

# 500+/- Acre Cattle Farm Clay County, MS



## \$900,000

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®**  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell



*call us today!*



**MICHAEL COOPER, REALTOR®**  
MCooper@TomSmithLand.com  
662.268.6333 office | 662.285.8686 cell

## TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







**HARPER DAY, REALTOR®**  
 Harper@TomSmithLand.com  
 662.268.6333 office | 662.694.9751 cell



*call us today!*



**MICHAEL COOPER, REALTOR®**  
 MCooper@TomSmithLand.com  
 662.268.6333 office | 662.285.8686 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





# Aerial Map



**HARPER DAY, REALTOR®**  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell



*call us today!*



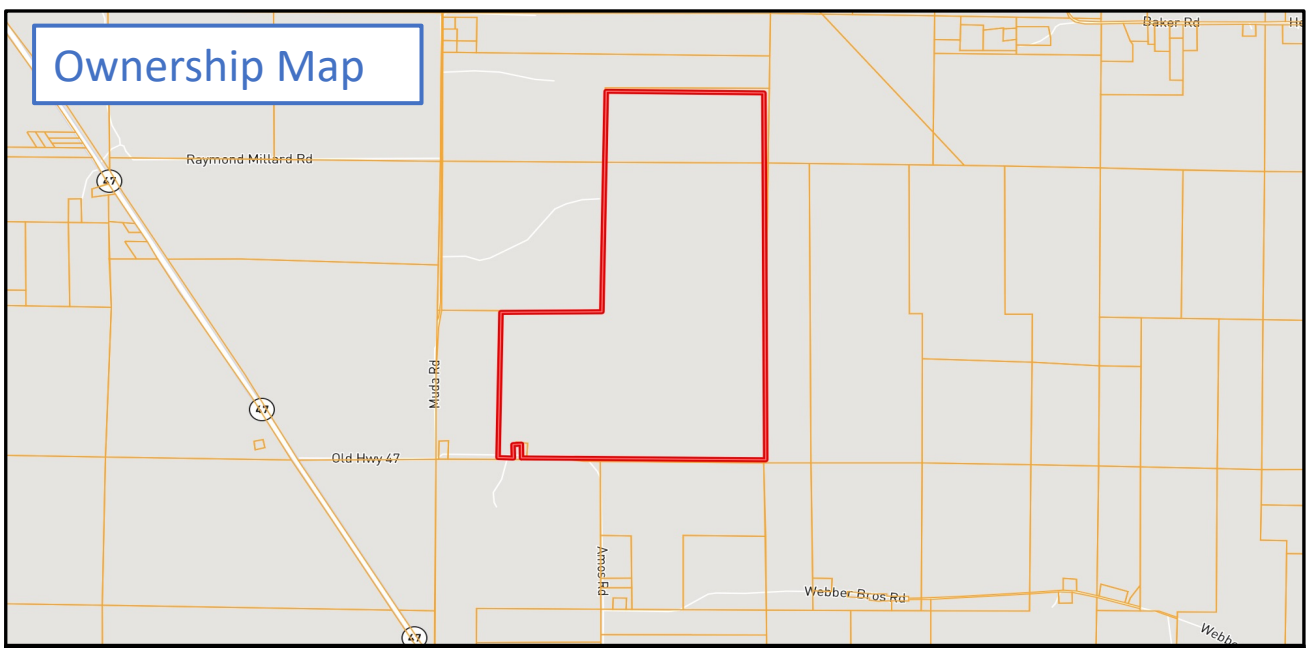
**MICHAEL COOPER, REALTOR®**  
MCooper@TomSmithLand.com  
662.268.6333 office | 662.285.8686 cell

