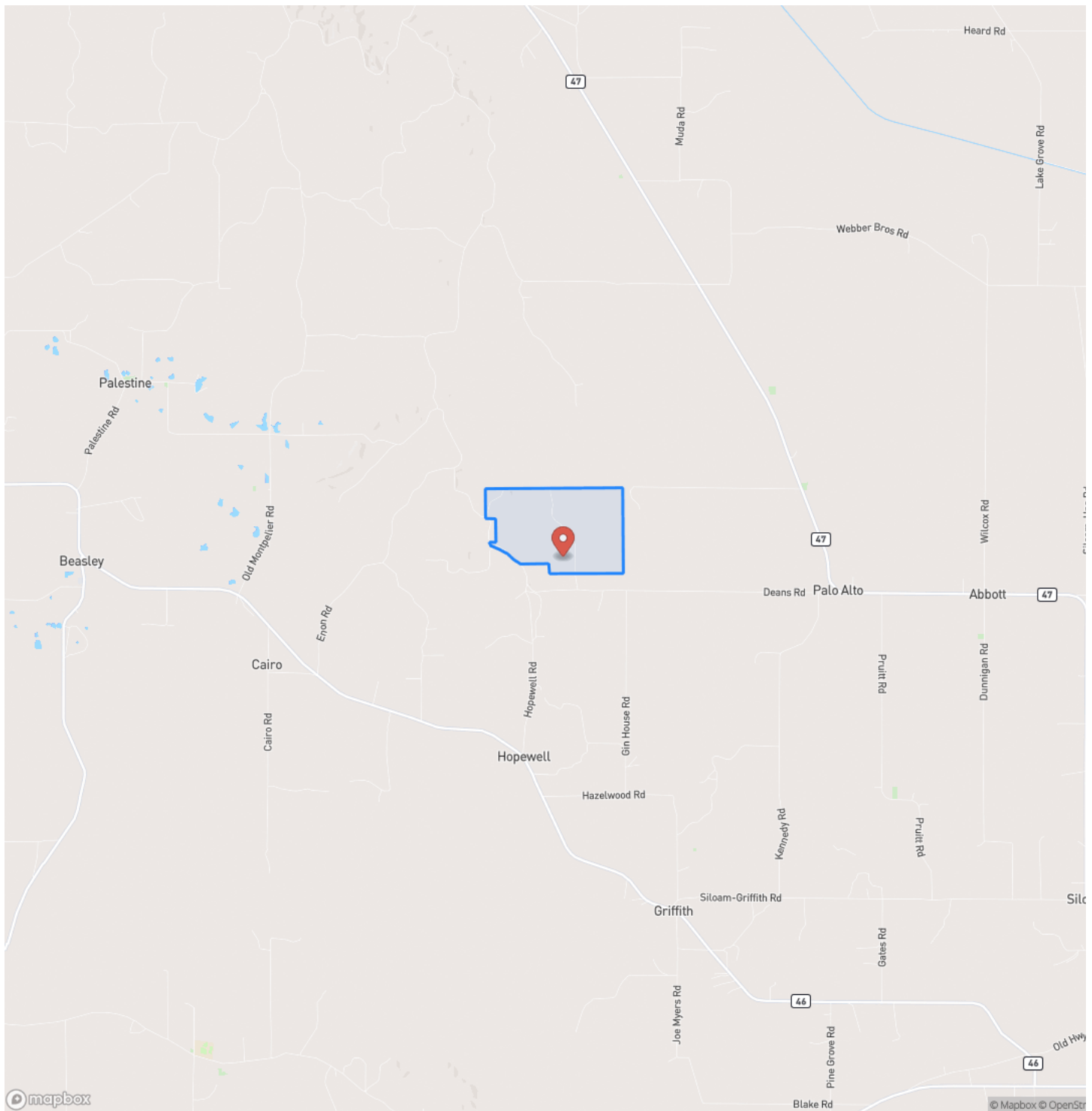
Whether you're an avid outdoorsman, investor, or someone dreaming of a private getaway with unmatched recreational appeal, this 660-acre property stands in a class of its own. Tracts of this size and quality, in this location, don't hit the market often.

Contact us today to schedule your private tour — properties like this don't last long.

