

500+/- Acre Cattle Farm Clay County, MS



\$1,150,000

This magnificent 500+/- acre property in Clay County, MS is a must see! The property is currently holding approximately 100 head of cattle but could easily support 200 head. This property features mostly 4 stranded bob wired fencing, cross fencing, 40x60 shop, and several small stock ponds that provide hydration for all livestock you wish to raise. Approximately 132 acres has been enrolled in a Grassland Program for 2 years with 3 years remaining in the 5-year program. The CSP program pays \$18 per acre and can continue after new ownership. All utilities are currently established along with convenient frontage on Old Hwy 47 (James Waide Road). Call Harper Day or Michael Cooper for a private showing today. Showings for this property are available by appointment only. **Directions From Hwy 50 in West Point, MS:** Travel west on Hwy 50 for 4.6 miles. Turn right onto MS-47 and travel for 12.0 miles. Turn right onto Old Hwy 47 and travel 0.8 miles. The property will be on your left.

[GOOGLE MAP HERE](#)



HARPER DAY, REALTOR®
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call us today!



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Information is believed to be accurate but not guaranteed.





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Aerial Map



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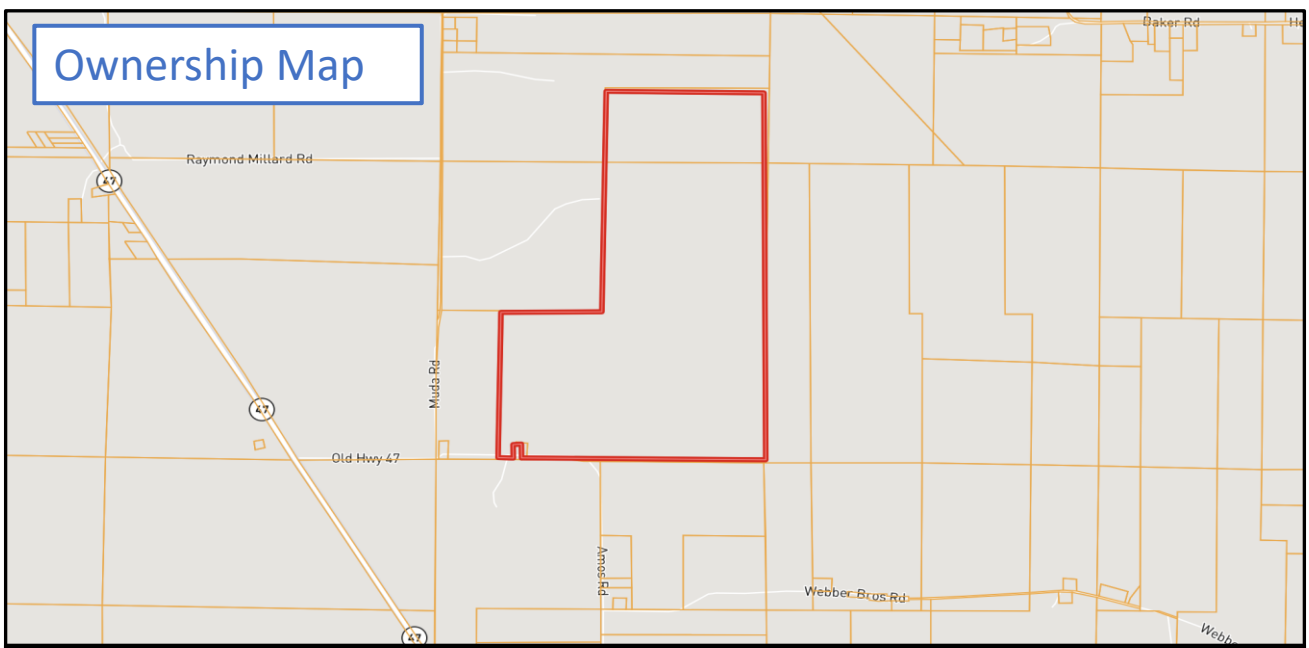
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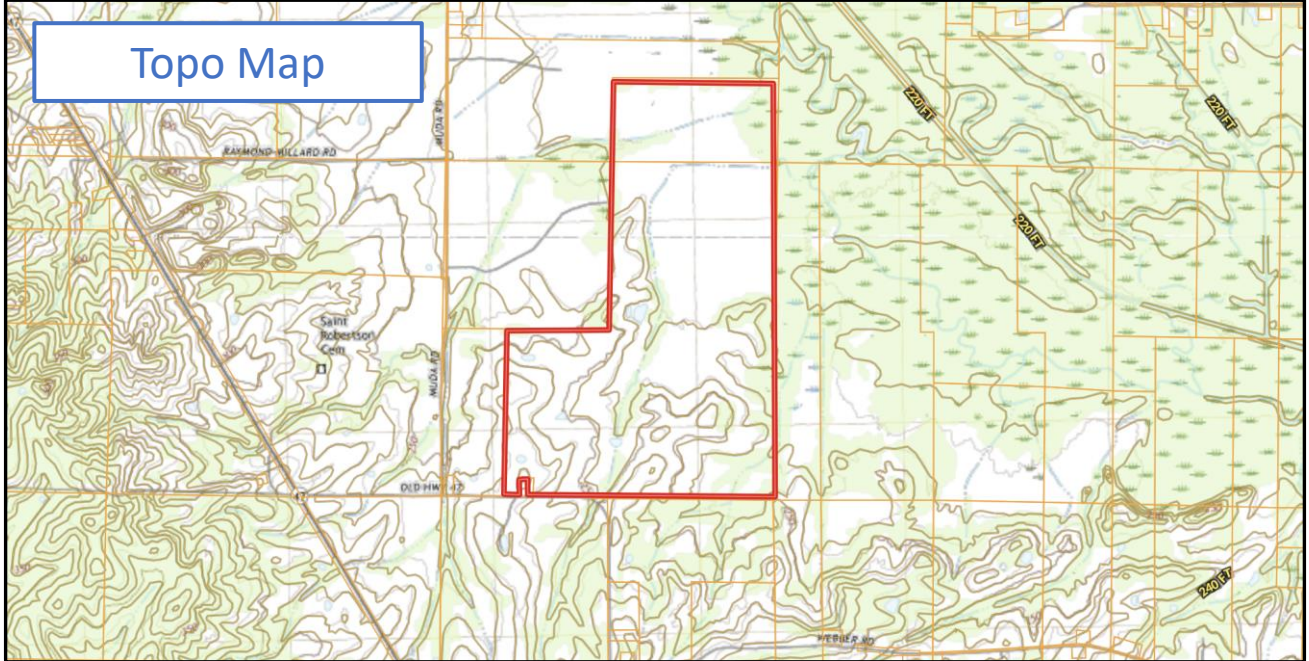
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Ownership Map