**TomSmithLandandHomes.com**

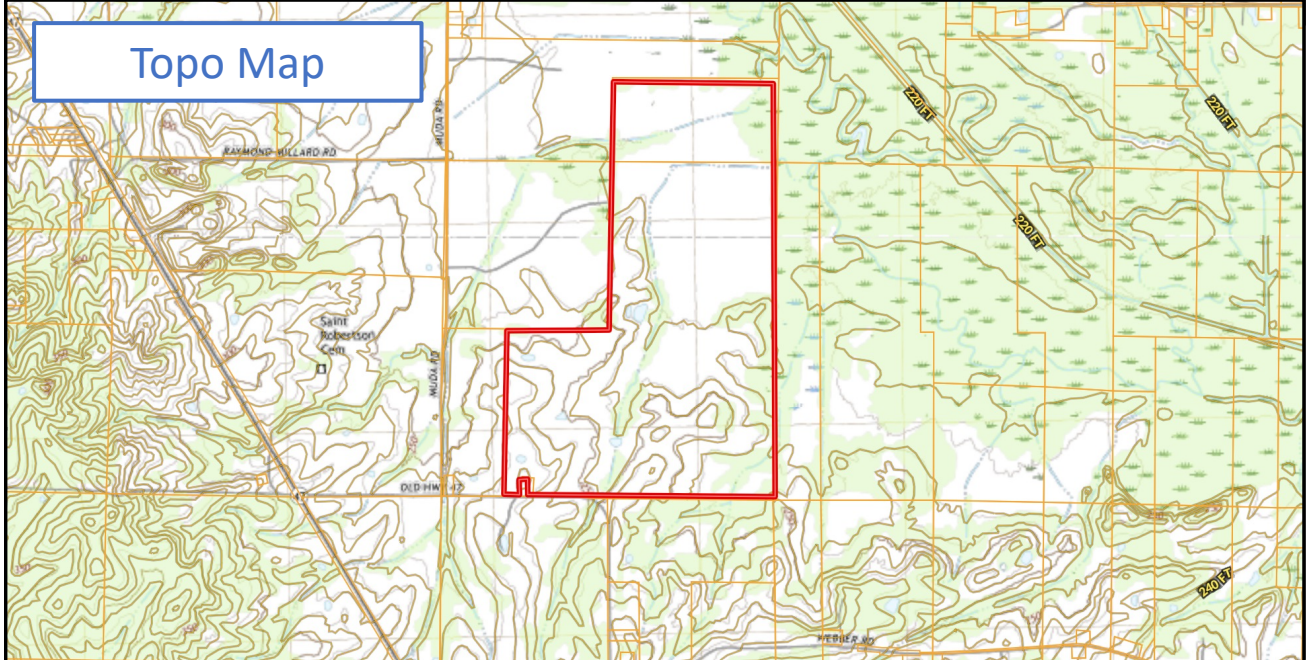
Information is believed to be accurate but not guaranteed.