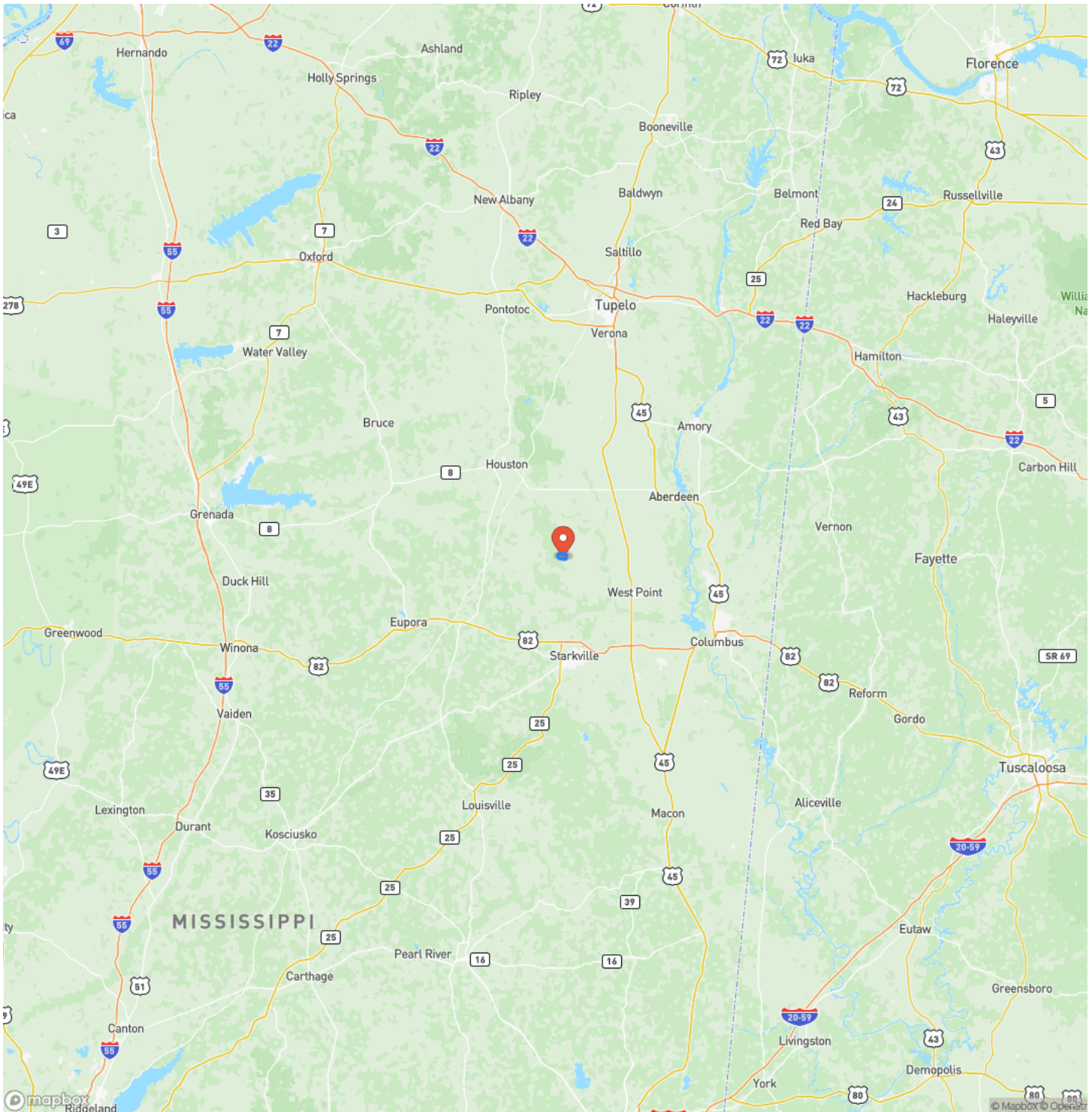
Clay County - 660 acres Big Timber and Recreational Tract
West Point, MS / Clay County



