

50.46 Acres Hwy 46  
Hwy 46  
Cedar Bluff, MS 39741

**\$183,500**  
50.460± Acres  
Clay County





**50.46 Acres Hwy 46**  
**Cedar Bluff, MS / Clay County**

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**SUMMARY**

**Address**

Hwy 46

**City, State Zip**

Cedar Bluff, MS 39741

**County**

Clay County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land, Lakefront

**Latitude / Longitude**

33.630405 / -88.822649

**Acreage**

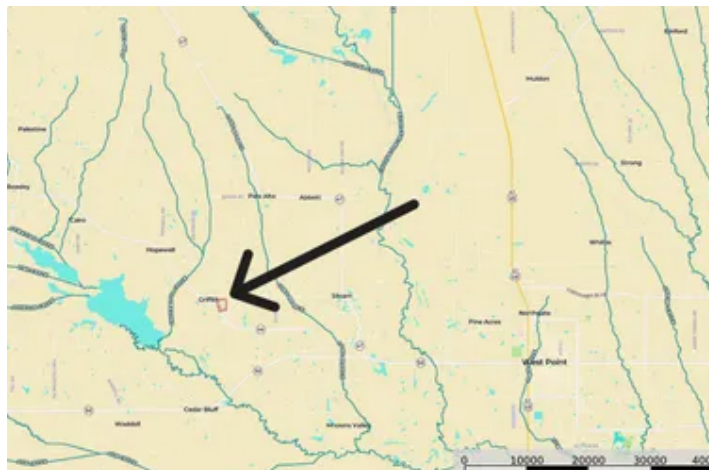
50.460

**Price**

\$183,500

**Property Website**

<https://www.mossyoakproperties.com/property/50-46-acres-hwy-46-clay-mississippi/87868/>



## 50.46 Acres Hwy 46 Cedar Bluff, MS / Clay County

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### **PROPERTY DESCRIPTION**

#### **50.46± Acres - Old Pasture & Hunting Land with Ponds and Multiple Home Sites - Clay County, MS**

This 50.46± acre property is ideally located along Hwy 46 in Clay County, Mississippi. Just 10 miles from West Point and 13 miles from Starkville, this tract offers peaceful country living with excellent access to two of North Mississippi's most desirable towns. This property offers development potential, great hunting and would make a great future cattle operation.

#### **Property Features:**

- **3 Scenic Ponds** - Great for fishing, wildlife attraction, or simply enjoying the view
- **Old Pasture Land** - Ideal for revitalizing into farmland, food plots, or open home sites
- **Multiple Excellent House Sites** - Choose from numerous elevated spots among mature oaks
- **Numerous Giant Oak Trees** - Beautiful shade and character throughout the property
- **Abundant Wildlife** - Outstanding deer and turkey hunting opportunities
- **Paved Road Frontage** - Convenient access along Hwy 46
- **Utilities Available** - Power and water available at the road, ready for development

#### **Ideal For:**

- Building a country home or recreational cabin
- Outdoor recreation and hunting
- Small-scale farming or homesteading
- Long-term land investment in a growing area

#### **Location Highlights:**

- 10 miles to West Point, MS (home of Mossy Oak)
- 13 miles to Starkville, MS (Mississippi State University, shopping, dining)
- Easy commute to both towns while enjoying the country feel

Whether you're looking for a private retreat, a hunting paradise, or a homesite with acreage, this Clay County gem offers versatility, location, and natural charm. Don't miss this opportunity!

