

• Timber • Recreation • Hunting

280± Acres in Clay County, MS

\$588,000

Take a look at this 280± acre hunting, recreational, and timber investment property located in the Kilgore Hills of Clay County, Mississippi! The land features a great mix of hardwood hollows, pine ridges, and flat ground. The pine stands are about 20 years old and ready for thinning, offering some immediate timber value. This area has a strong track record for producing healthy populations of white-tailed deer and wild turkey, making it a great spot for serious hunters. The property also offers several potential campsites and would be an ideal location for a family hunting camp or weekend getaway. Conveniently located just 20 minutes northwest of West Point and about 35 minutes north of Starkville, it's easy to access but still feels secluded and peaceful. For more details or to schedule a visit, contact Michael today!



**MICHAEL
HALFACRE**

ASSOCIATE BROKER,
REGISTERED FORESTER

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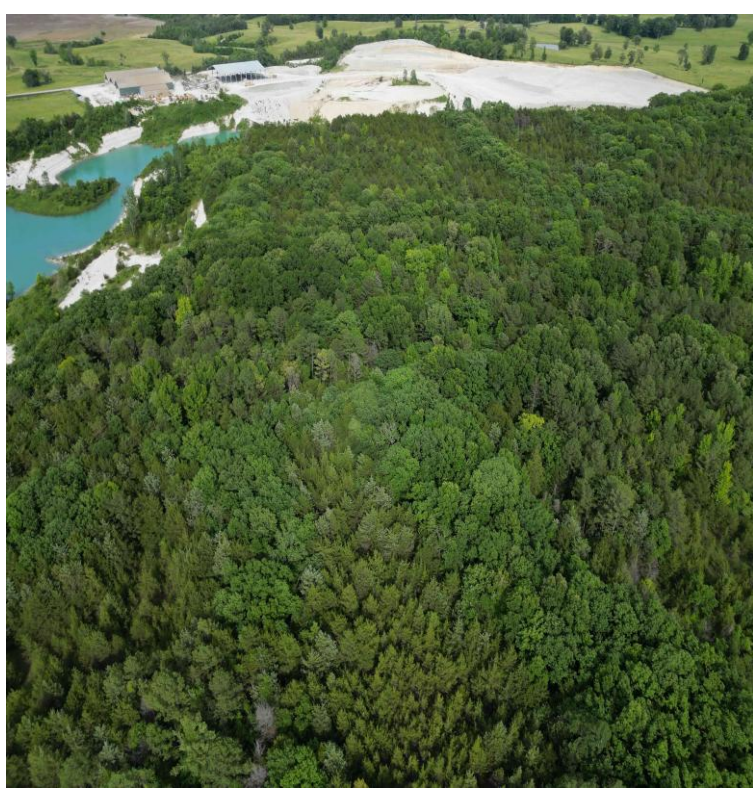
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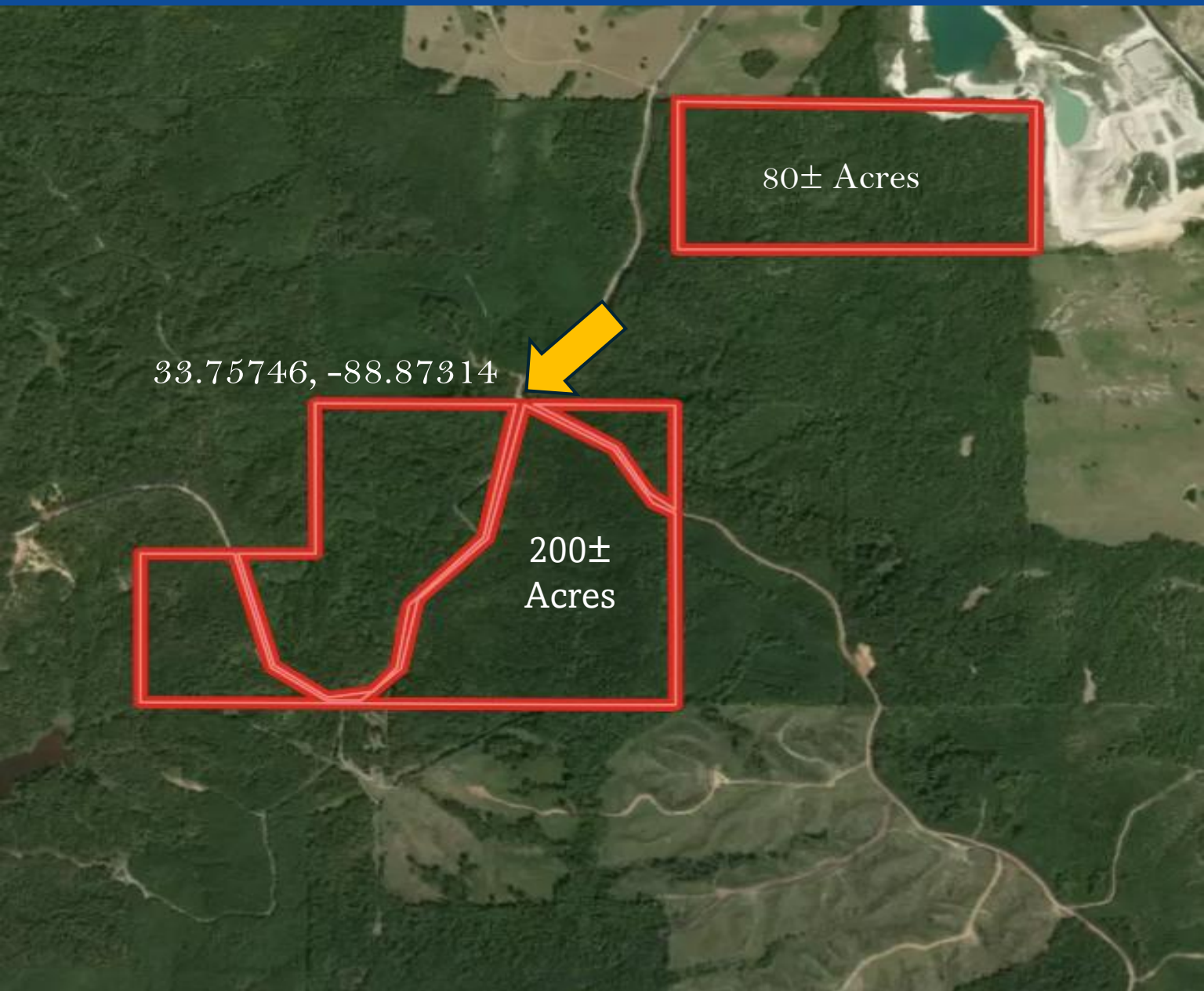


