

BUILD YOUR DREAM WATERFRONT RETREAT

.95± ACRE LOT IN HUMPHRIES COVE IN CLAY COUNTY, MS



\$35,000

This .95± acre lot in the Humphries Cove neighborhood offers a prime location for your new home. With over 350 feet of road frontage on Humphries Cove Road, the property features mature trees and a level, build-ready surface with all utilities available. Enjoy the convenience of being just 15 minutes from West Point, 20 minutes from Columbus, and 35 minutes from Starkville, MS. If you're looking for a peaceful spot near the water while staying close to town, this Clay County lot is a great choice. Call or text Walker today to schedule your private showing!



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



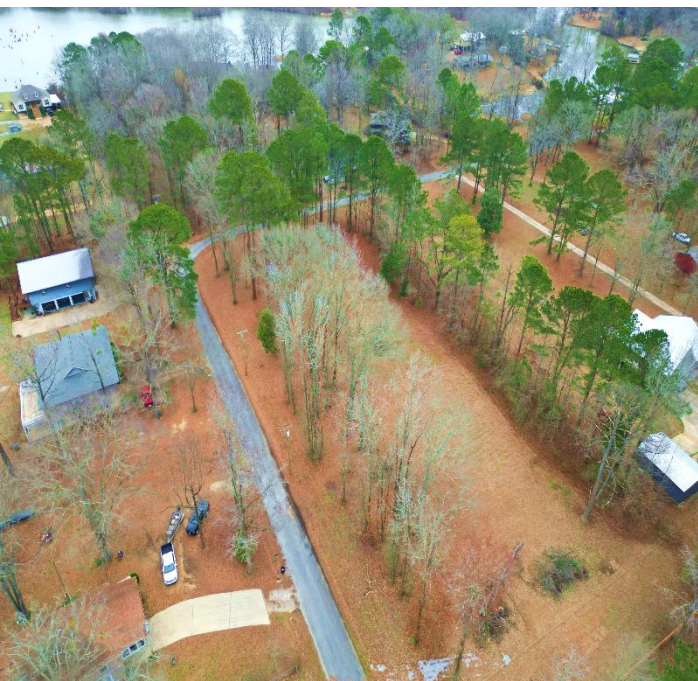
Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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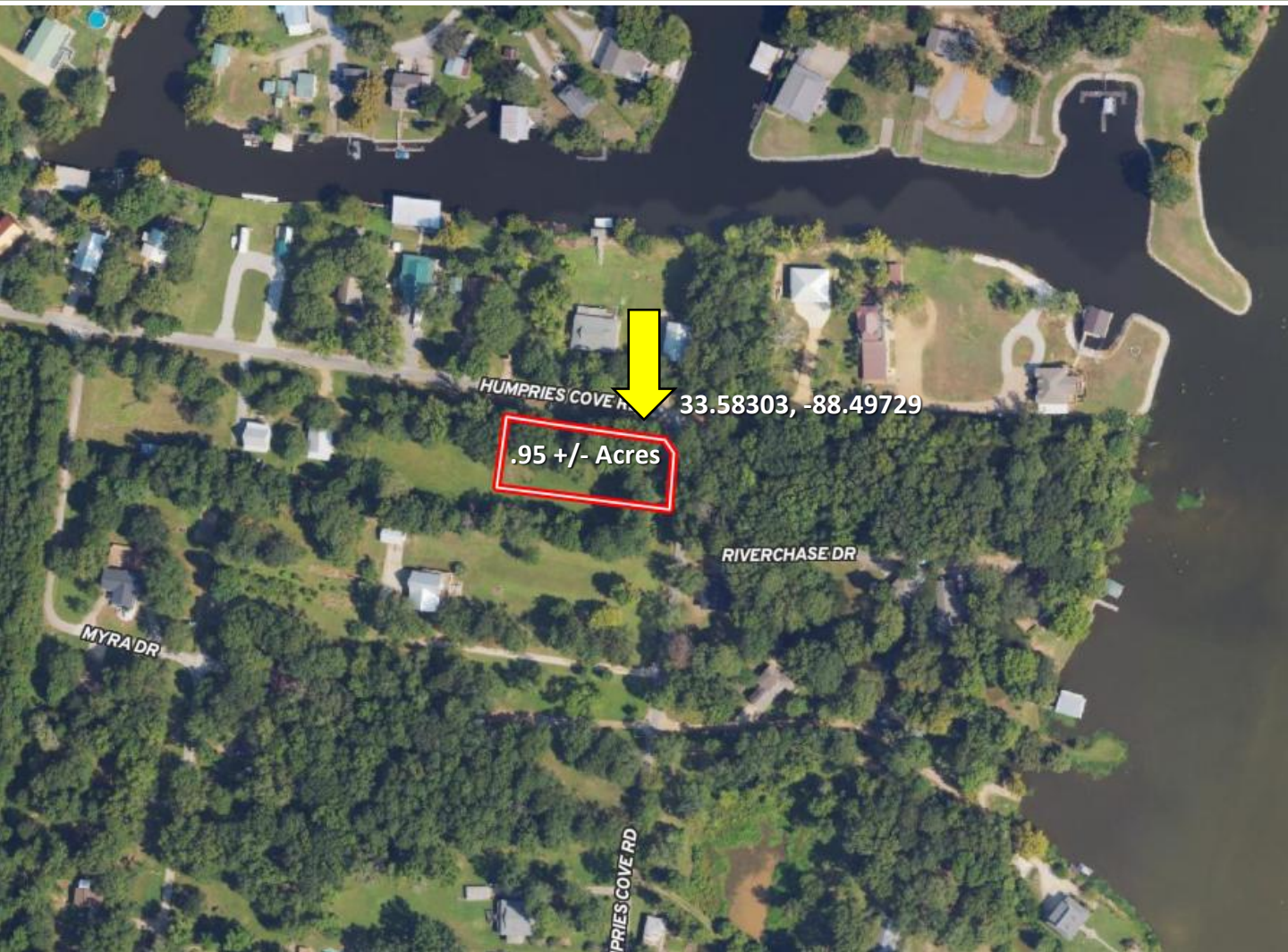
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Aerial Map