Hunter McCool

Certified Land Specialist

Licensed in AR and MS

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Phil Barker

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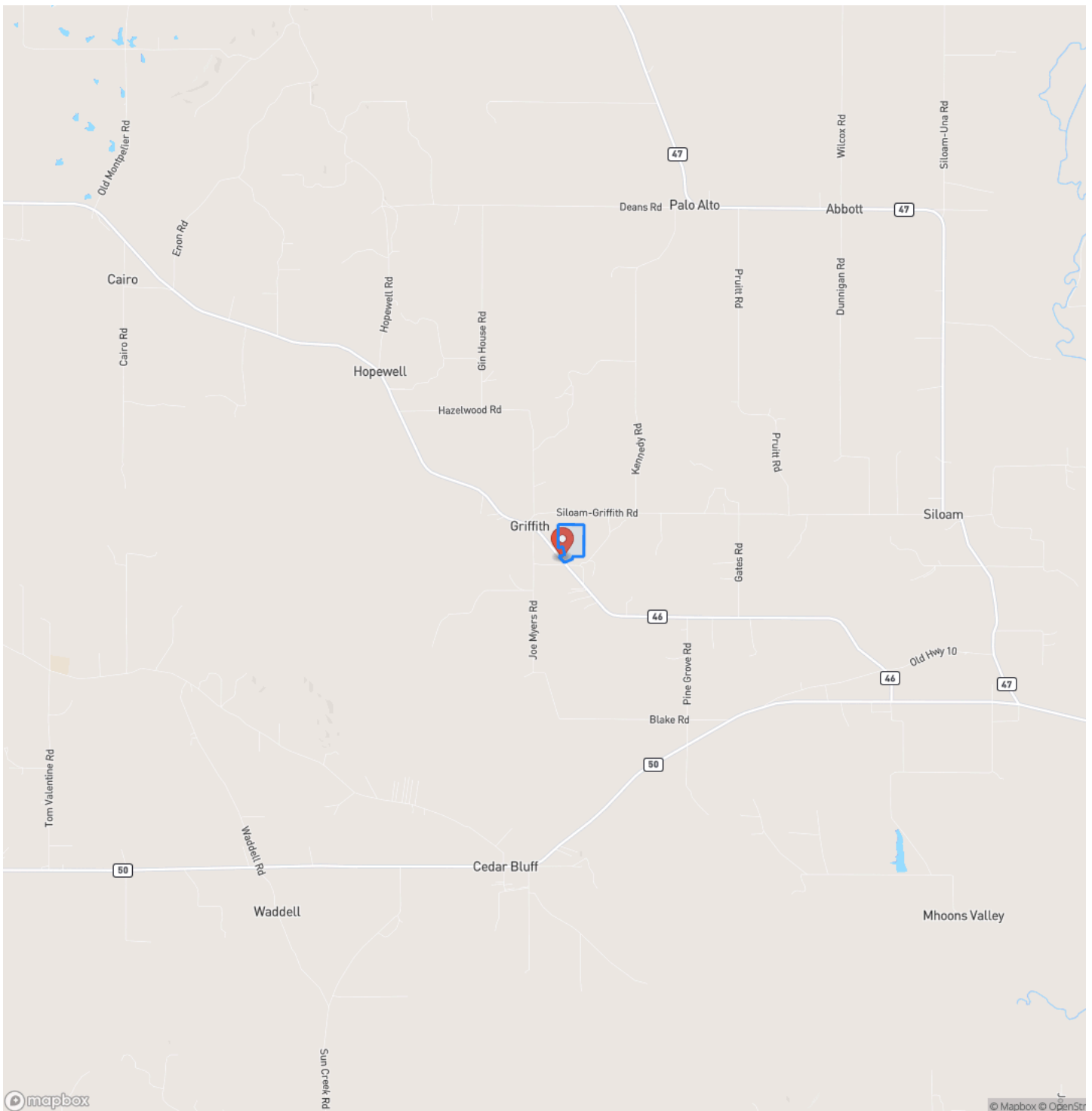


