

RECREATIONAL TRACT

32.3± Acres in Clay County, MS



\$245,000

Properties like this don't come up for sale often! This 32.3+/- acres in Clay County, MS, is special. This property is minutes from Mississippi State University, Starkville, West Point, and Columbus. There are over 600 feet of road frontage on Highway 45 with power and two water lines available. The owner has just run new fencing with wooden post and goat wire around the whole property and has cross-fenced this property, too. A creek also runs the entire southern border of the property. There is also a stocked pond, fenced garden site, and a Japanese persimmon tree orchard! Walnut and large oak trees grow throughout the property. A cement pad is ready for a trailer or barn and the existing barn has power and water ready too! This place has the potential for anything! A home site with a view just minutes from campus, a place to enjoy gamedays or run free on the weekends or could even house multiple houses for development. To schedule a private showing, call or text Walker!

Directions from Hwy 12 in Starkville, MS: Travel east on MS-12 for .8 miles. Use the right two lanes to keep right on MS-12 East and continue for 2.5 miles. Keep right at the fork then follow the signs for US-82E/MS-12 E/ MS-25 N/Columbus/West Point and merge onto MS-25 N/US-82 E and travel 8.6 miles. Take the exit onto MS-25 N/US-45 Alt N towards West Point/Tupelo. After 1.9 miles, the property will be on the right.



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333
Cell: 662.769.1442

Walker@TomSmithHomes.com

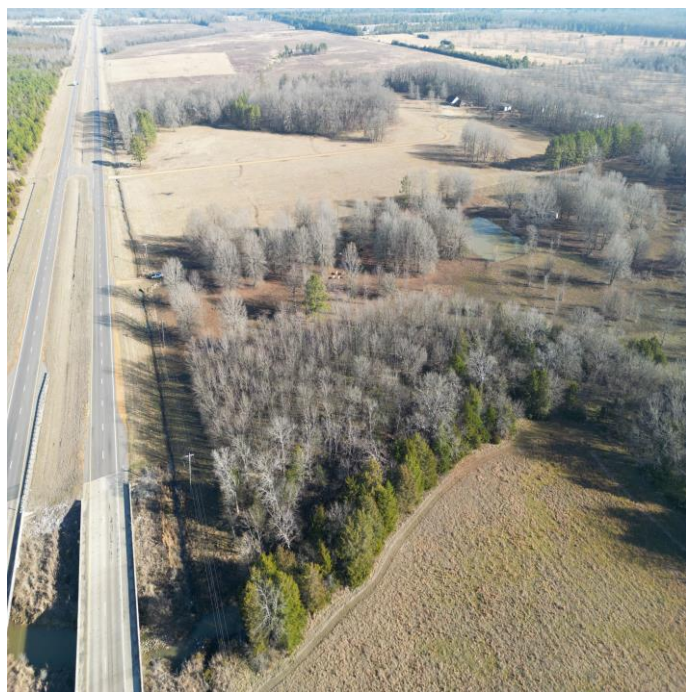


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Information is believed to be accurate but not guaranteed.

