

# 212 Acres+/- Timberland Clay County, MS



**\$1,816/Acre**

Own your own hunting and recreation paradise in Clay County just a short drive Northwest of Starkville and Mississippi State University. This property consist of approximately 70 acres+/- recently thinned pine plantation of which 34.6 acres is in CRP that pays \$934 annually until 2030. 100 acres+/- mixed hardwood and pine timber, 42 acres+/- hardwood regeneration, live creek in western part of tract, small pond, potential home site and frontage on Highway 46. Siloam Water Association and Natchez Trace Electric are available on site. Call Doyes for your personal tour.

Southeast on Highway 46 approximately 3.7 miles and property will be on the left. Look for the Tom Smith Land and Homes Sign.



*Call me today!*

**DOYES HOLLAND, REALTOR®**  
DHolland@TomSmithLand.com  
662.268.6333 **office** | 662.312.2165 **cell**



**TomSmithLandandHomes.com**





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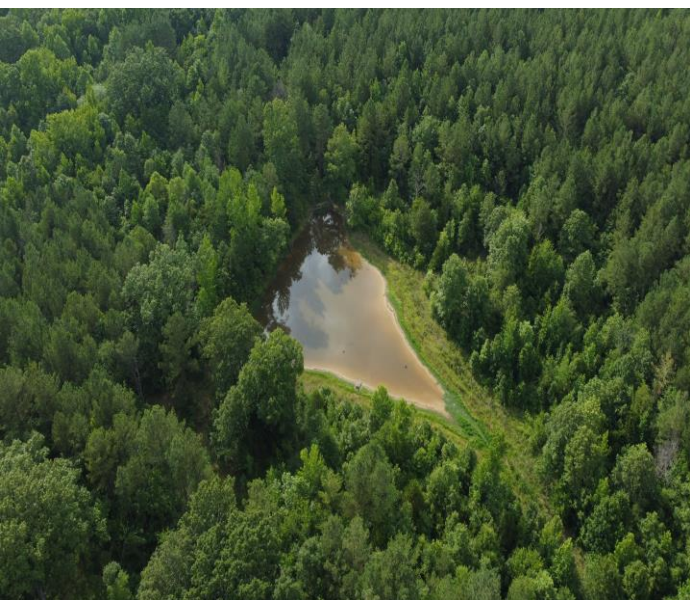
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Information is believed to be accurate but not guaranteed.





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# Aerial Map



[Click here for Interactive map](#)