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Aerial Map



[Click Here for Interactive Map](#)

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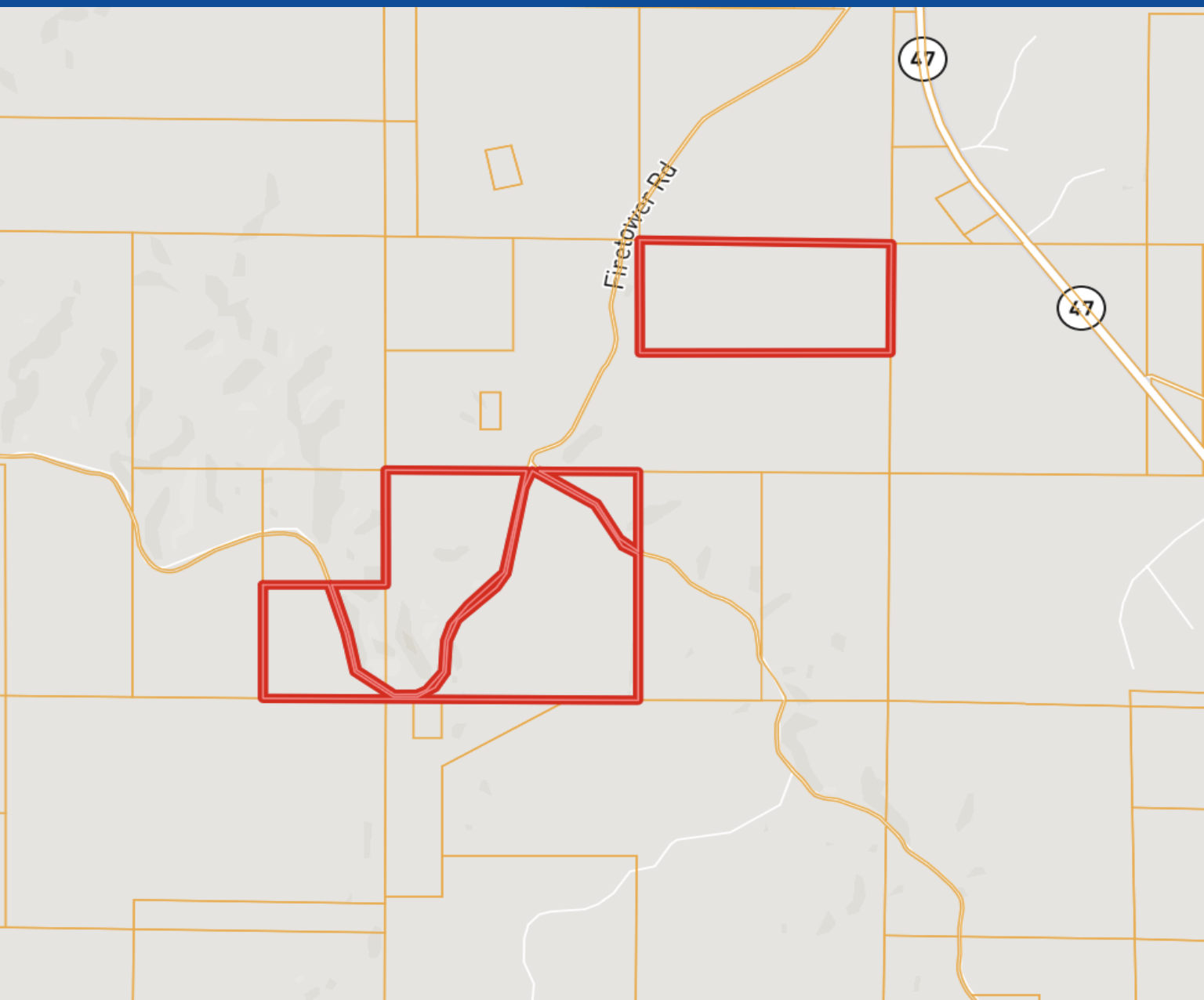


