River Acreage With Mature Hardwoods
Darracott Rd
West Point, MS 39773

$459,000
131± Acres
Clay County







SUMMARY

Address
Darracott Rd

City, State Zip
West Point, MS 39773

County
Clay County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
33.673417 / -88.508319

Acreage
131

Price
$459,000

Property Website
https://www.mossyoakproperties.com/property/river-acreage-with-mature-hardwoods-clay-mississippi/104909/







PROPERTY DESCRIPTION

Escape to a tranquil retreat where the vibrant energy of nature meets the serene flow of the river. This remarkable 131-acre property, aptly named "River Acreage With Mature Hardwoods," offers a rare opportunity to own a significant piece of Mississippi's natural beauty. Imagine days spent exploring lush landscapes, the rustle of mature hardwoods overhead, and the promise of abundant wildlife encounters. Whether you envision a private hunting haven, a recreational paradise, or a timber investment, this expansive tract in Clay County presents a canvas for your dreams.

Location

Nestled in the charming city of West Point, Mississippi, this expansive property enjoys the peaceful ambiance of Clay County. Its prime location offers a perfect blend of rural tranquility and convenient access to local amenities, providing an ideal setting for both secluded enjoyment and community engagement.

Land and terrain

Spanning 131 acres, this property is characterized by its mature hardwoods, offering a picturesque and diverse landscape. The presence of a river further enhances the terrain, creating a dynamic environment suitable for a variety of outdoor pursuits and offering scenic beauty throughout the seasons.

Improvements and infrastructure

The property is a blank slate, ready for you to shape it into your ideal vision. Buyers have the freedom to design and implement improvements that perfectly align with their specific needs, whether that includes developing a cabin, establishing recreational facilities, or enhancing the natural landscape for personal enjoyment.

Water and utilities

With its river frontage, the property boasts a natural water source that contributes significantly to its ecological richness and recreationa appeal. The availability of utilities is ready for exploration, allowing a new owner to bring in modern conveniences to support any desirec development.

Wildlife and vegetation

This acreage is a haven for a diverse array of wildlife, including small game, turkey, and whitetail deer, making it an exceptional destination for hunting and wildlife observation. The mature hardwoods that define the landscape provide excellent habitat and a stunning natural backdrop, inviting a rich tapestry of flora and fauna to thrive.

Current and potential use

Currently presenting as premier hunting and recreational land, with significant timberland potential, this property offers immense versatility. Its rich natural features also lend themselves to a wide array of possible uses, from a private estate to an eco-tourism venture, or simply a cherished family retreat where outdoor adventures abound.