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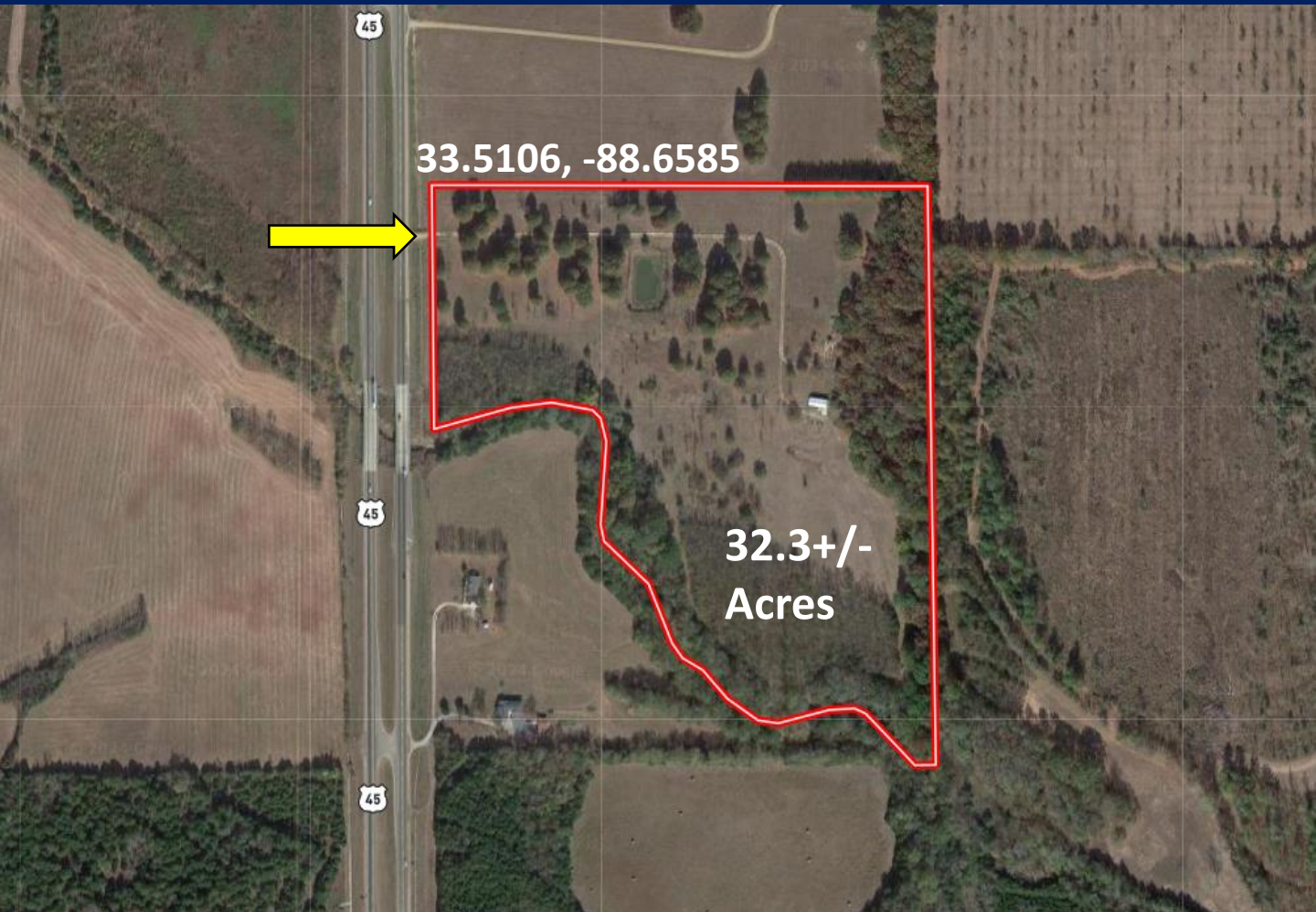
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Aerial Map



Click [Here](#) for Interactive Map Link



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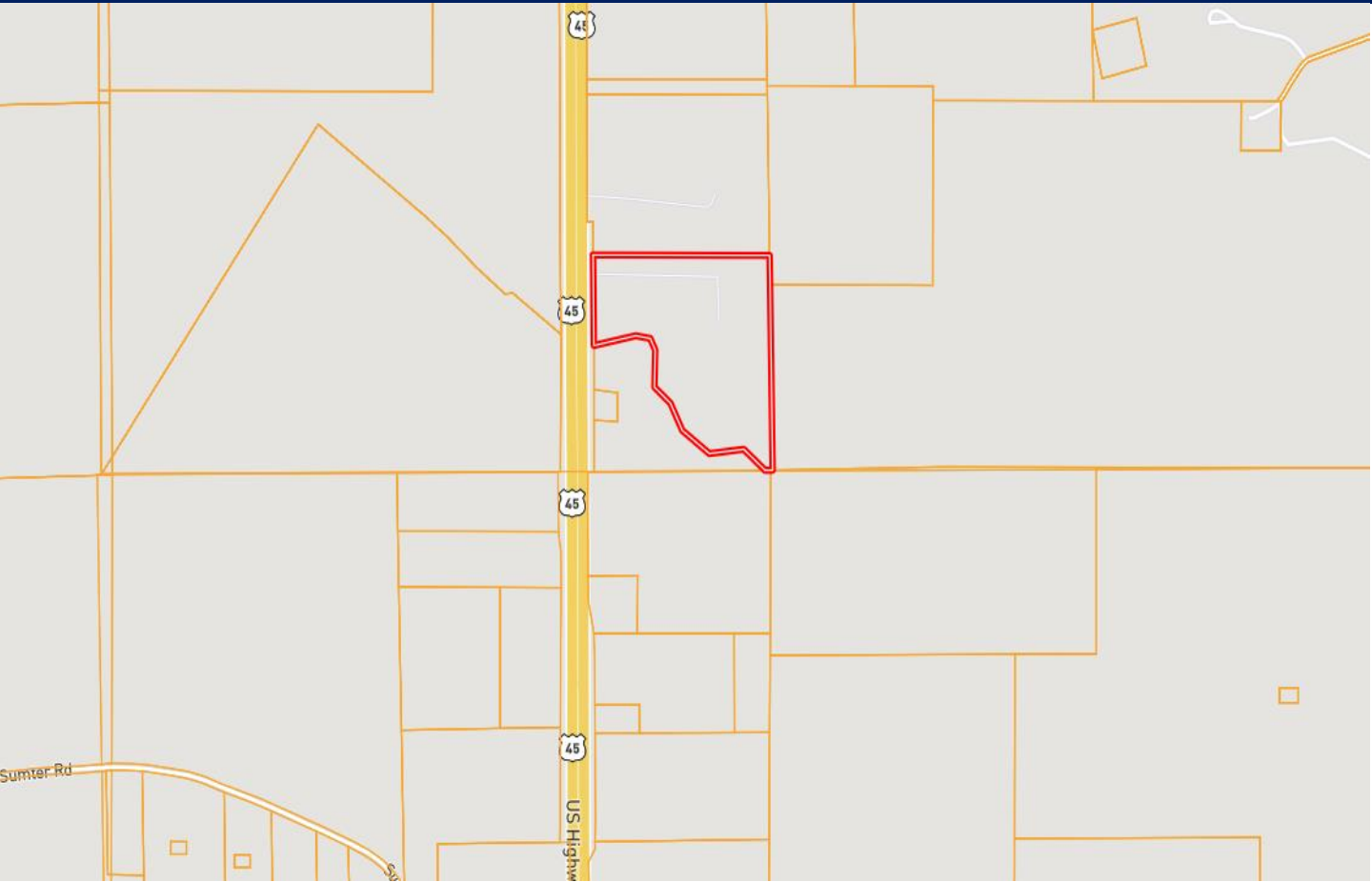
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Ownership Map