## Ownership Map



## Topo Map



**HARPER DAY, REALTOR®**  
 Harper@TomSmithLand.com  
 662.268.6333 office | 662.694.9751 cell



*call us today!*



**MICHAEL COOPER, REALTOR®**  
 MCooper@TomSmithLand.com  
 662.268.6333 office | 662.285.8686 cell

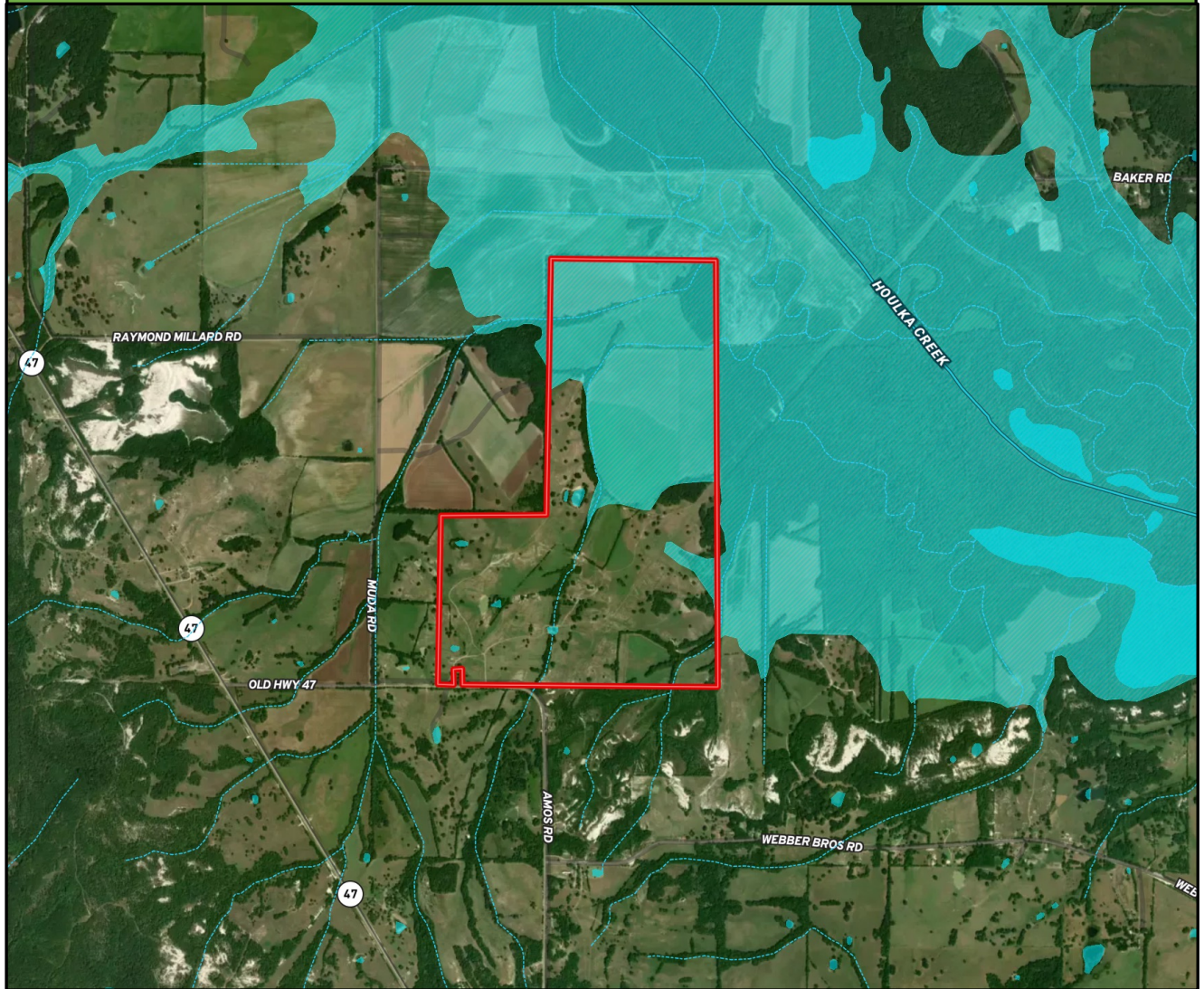
**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