Topo Map



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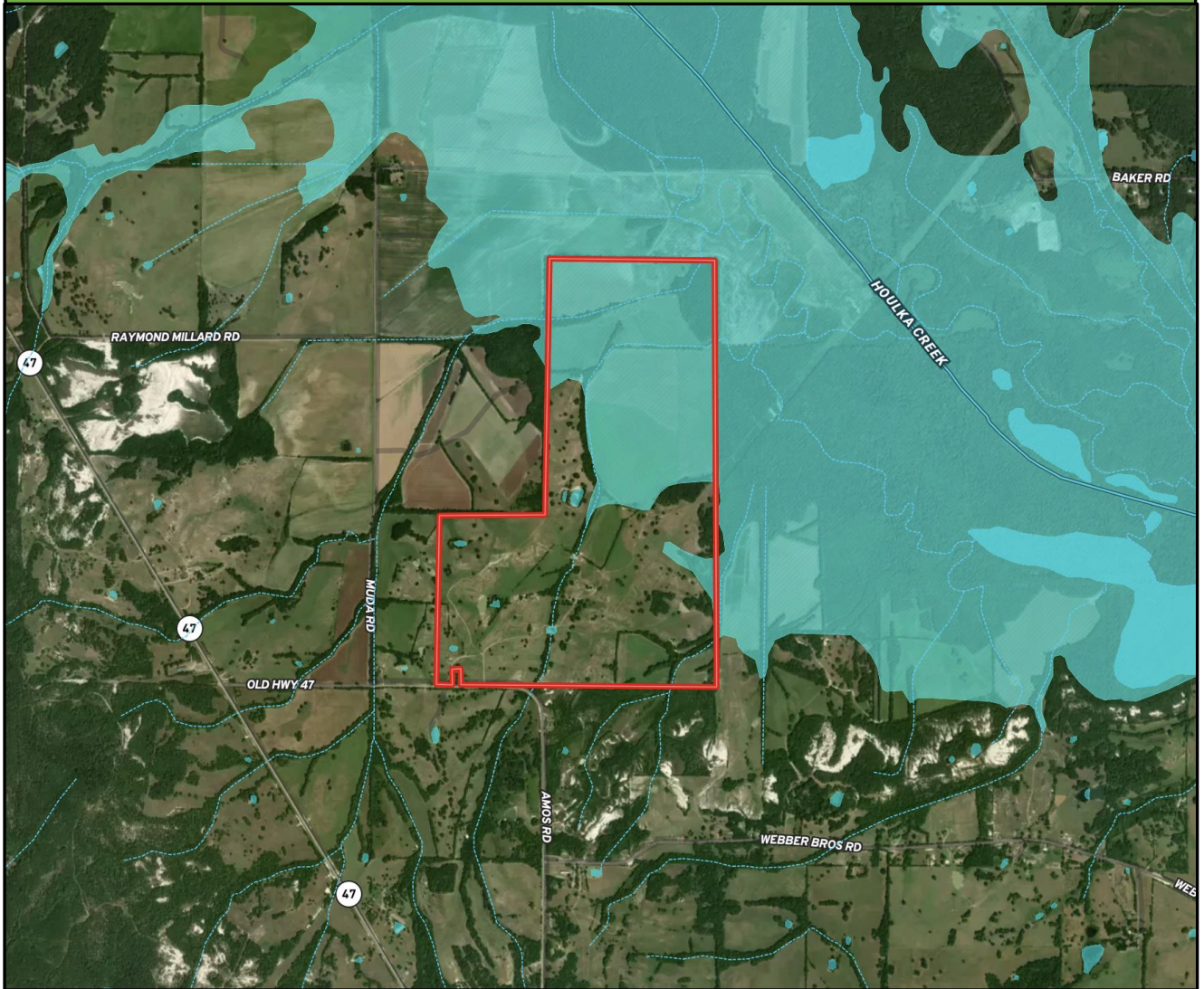
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Flood Zone Map