Access and easements

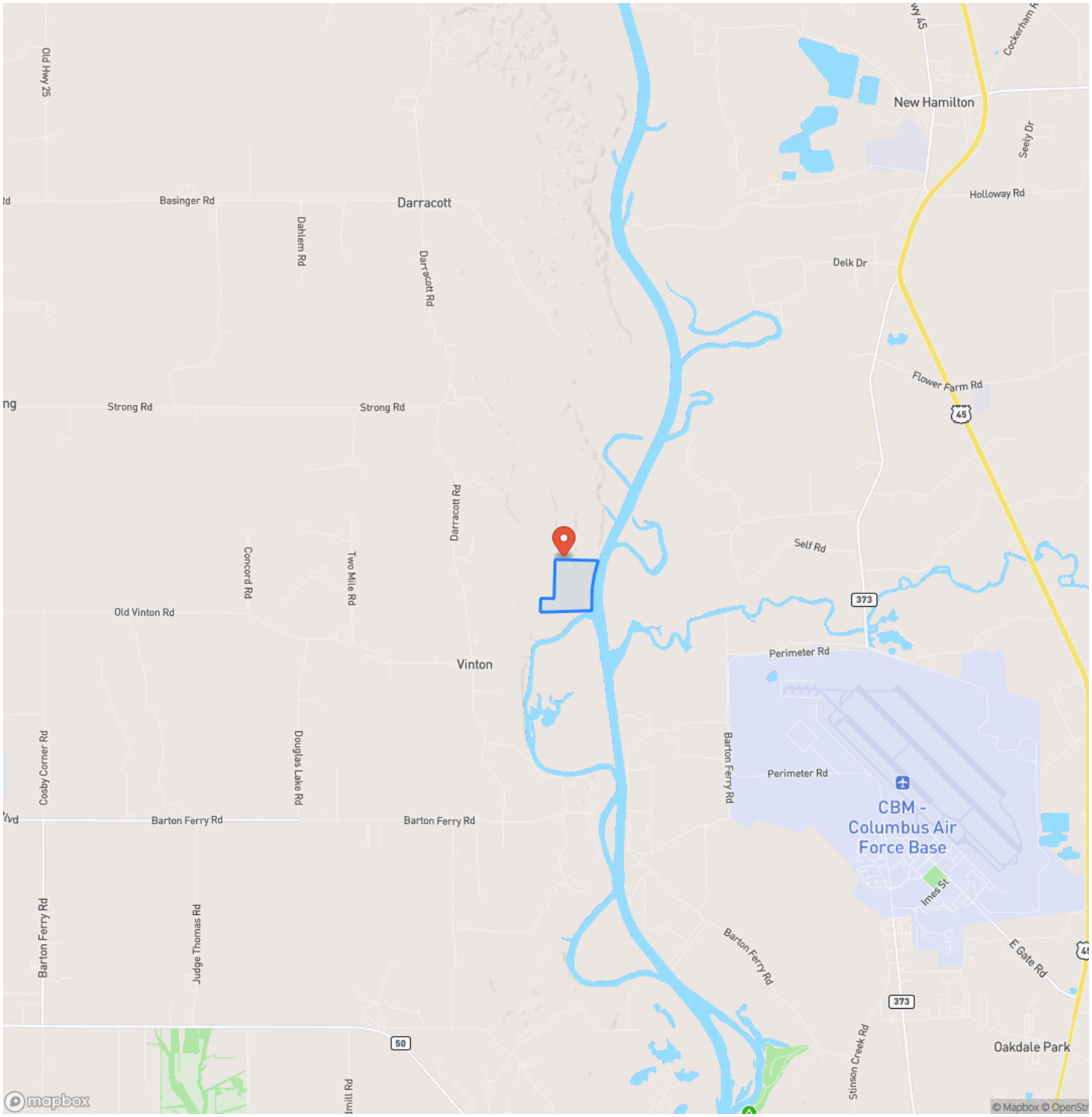
The property's access points are well-defined, ensuring ease of entry and exit for owners and guests. Any easements in place are designed to facilitate smooth operation and enjoyment of the land, providing clear pathways and shared utilities where applicable, ensuring hassle-free ownership.