Click [Here](#) for the Interactive Map Link

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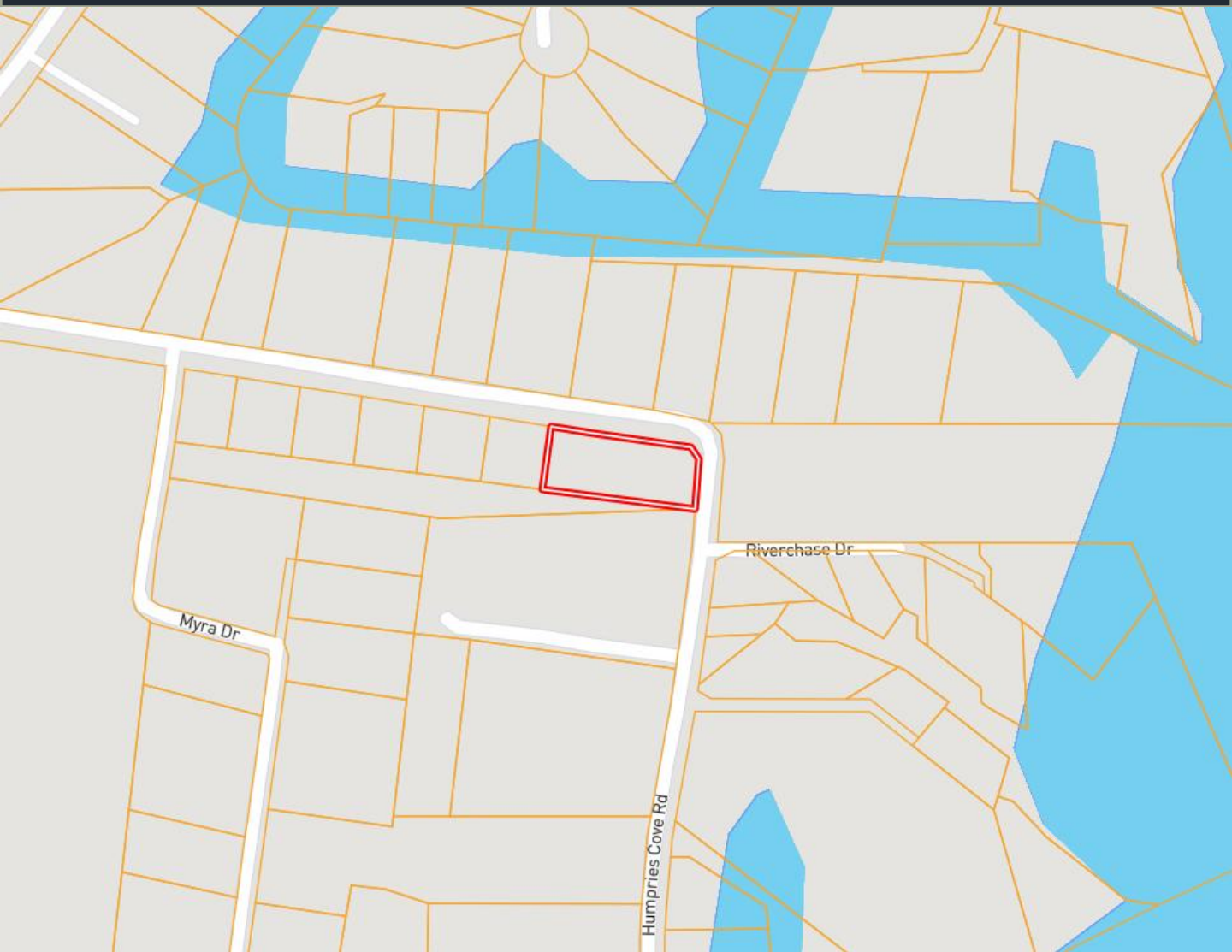


