

Clay 160
21601 Dixie Rd
Woodland, MS 39776

\$280,000
160± Acres
Clay County



Clay 160
Woodland, MS / Clay County

SUMMARY

Address

21601 Dixie Rd

City, State Zip

Woodland, MS 39776

County

Clay County

Type

Recreational Land

Latitude / Longitude

33.73609 / -89.02117

Acreage

160

Price

\$280,000

Property Website

<https://swapaland.com/property/clay-160-clay-mississippi/110812/>



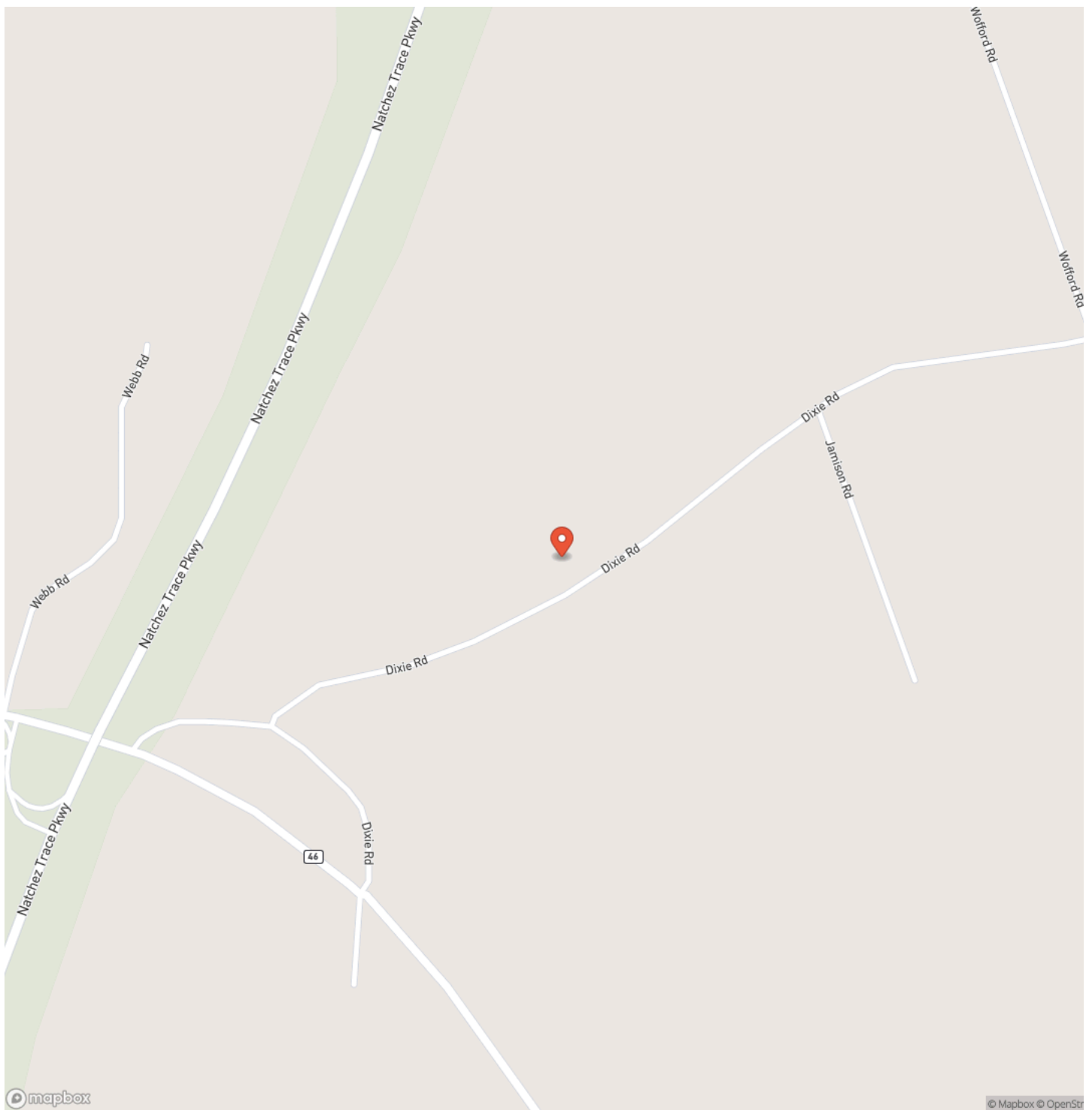
PROPERTY DESCRIPTION

Outstanding 160± acre recreational and investment opportunity located in Clay County. This diverse property consists of two separate 80± acre tracts being sold together, offering excellent timber investment potential along with outstanding hunting and recreational use. One 80± acre tract features a naturally regenerated mix of pine and hardwood timber approximately 12-15 years old and includes valuable road frontage with water already on site and power available. The second 80± acre tract consists primarily of approximately 10-year-old naturally regenerated pine with scattered hardwood mix throughout. With abundant deer and turkey habitat, growing timber stands, and multiple potential uses, this property is ideal for hunters, investors, outdoor enthusiasts, or those looking to secure a large tract of land in a desirable area of Mississippi. Priced to sell and affordably offered, this is a rare opportunity to own a well-balanced recreational and timber investment property with future income potential.