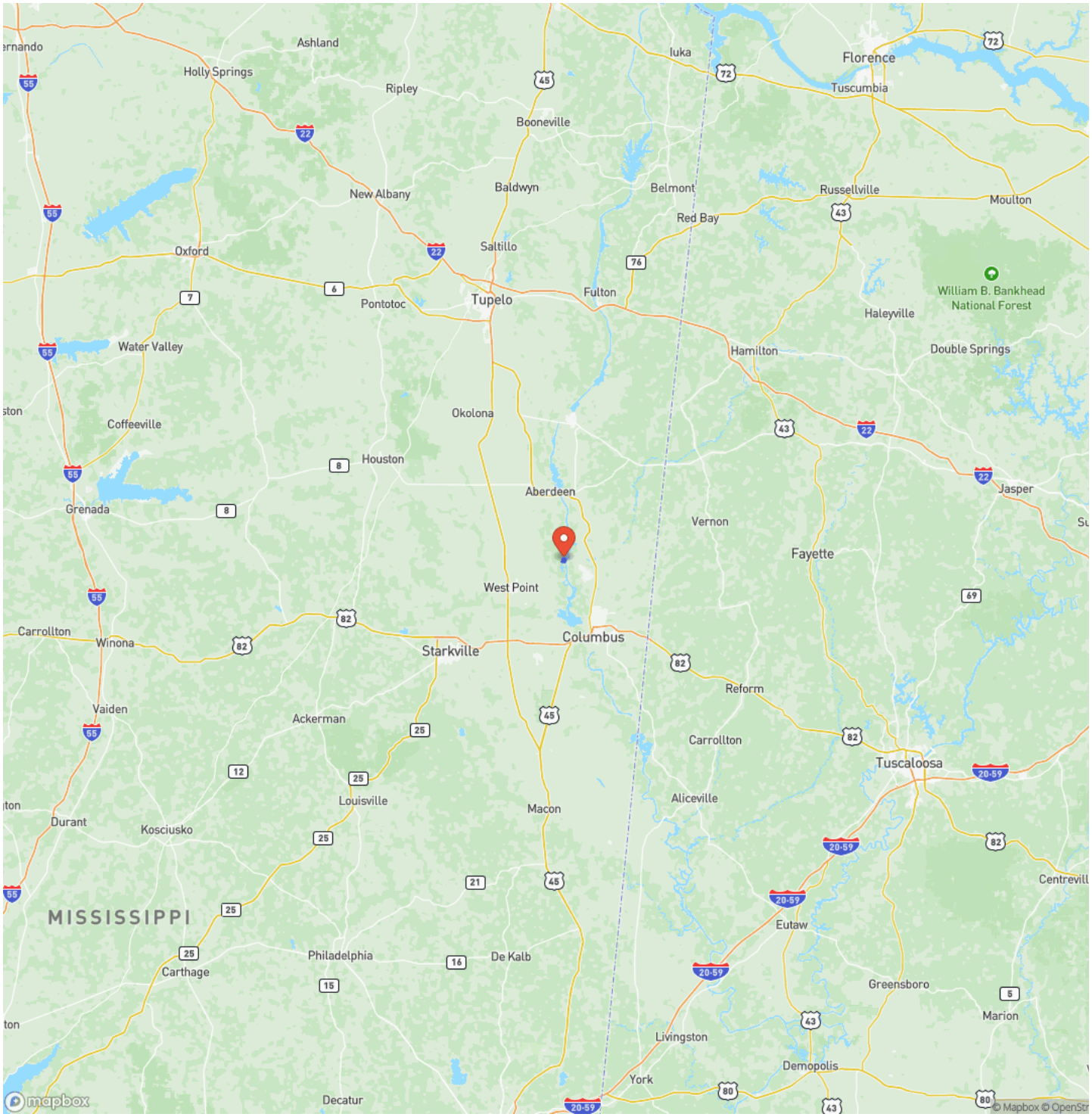




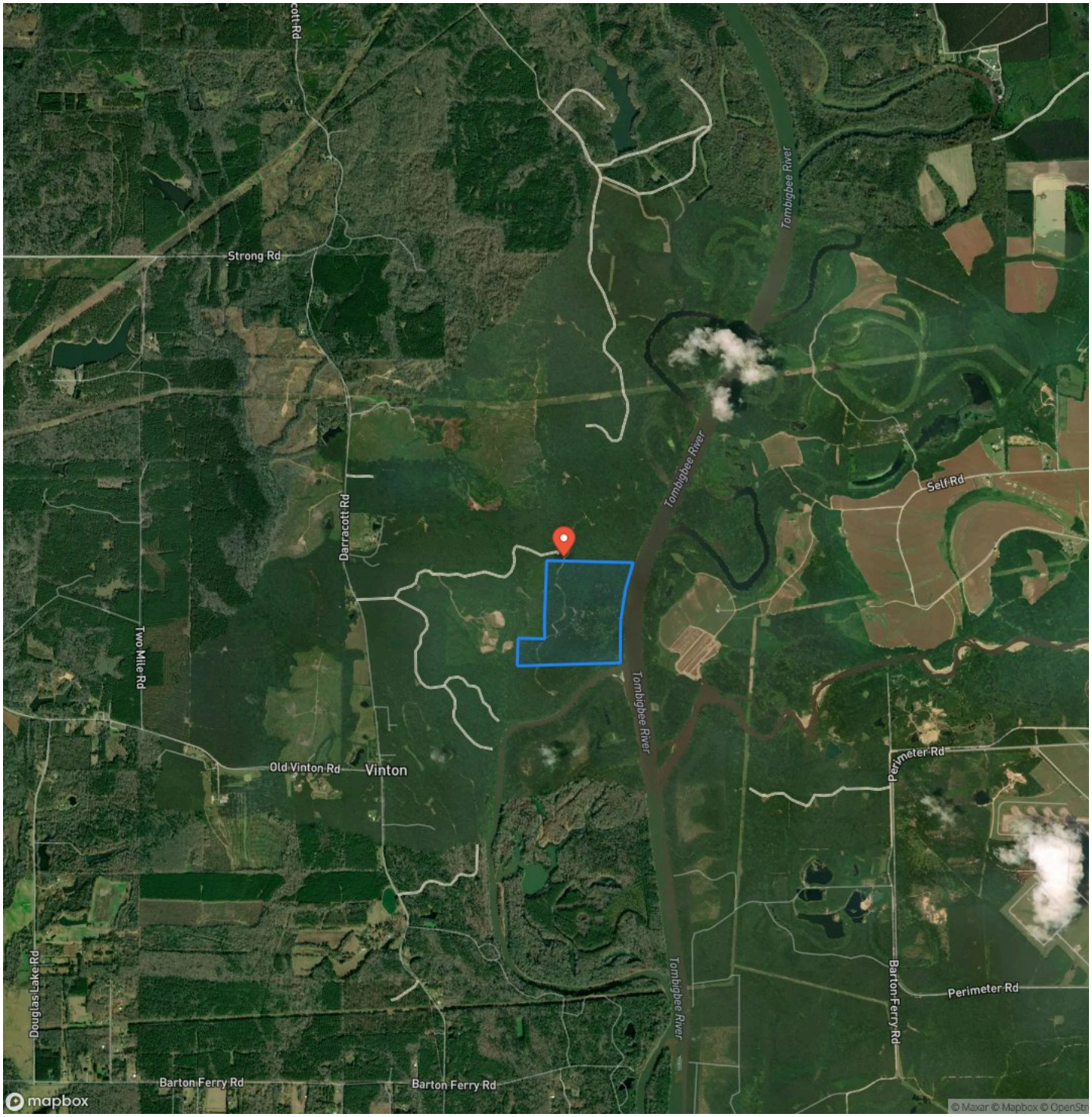

Locator Map


Old Hwy 25
Basinger Rd
Darracott
Dahlem Rd
Darracott Rd
New Hamilton
Seely Dr
Holloway Rd
Delk Dr
Flower Farm Rd
45
Strong Rd
Strong Rd
Darracott Rd
Concord Rd
Two Mile Rd
Self Rd
373
Old Vinton Rd
Vinton
Perimeter Rd
Perimeter Rd
Barton Ferry Rd
Cosby Corner Rd
Douglas Lake Rd
Barton Ferry Rd
Barton Ferry Rd
CBM - Columbus Air Force Base
Ines St
E Gate Rd
Barton Ferry Rd
Judge Thomas Rd
Barton Ferry Rd
50
373
Stinson Creek Rd
Oakdale Park
mapbox
© Mapbox © OpenStr

Locator Map

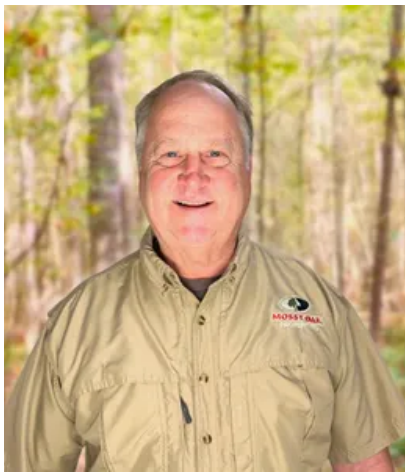

Ashland
Holly Springs
Ripley
Booneville
Iuka
Florence
Tuscumbia
New Albany
Baldwyn
Belmont
Russellville
Moulton
Red Bay
Oxford
Saltillo
Tupelo
Pontotoc
Fulton
William B. Bankhead National Forest
Haleyville
Water Valley
Hamilton
Double Springs
Coffeeville
Okolona
Houston
Aberdeen
Grenada
Vernon
Jasper
Fayette
West Point
Carrollton
Winona
Starkville
Columbus
Reform
Vaiden
Ackerman
Louisville
Macon
Aliceville
Tuscaloosa
Durant
Kosciusko
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Satellite Map



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NOTES

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