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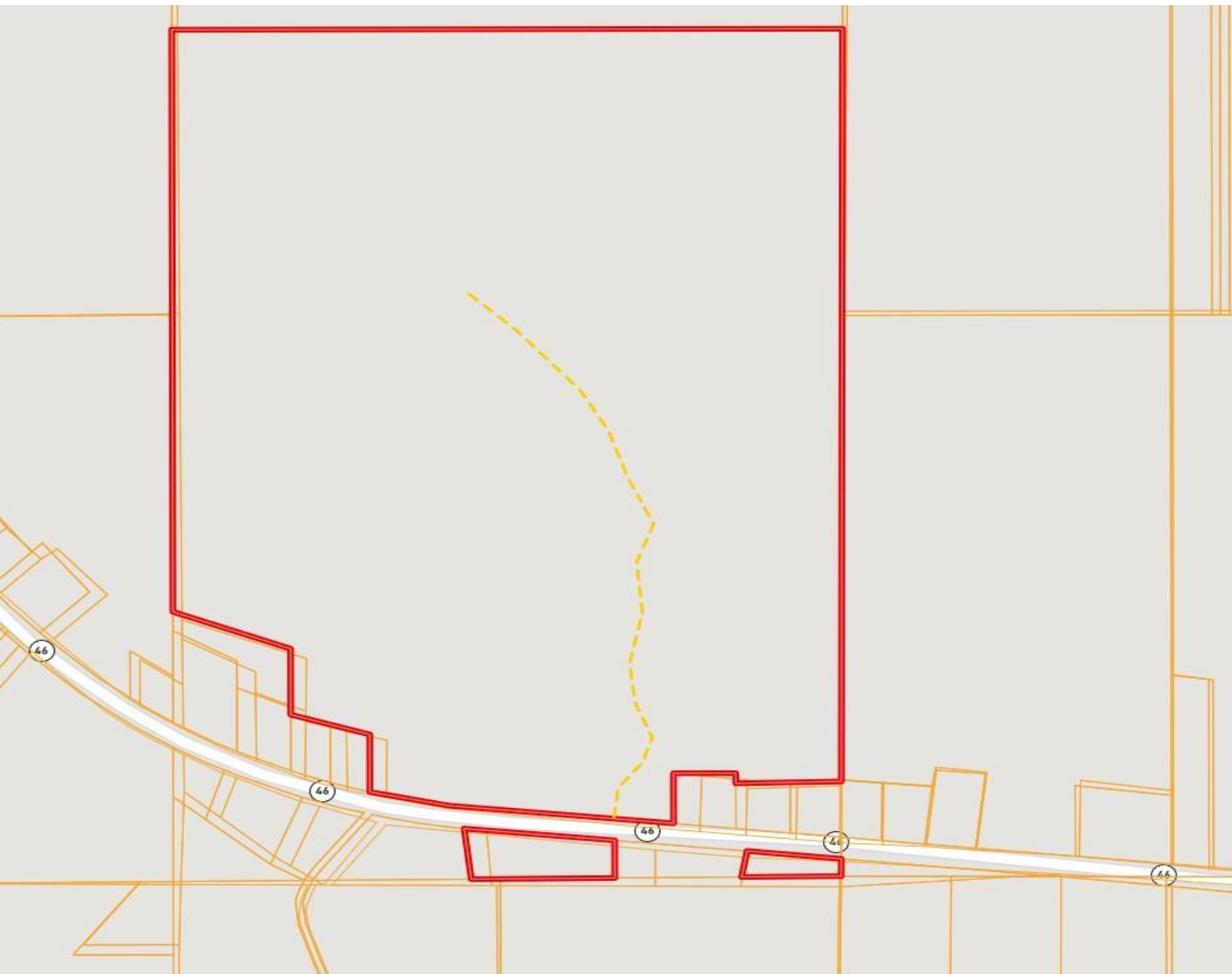
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# Ownership Map



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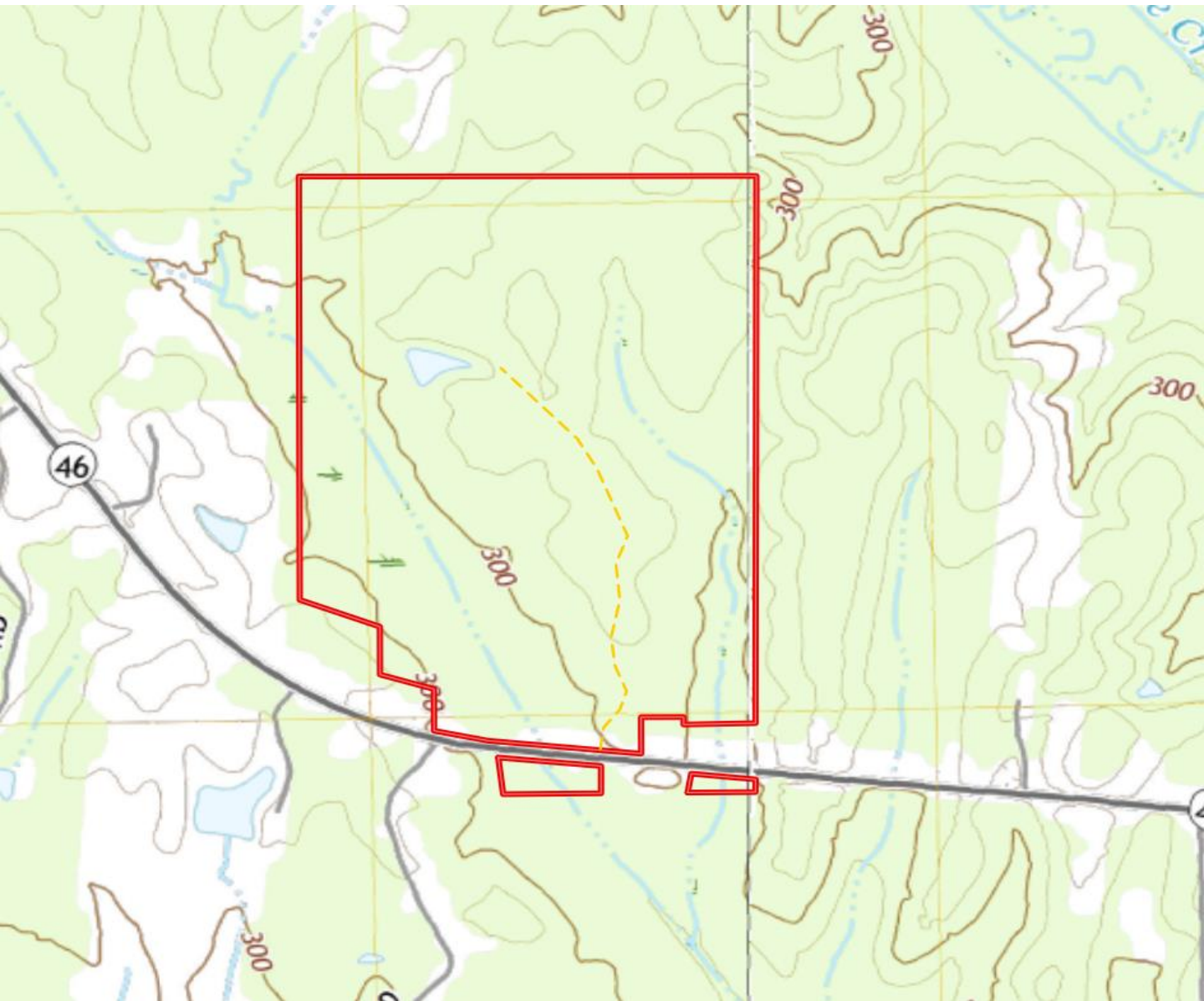


