

# 212 Acres+/- Timberland Clay County, MS



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, 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.

**Directions from Intersection Hwy 15 and Highway 46 in Mantee, MS:** Travel 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



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LandReport  
2011-2022  
AMERICA'S  
**BEST**  
BROKERAGES

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# Aerial Map



[Click here for Interactive map](#)



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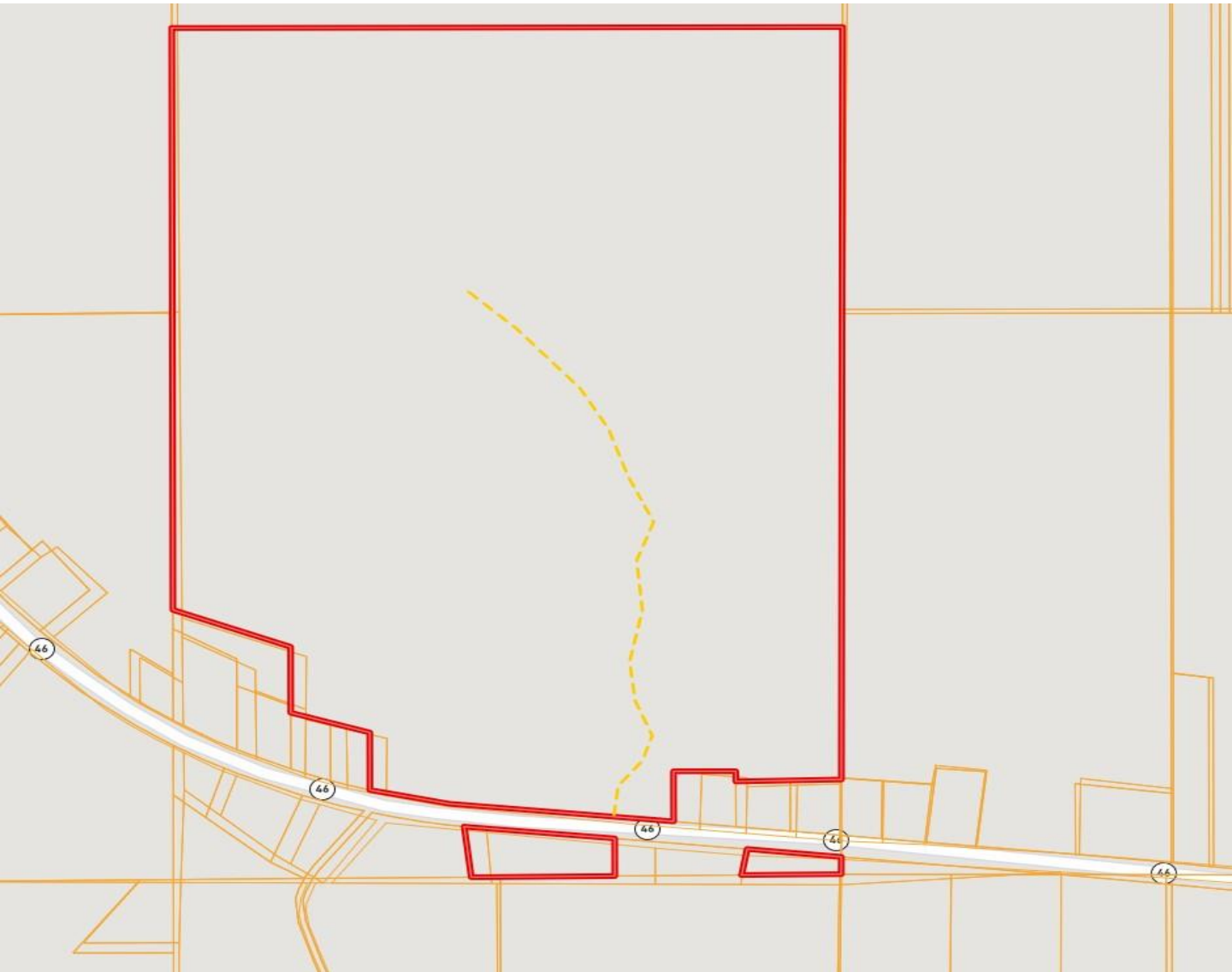
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# Ownership Map