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Flood Map



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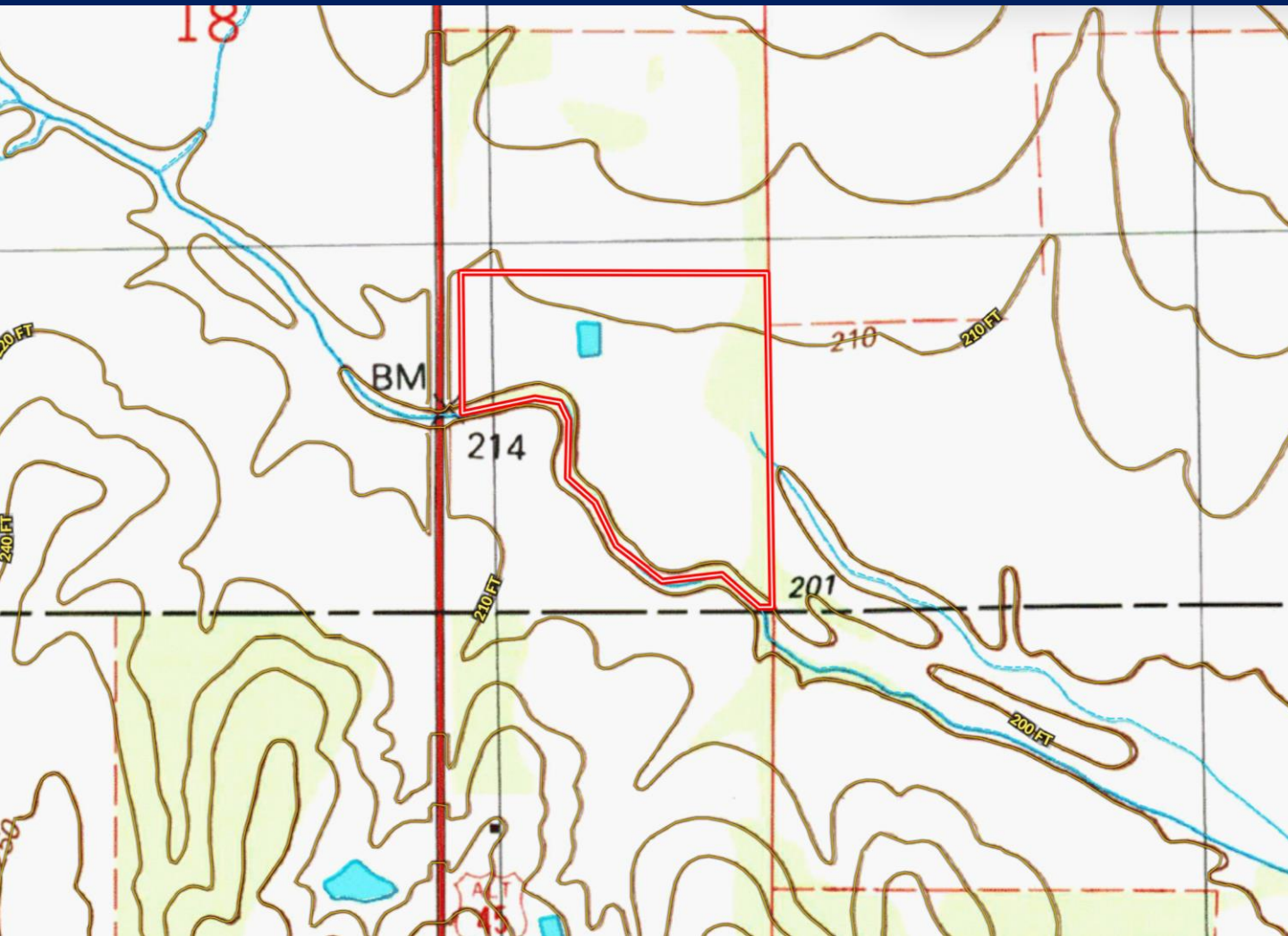
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Topo Map