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Ownership Map



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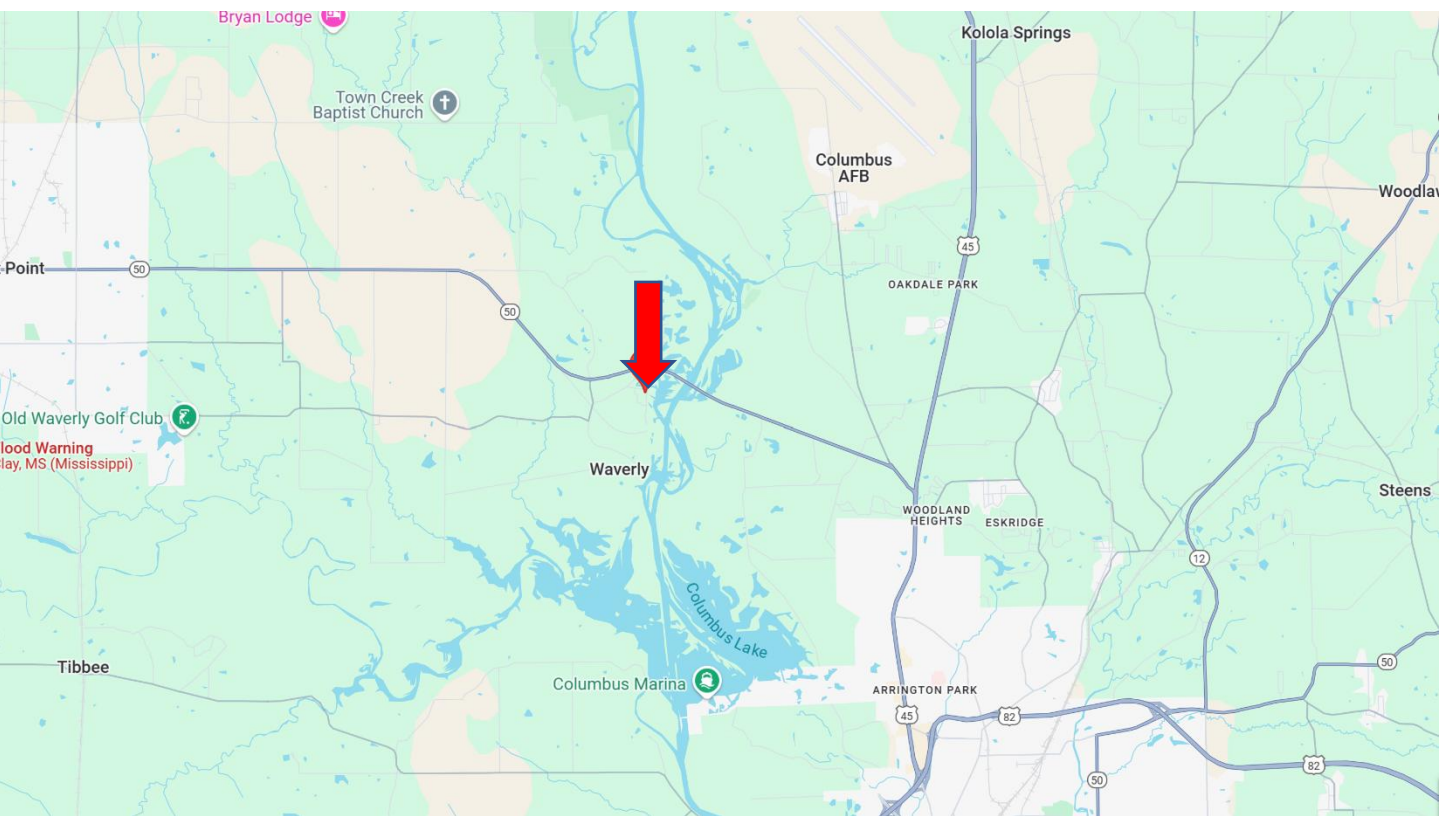


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Directional Map



Directions from the intersection of Hwy 45 and Hwy 50 in West Point, MS: Travel west on Hwy 50E for 9.9 miles. Then turn right onto Pate Road and travel .3 miles. Make a sharp left onto Humphries Cove Road. After 0.3 miles, the property will be on your right.

[Google Map Link](#)

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