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Ownership Map



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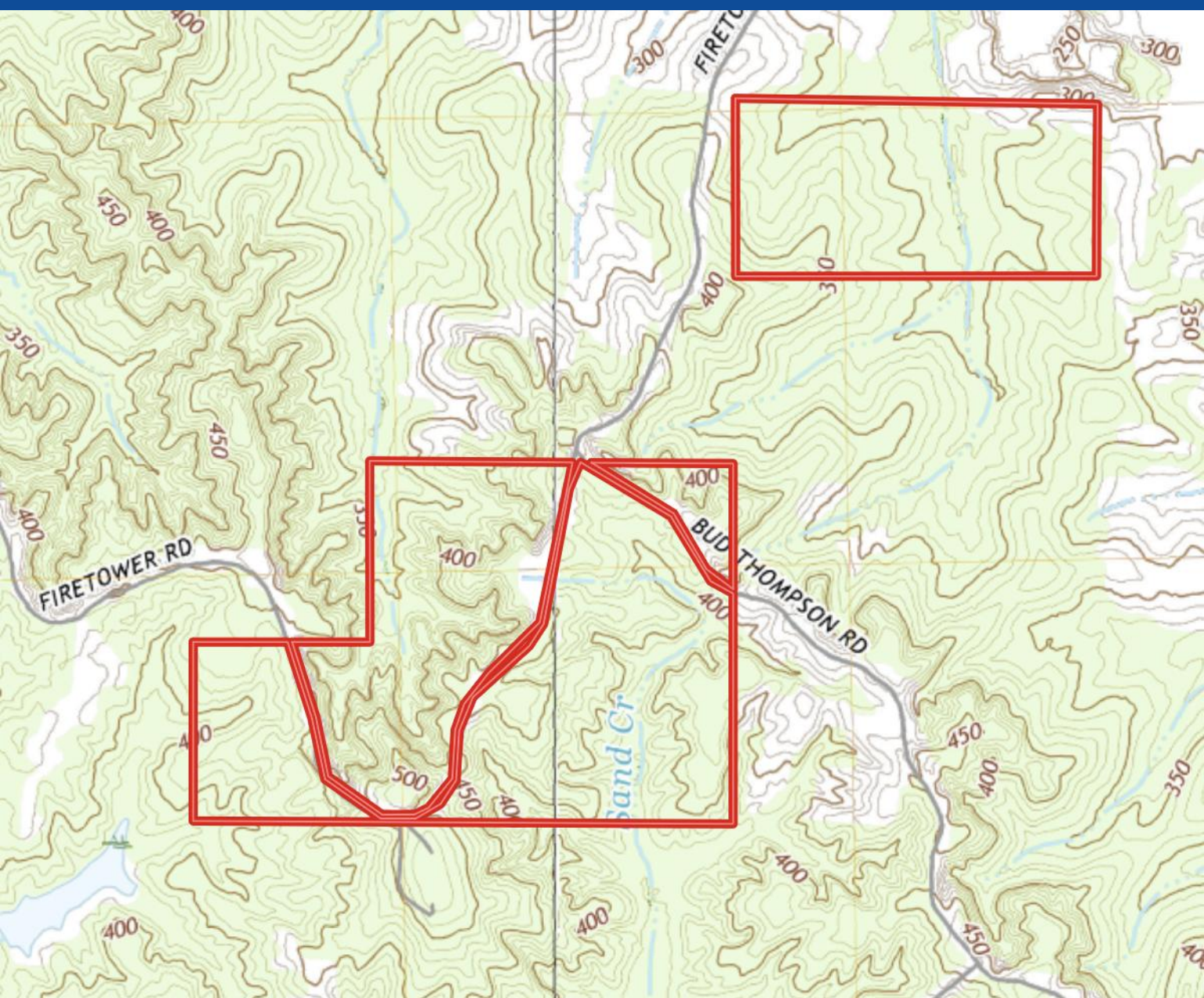


