

32.3 Clay
Hwy 45 Alt S
Starkville, MS 39773

\$275,000
32.300± Acres
Clay County



32.3 Clay Starkville, MS / Clay County

SUMMARY

Address

Hwy 45 Alt S

City, State Zip

Starkville, MS 39773

County

Clay County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.60591 / -75.834361

Acreage

32.300

Price

\$275,000

Property Website

<https://swapaland.com/property/32-3-clay-clay-mississippi/98547/>



32.3 Clay
Starkville, MS / Clay County

PROPERTY DESCRIPTION

Opportunities like this don't hit the market often. This 32.3± acre multiuse tract in Clay County, MS checks all the boxes, location, utilities, improvements, and natural beauty. Positioned just minutes from Mississippi State University, Starkville, West Point, and Columbus, the property offers over 600 feet of frontage on Highway 45 with power and two water lines already available. The property features perimeter fencing with wooden posts and goat wire, plus crossfencing, making this property turnkey for livestock or hobby farming. A yearround creek forms the entire southern boundary, adding both character and functionality.



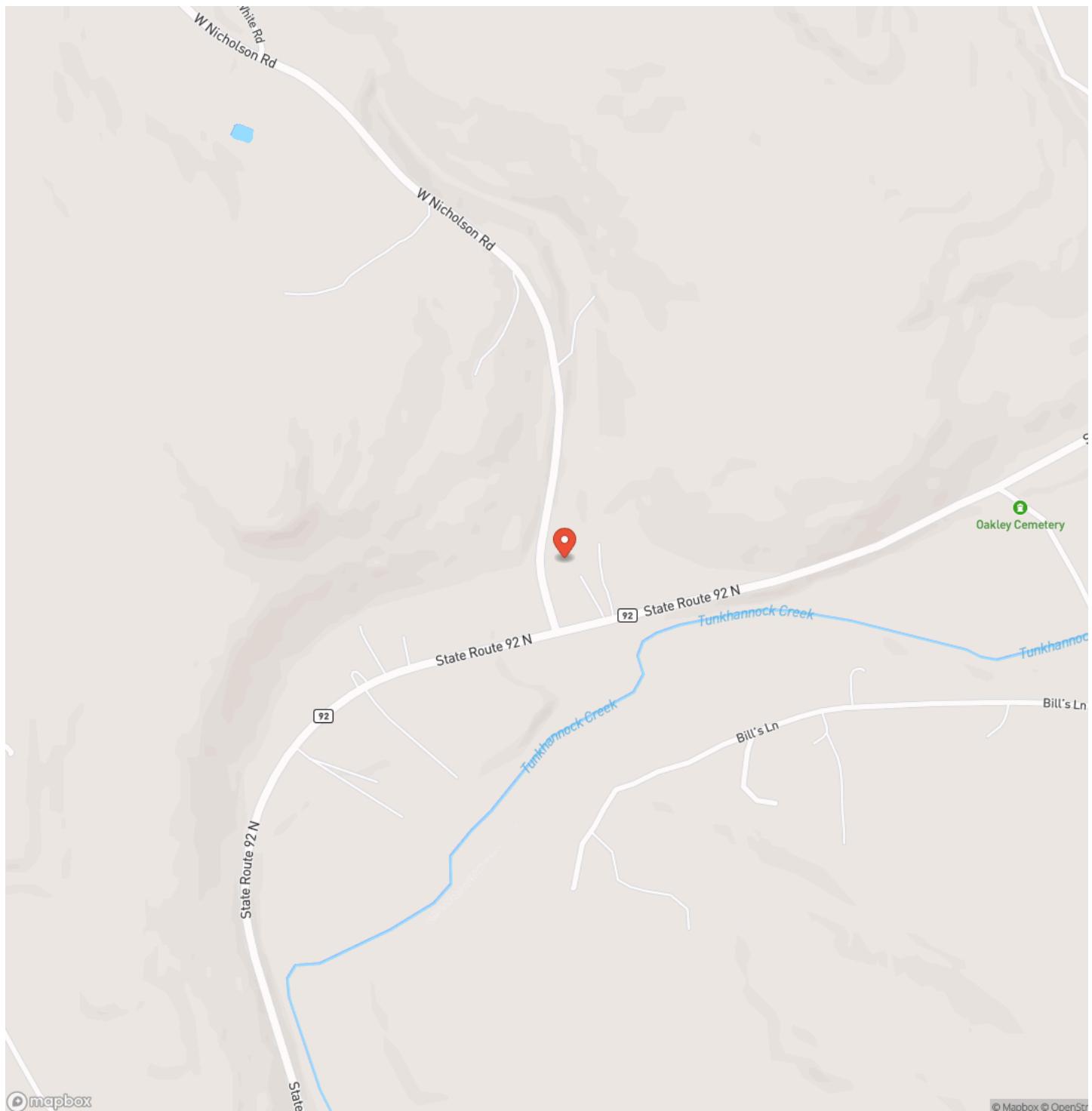
MORE INFO ONLINE:

www.swapaland.com

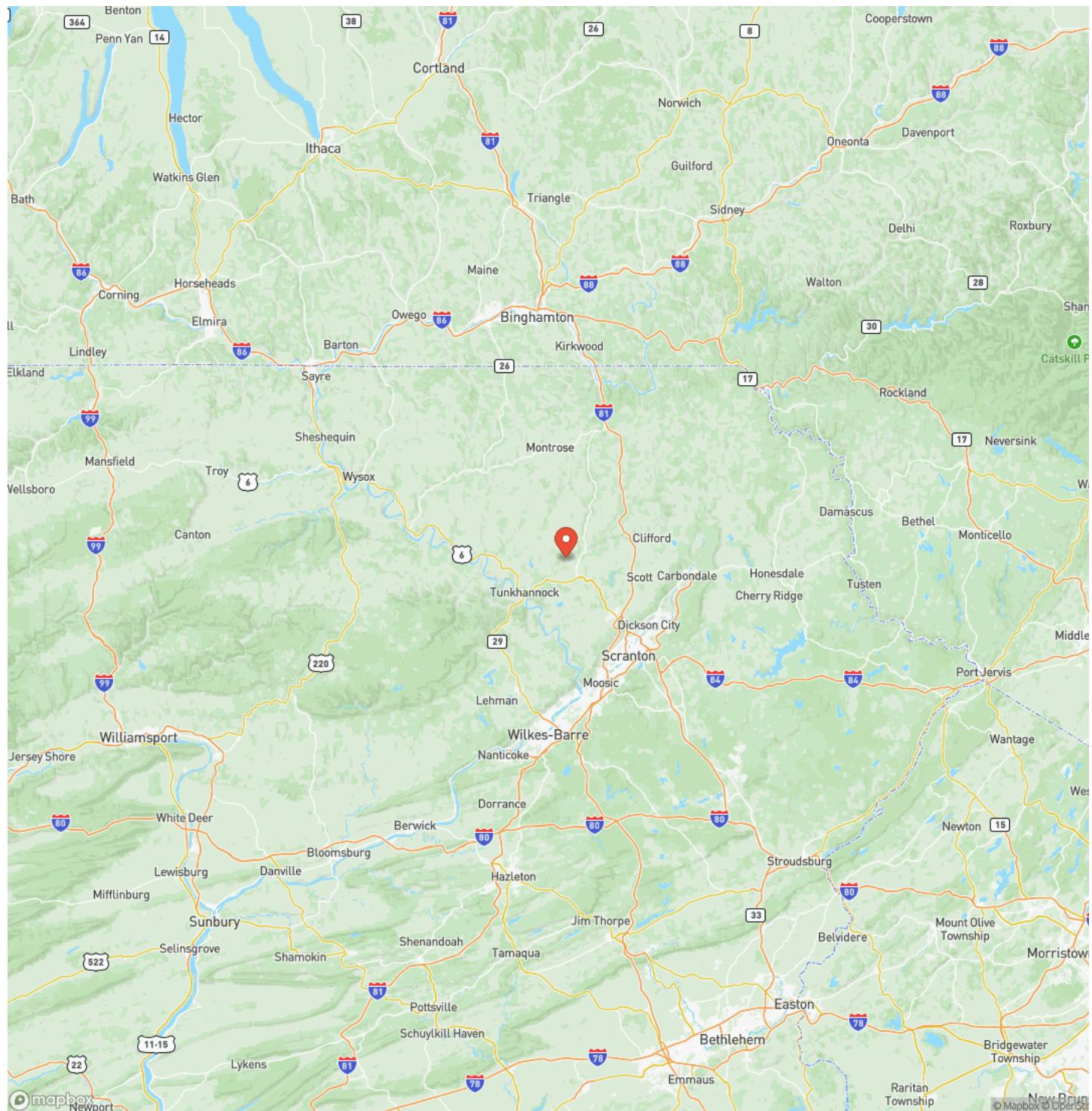
32.3 Clay
Starkville, MS / Clay County



Locator Map



Locator Map



Satellite Map



32.3 Clay
Starkville, MS / Clay County

LISTING REPRESENTATIVE
For more information contact:



Representative
Walker Tranum, ALC

Mobile
(662) 769-1442

Email
Walker.Tranum@SwapaLand.com

Address

City / State / Zip

NOTES

NOTES



MORE INFO ONLINE:

www.swapaland.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



SWAPA Land, LLC
PO Box 2057
Learned, MS 39154
(601) 850-2878
www.swapaland.com