# Flood Zone Map



**HARPER DAY, REALTOR®**  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell



*call us today!*



**MICHAEL COOPER, REALTOR®**  
MCooper@TomSmithLand.com  
662.268.6333 office | 662.285.8686 cell

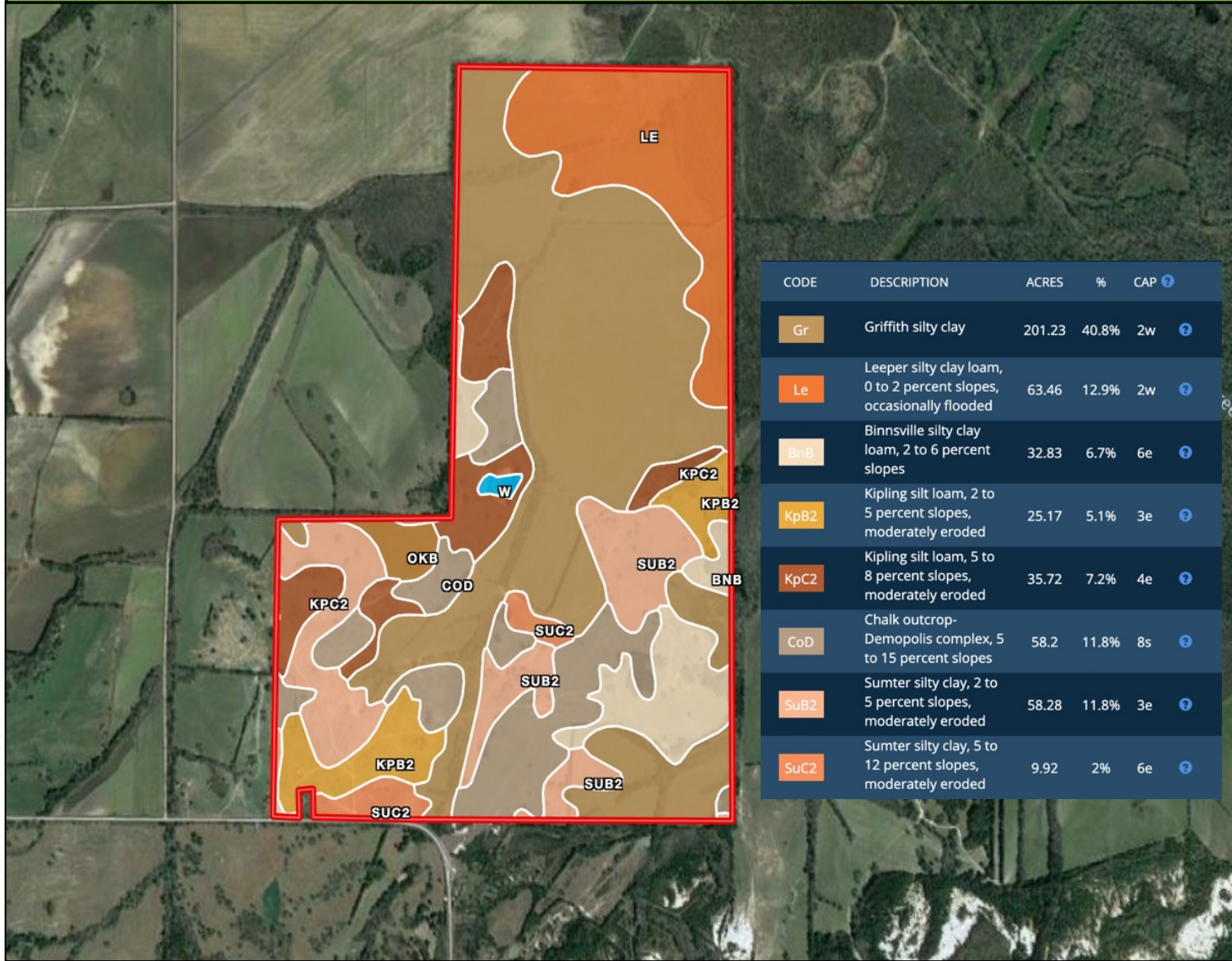
**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