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Topography Map



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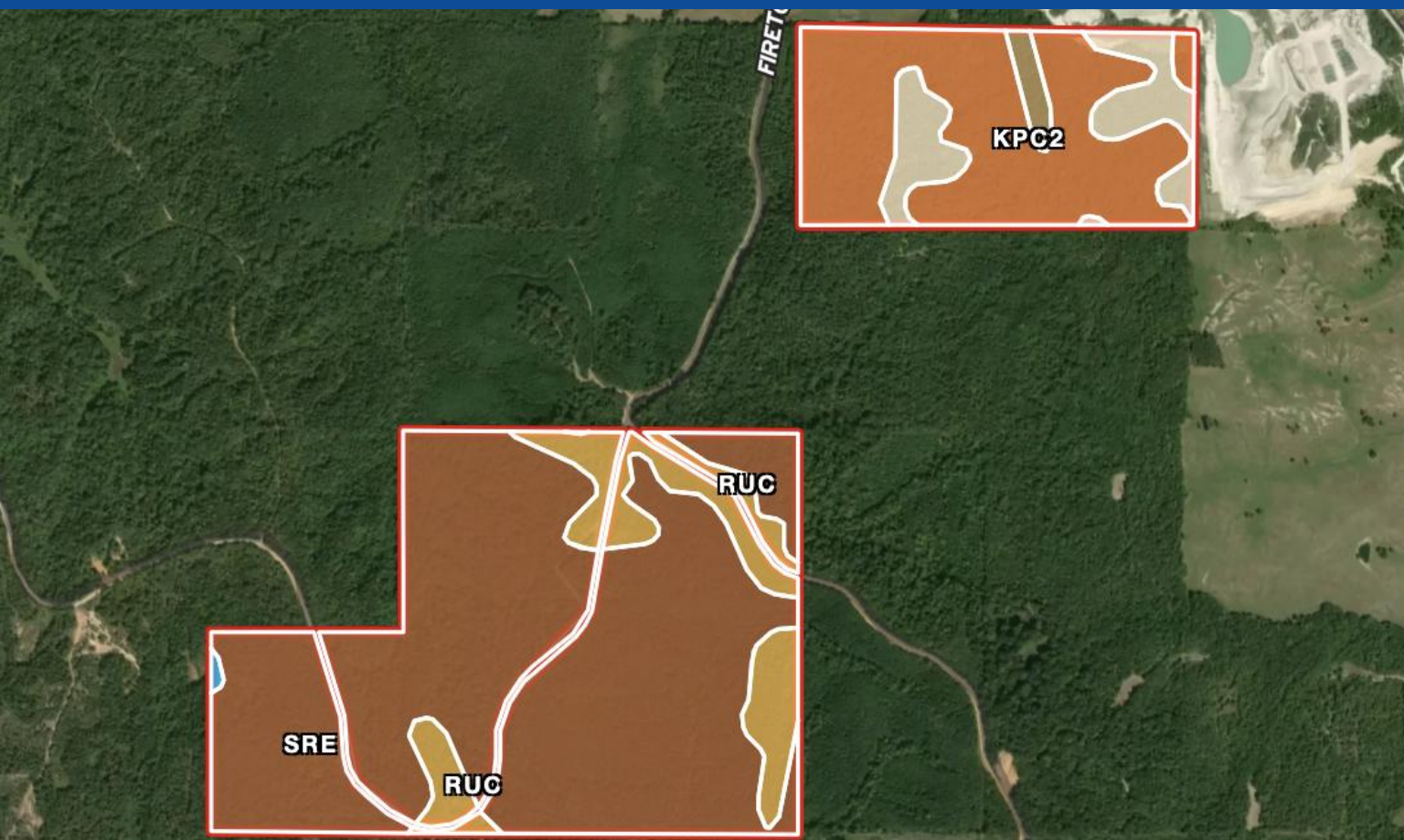


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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SRE	Smithdale-Ruston association, 5 to 40 percent slopes	164.8	61.34	0	52	7e
KpC2	Kipling silt loam, 5 to 8 percent slopes, moderately eroded	58.26	21.68	0	60	4e
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	27.17	10.11	0	74	3e
SuC2	Sumter silty clay, 5 to 12 percent slopes, moderately eroded	15.31	5.7	0	29	6e
Gr	Griffith silty clay, 0 to 2 percent slopes, occasionally flooded	2.76	1.03	0	45	2w
W	Water	0.38	0.14	0	-	-
TOTALS		268.6 8(*)	100%	-	54.5	5.83