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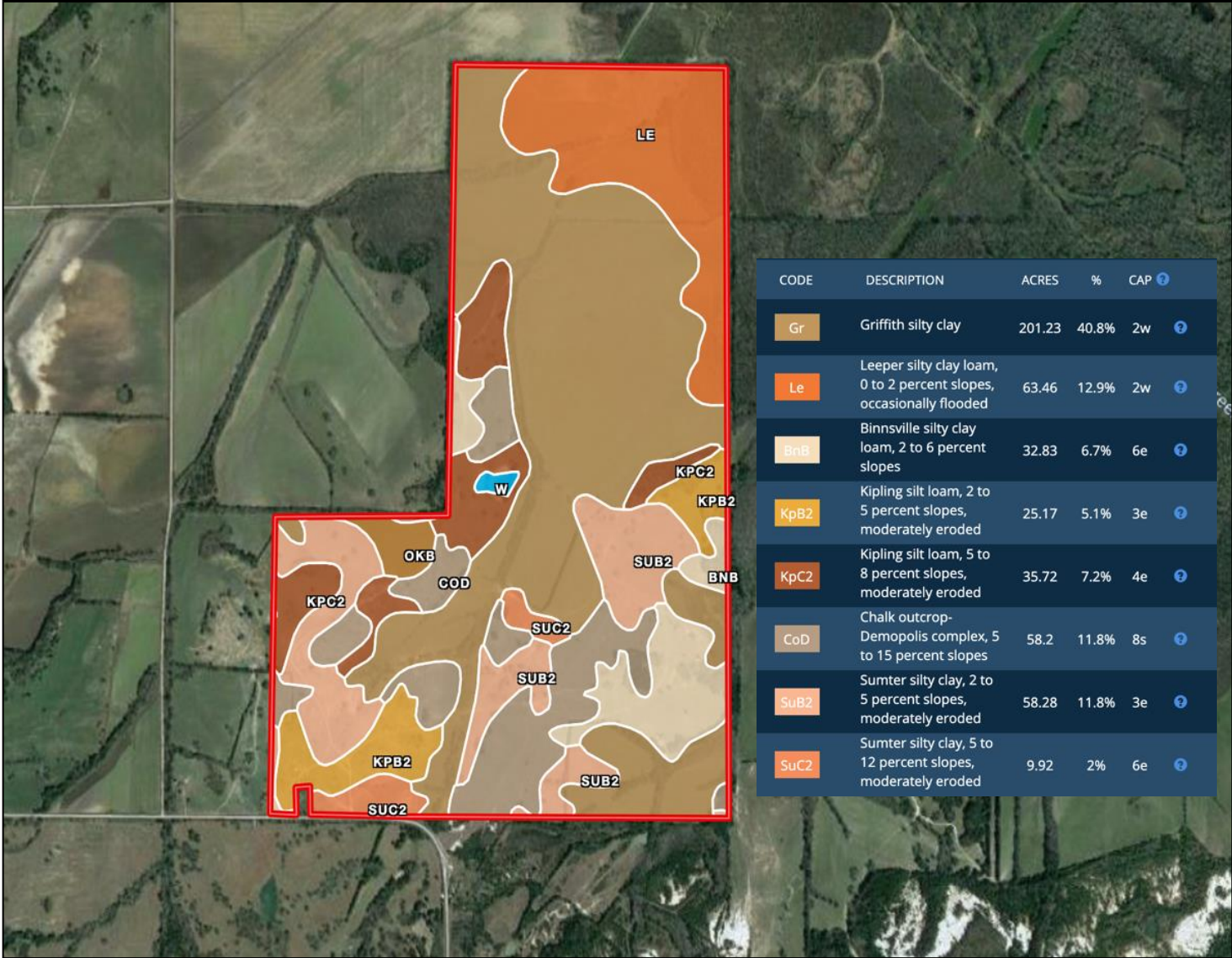
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Soils Map and Report



CODE	DESCRIPTION	ACRES	%	CAP ?
Gr	Griffith silty clay	201.23	40.8%	2w ?
Le	Leeper silty clay loam, 0 to 2 percent slopes, occasionally flooded	63.46	12.9%	2w ?
BnB	Binnsville silty clay loam, 2 to 6 percent slopes	32.83	6.7%	6e ?
KpB2	Kipling silt loam, 2 to 5 percent slopes, moderately eroded	25.17	5.1%	3e ?
KpC2	Kipling silt loam, 5 to 8 percent slopes, moderately eroded	35.72	7.2%	4e ?
CoD	Chalk outcrop-Demopolis complex, 5 to 15 percent slopes	58.2	11.8%	8s ?
SuB2	Sumter silty clay, 2 to 5 percent slopes, moderately eroded	58.28	11.8%	3e ?
SuC2	Sumter silty clay, 5 to 12 percent slopes, moderately eroded	9.92	2%	6e ?