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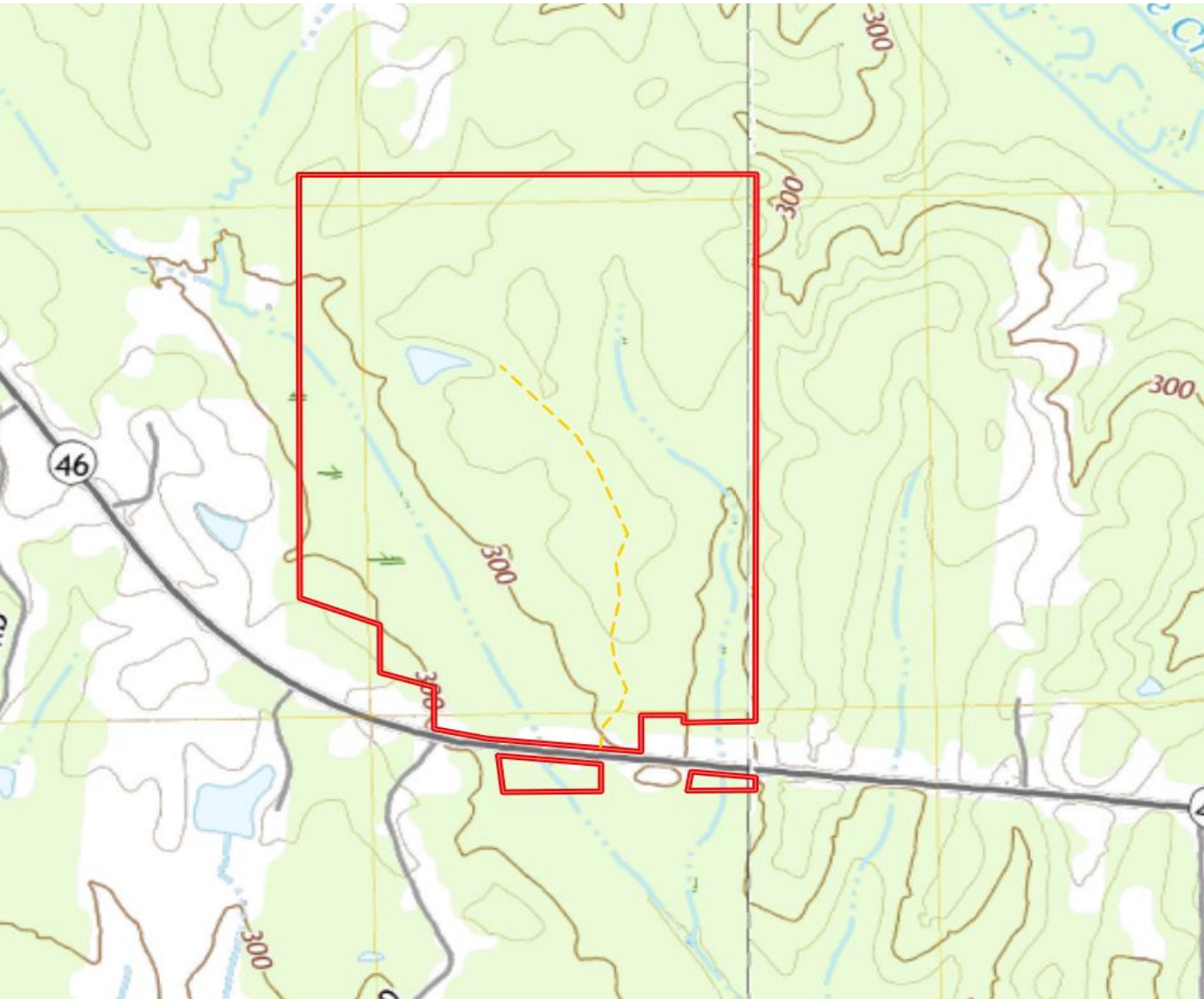
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# Quadrangle Map



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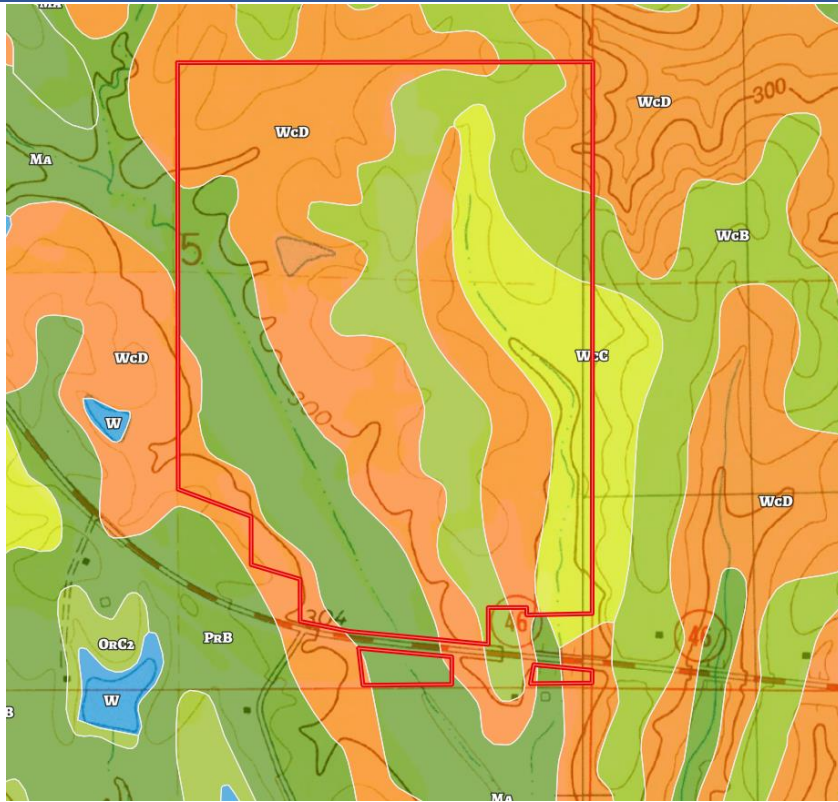