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Expect More. Get More.

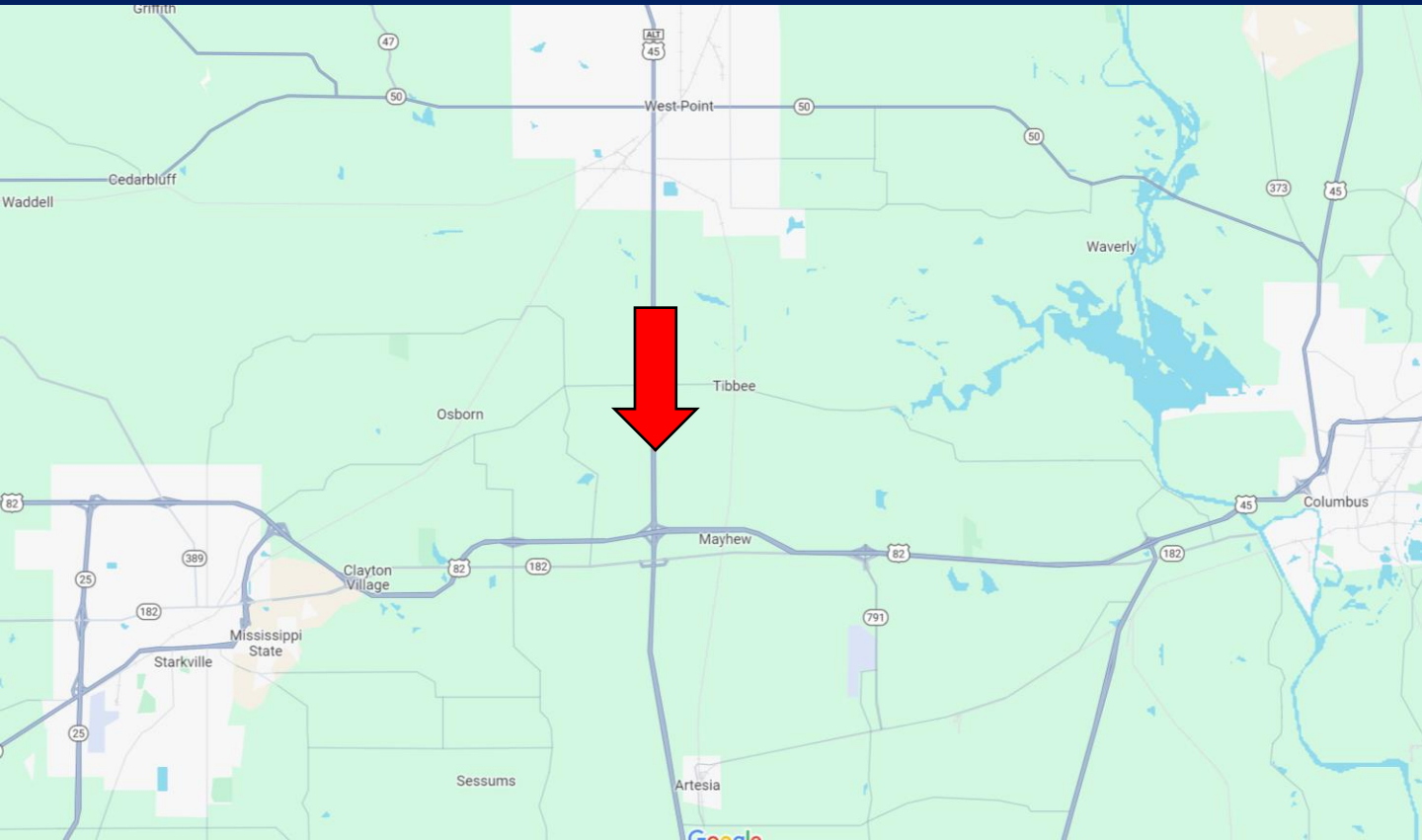
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Directional Map



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[GOOGLE MAP LINK](#)



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