# Soils Map and Report



**HARPER DAY, REALTOR®**  
 Harper@TomSmithLand.com  
 662.268.6333 office | 662.694.9751 cell



*call us today!*



**MICHAEL COOPER, REALTOR®**  
 MCooper@TomSmithLand.com  
 662.268.6333 office | 662.285.8686 cell

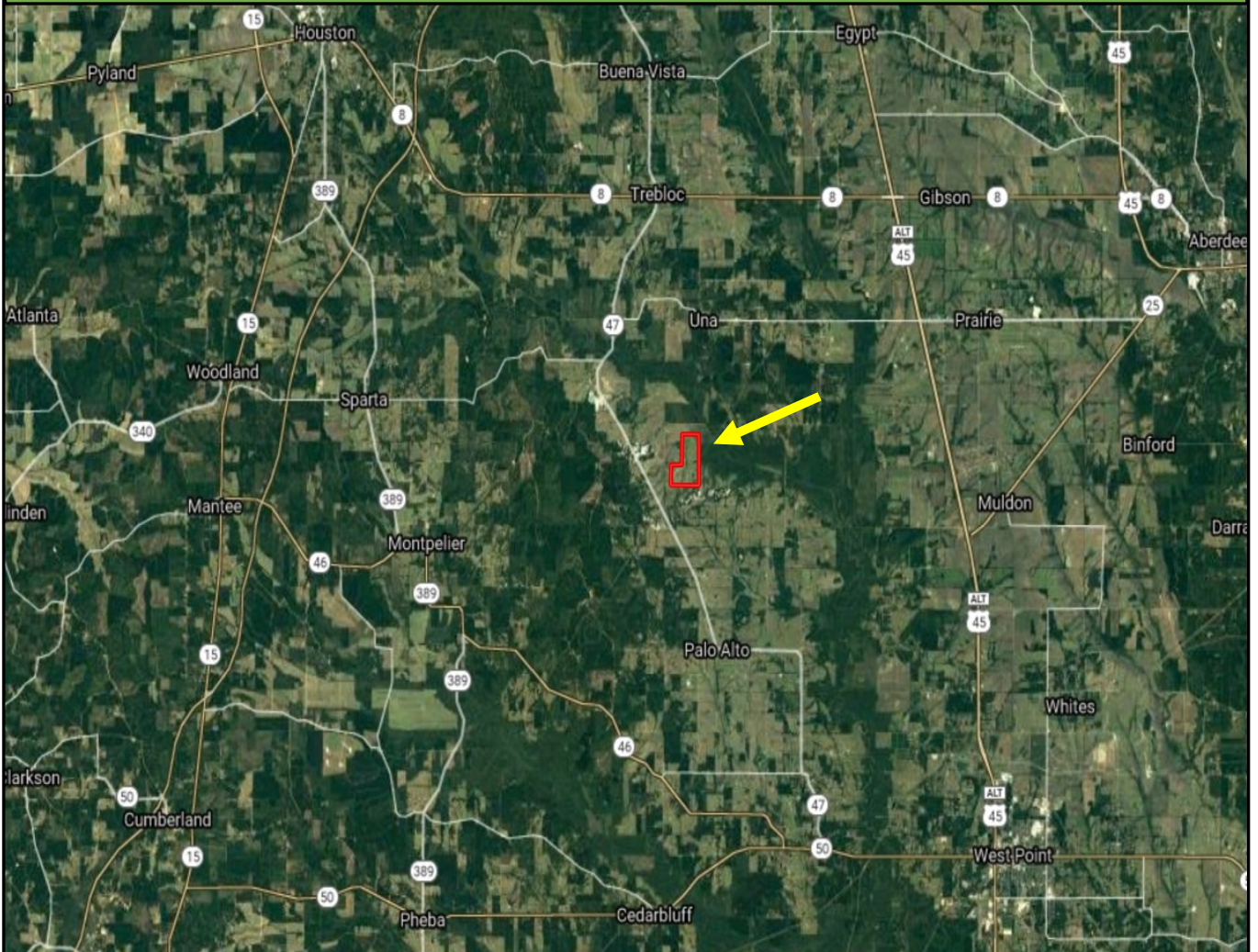
**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





# Directional Map



**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®**  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell



*call us today!*



**MICHAEL COOPER, REALTOR®**  
MCooper@TomSmithLand.com  
662.268.6333 office | 662.285.8686 cell

## TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