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# Soil Map



SOIL REPORT						
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
Totals		0 CPI Average	63.52 NCCPI Average	4.8 Cap. Average		
Boundary		207.76 ac				



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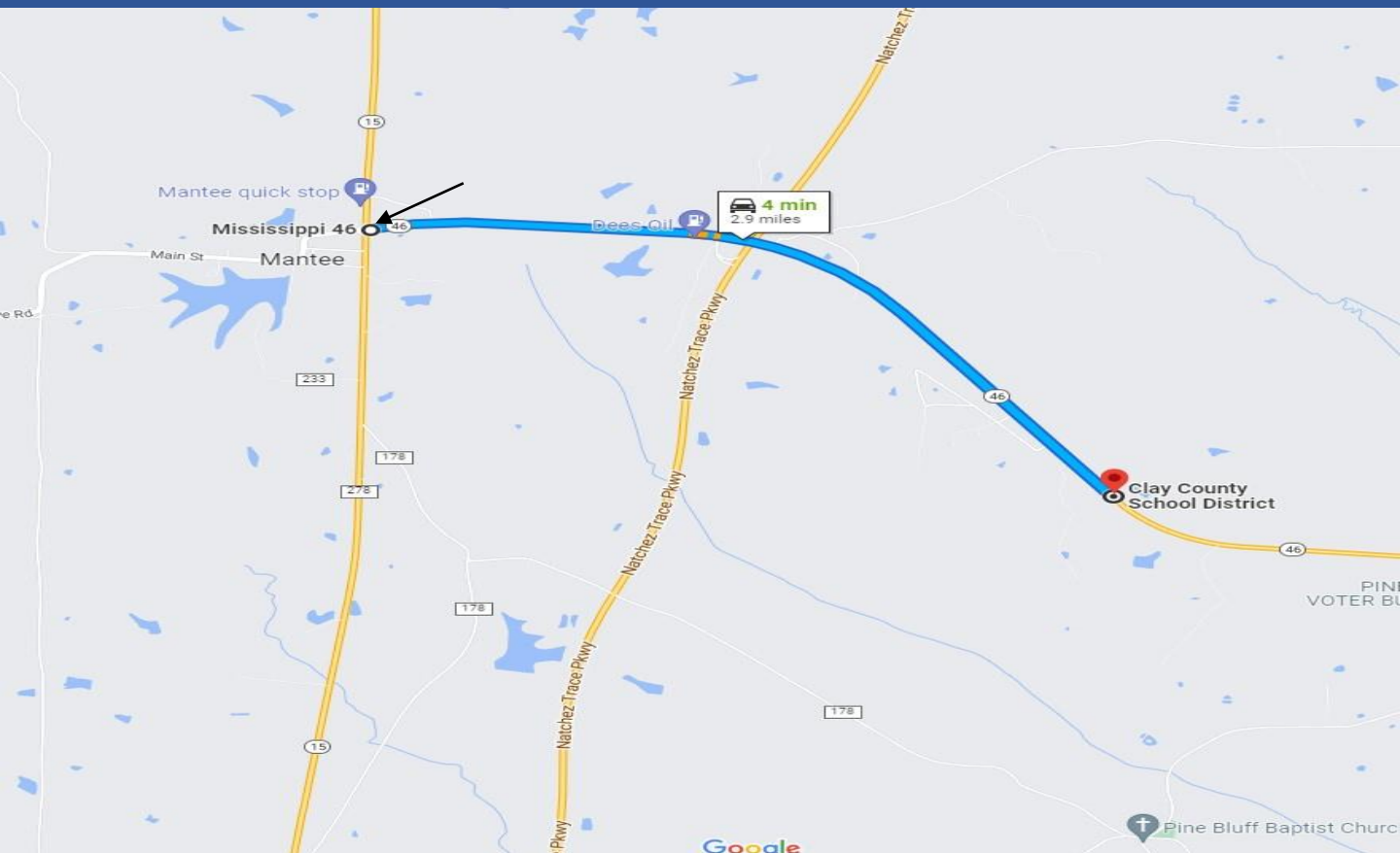
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# Directional Map



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Click [here](#) for Interactive Google map



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