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# Quadrangle Map



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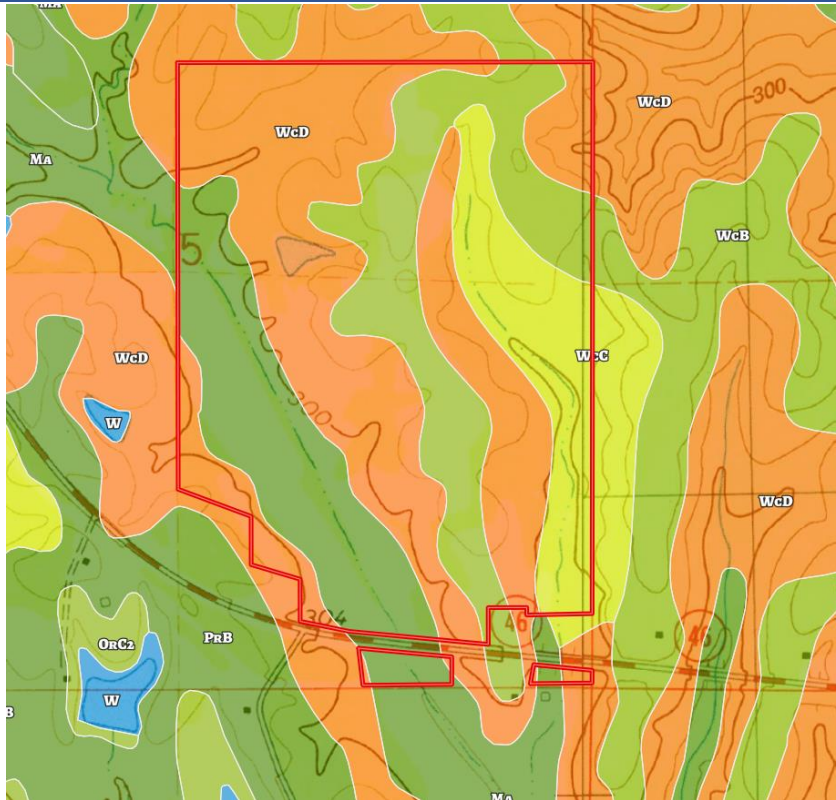
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# Soil Map





SOIL REPORT


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ACRES






CAPABILITIES

WAPI

All Polygons



211.38 ac

CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP 
WcD	Wilcox silt loam, 8 to 17 percent slopes	98.33	46.52%	-	57	7e 
WcB	Wilcox silt loam, 2 to 5 percent slopes	43.12	20.4%	-	61	3e 
Ma	Mathiston silt loam, 0 to 2 percent slopes, occasionally flooded	41.48	19.62%	-	84	2w 
WcC	Wilcox silt loam, 5 to 8 percent slopes	28.44	13.45%	-	60	4e 