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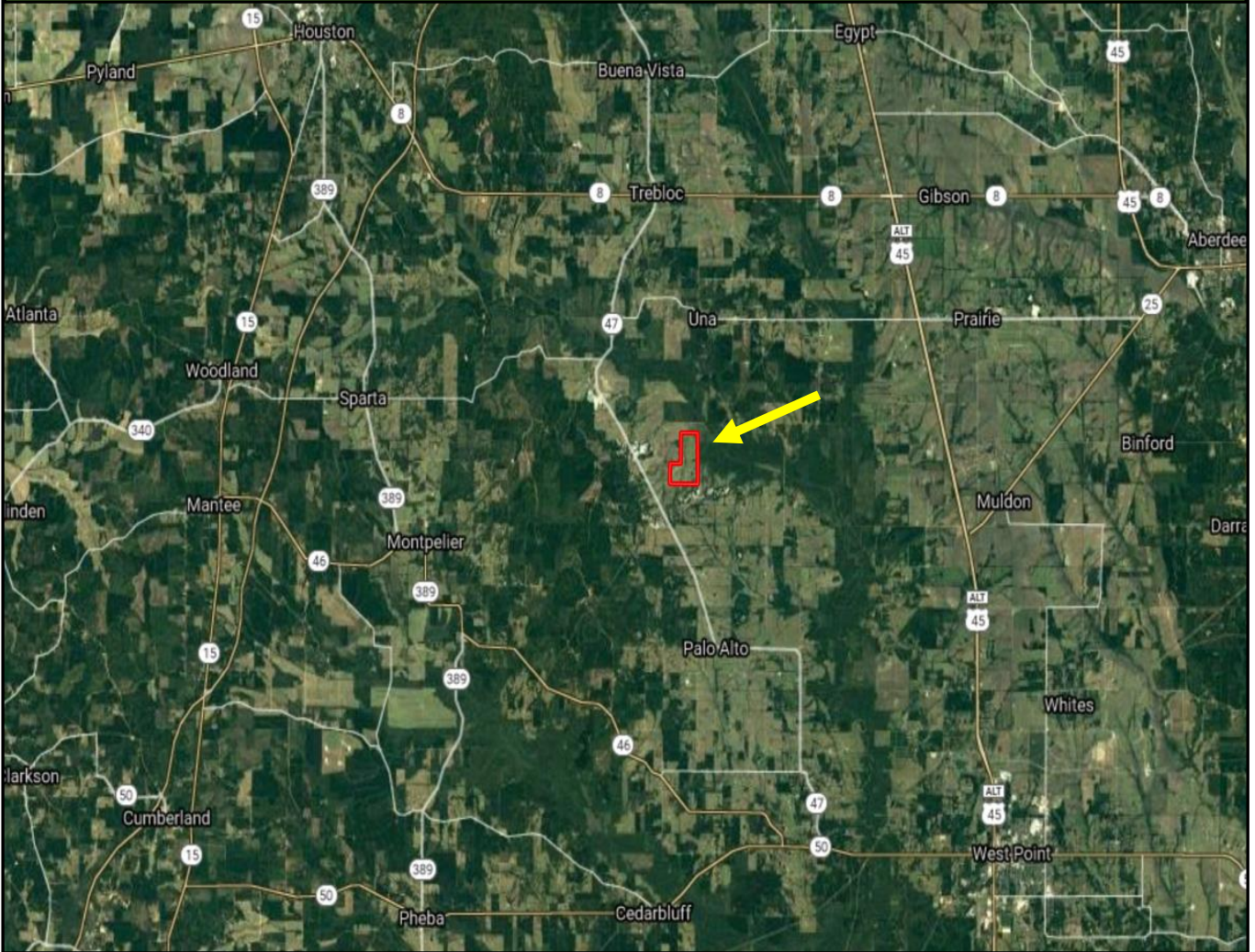
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Directional Map



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