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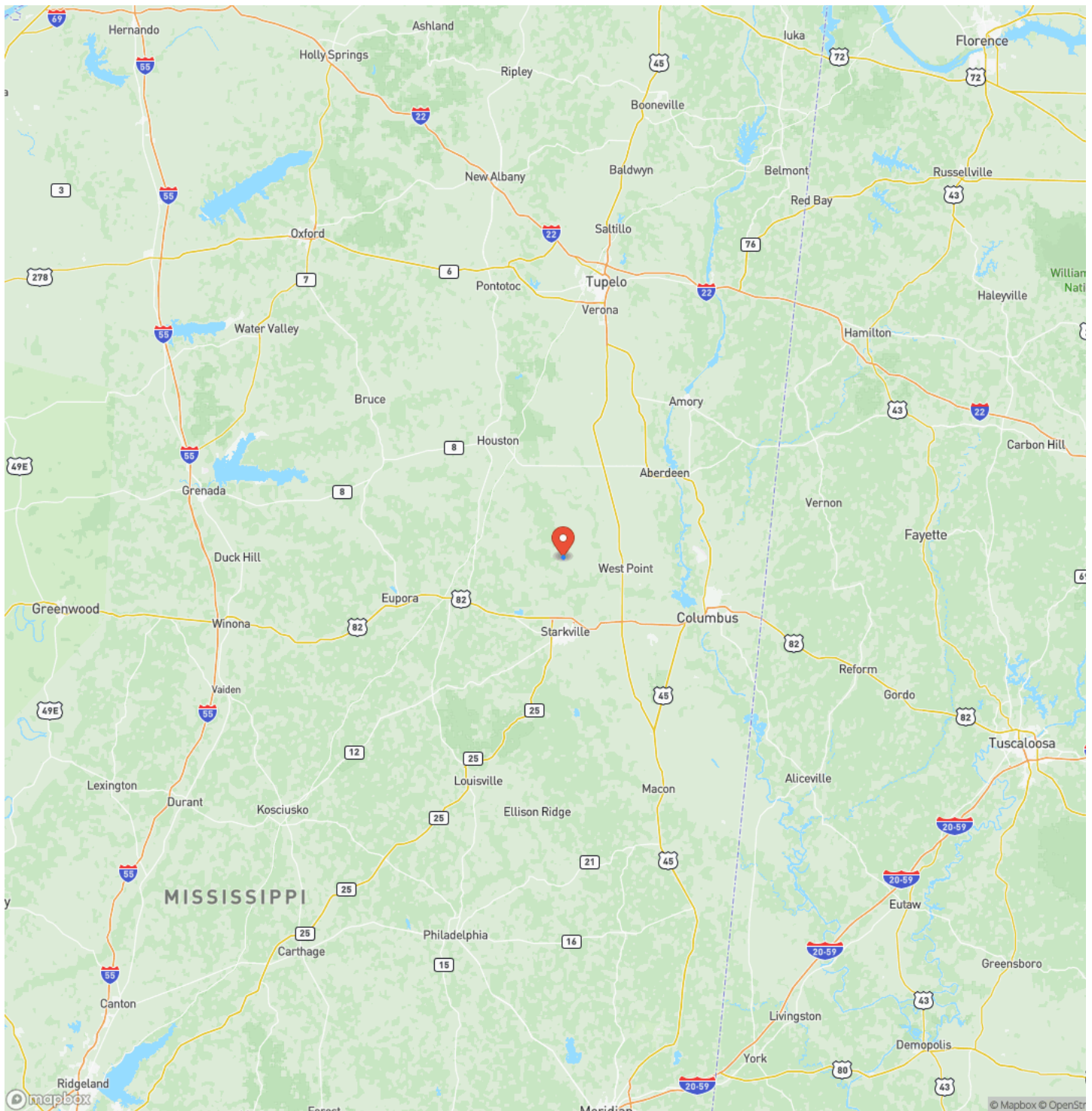