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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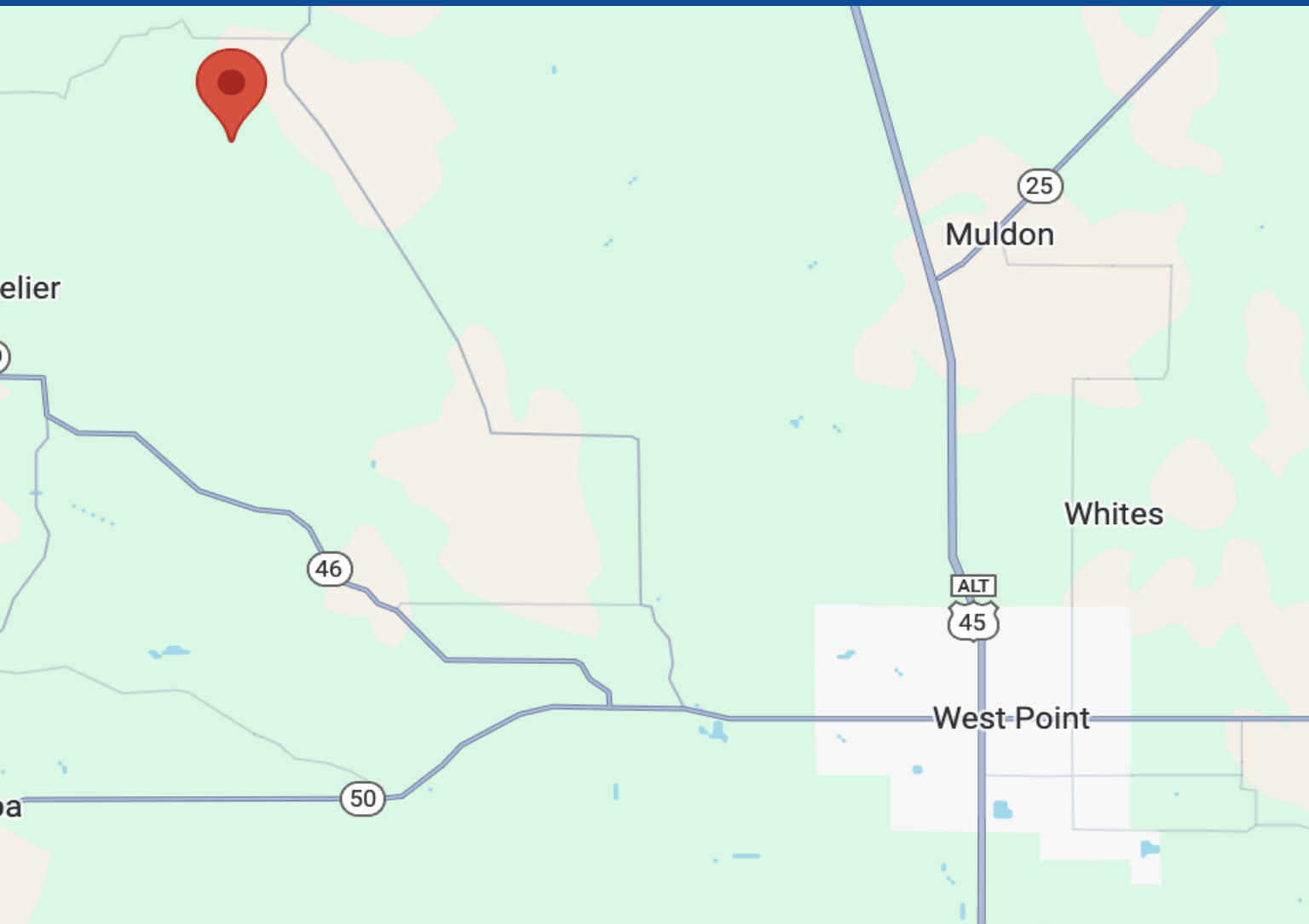
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Directional Map



Directions from Highway 50/Hwy 45 Alt. Intersection in West Point: Travel west on MS-50 for 4.9 miles and turn right onto MS-47 N; Travel 15.2 miles and turn left onto Fire-tower Rd., then travel 1.4 miles and the property will be on your left. [Google Map Link](#)



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