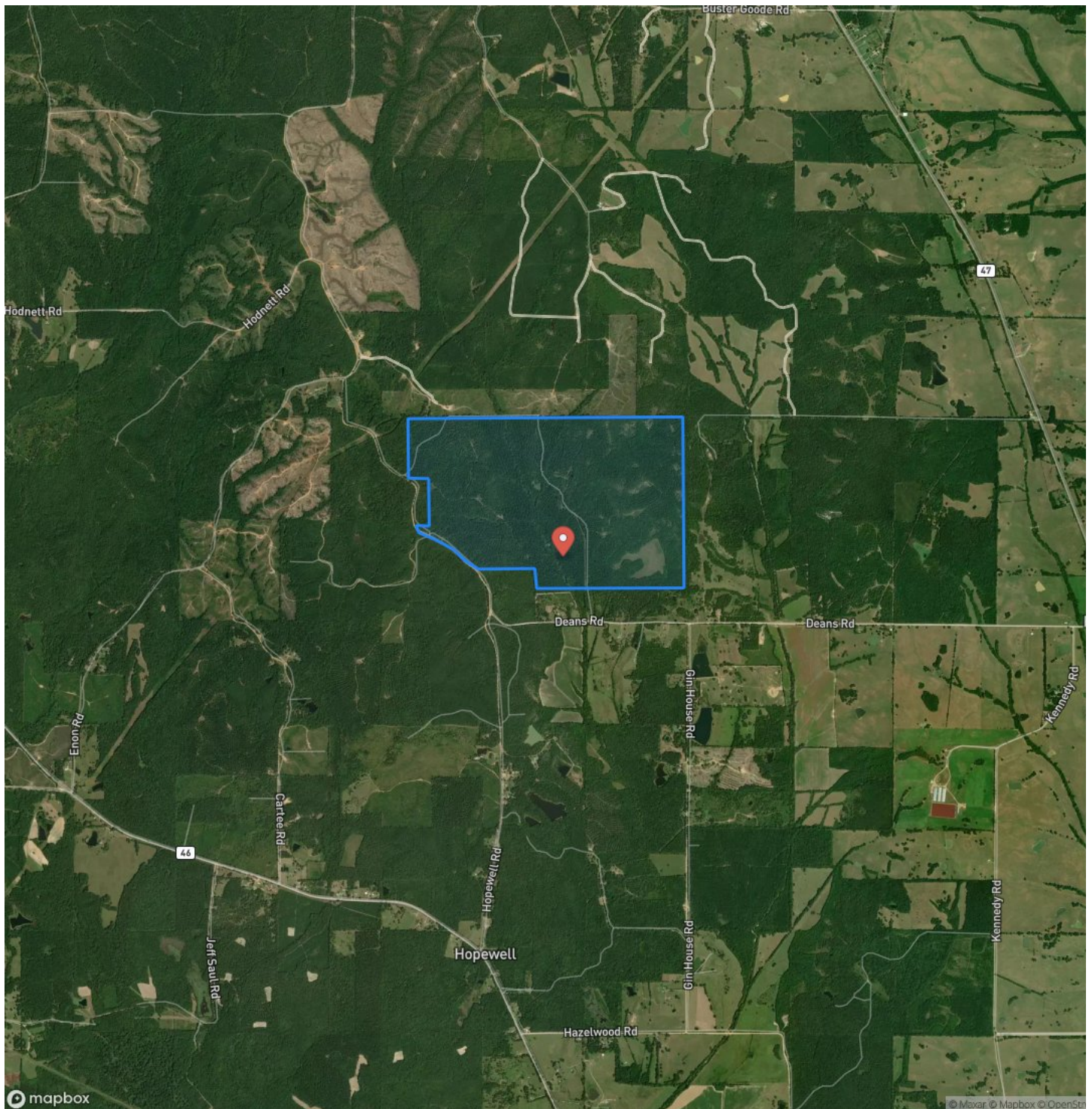
Locator Map



Locator Map



Satellite Map



Clay County - 660 acres Big Timber and Recreational Tract
West Point, MS / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Fred Zepponi III

Mobile

(662) 318-1292

Office

(662) 495-1121

Email

fred@mossyoakproperties.com

Address

5795 Highway 45 ALT S.

City / State / Zip

NOTES

[illegible]

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

(662) 495-1121

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