## Locator Map



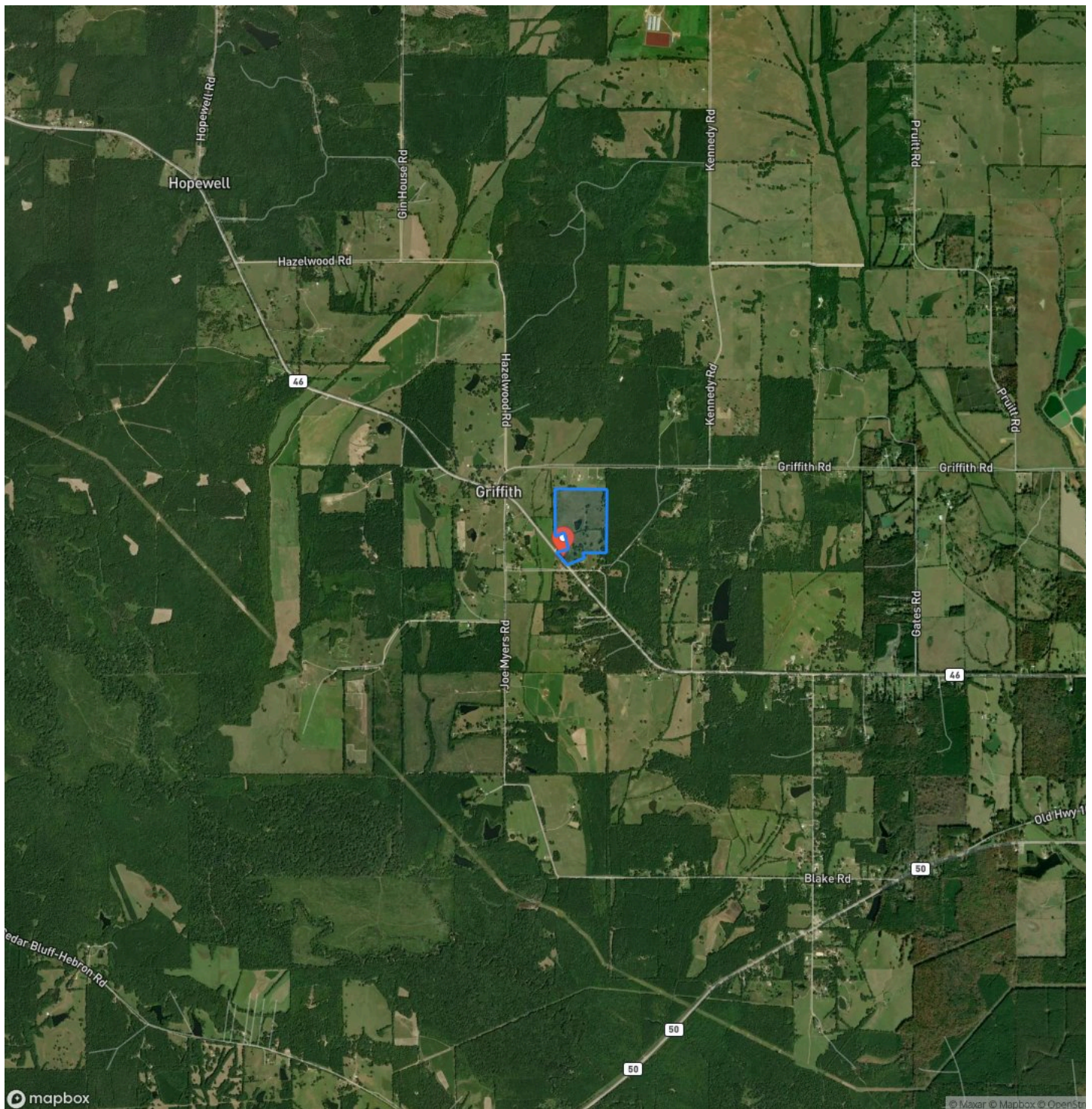


## Locator Map





## Satellite Map





**50.46 Acres Hwy 46**  
**Cedar Bluff, 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



**MORE INFO ONLINE:**

**MossyOakProperties.com**

## 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.





## **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**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

[MossyOakProperties.com](http://MossyOakProperties.com)

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