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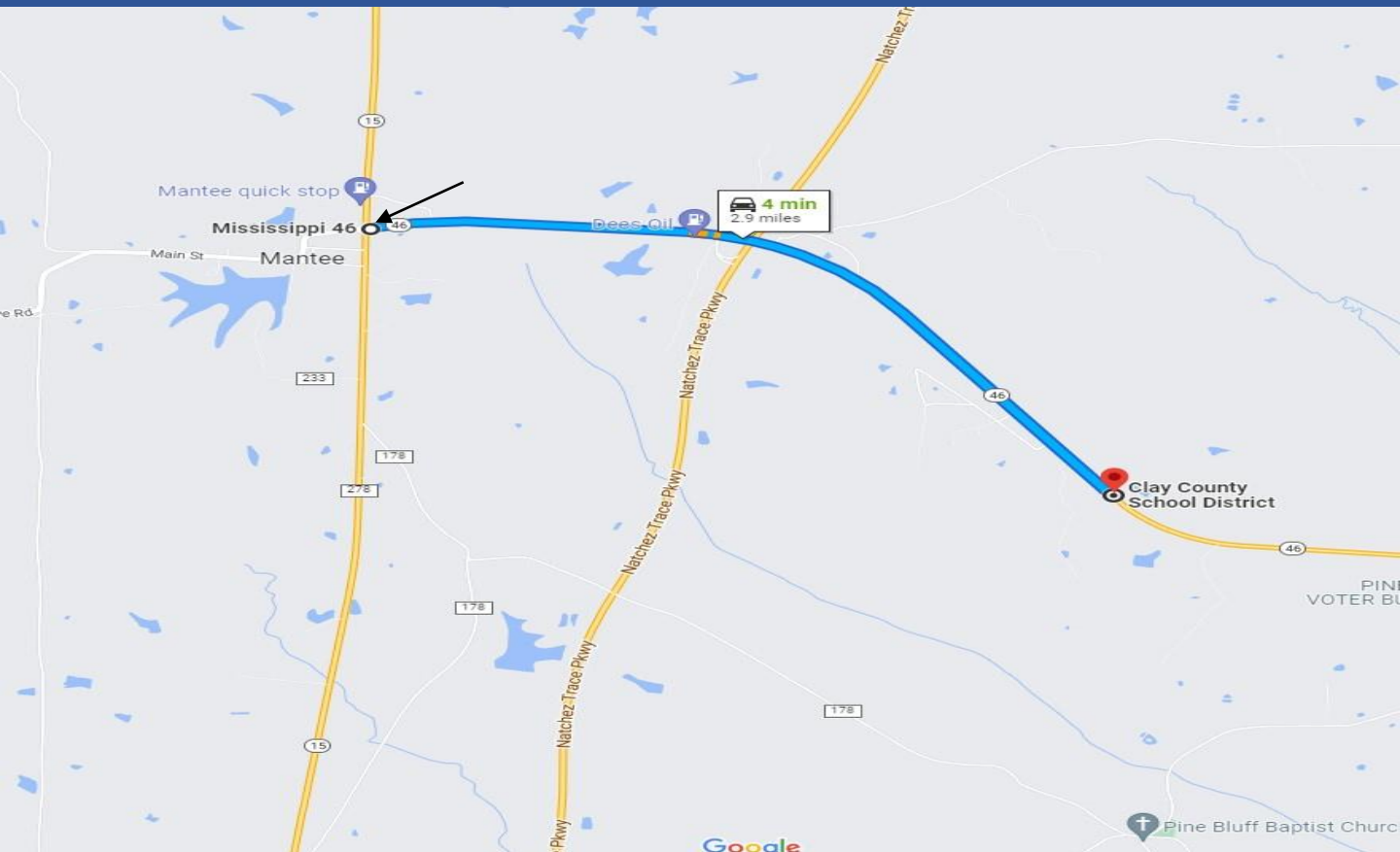
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# Directional Map



**Directions from Intersection Hwy 15 and Hwy 46 in Mantee, MS:** Go Southeast on Highway 46 approximately 3.7 miles. Property will be on left. Look for the Tom Smith Land and Homes Sign

Click [here](#) for Interactive Google map



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