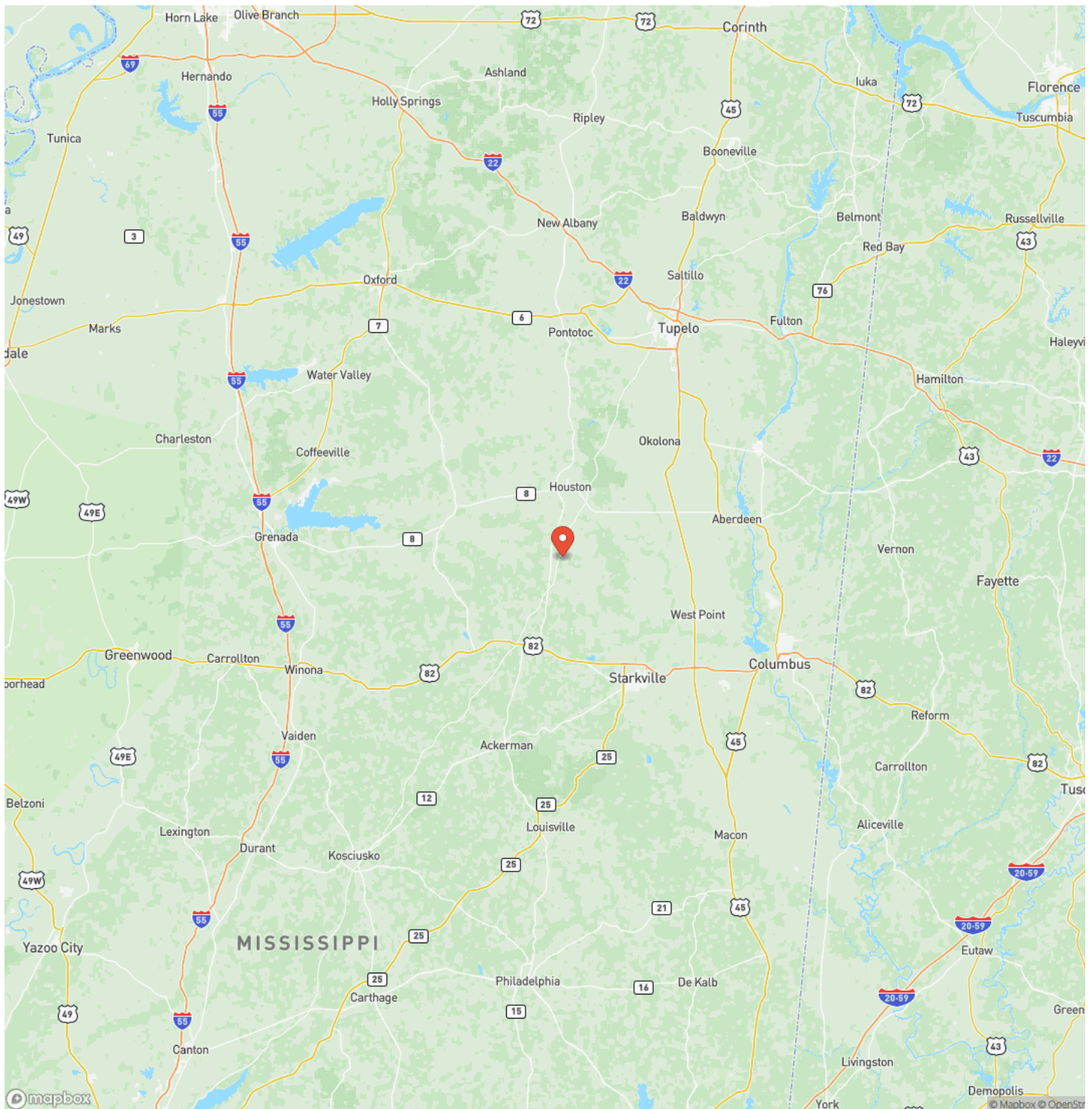




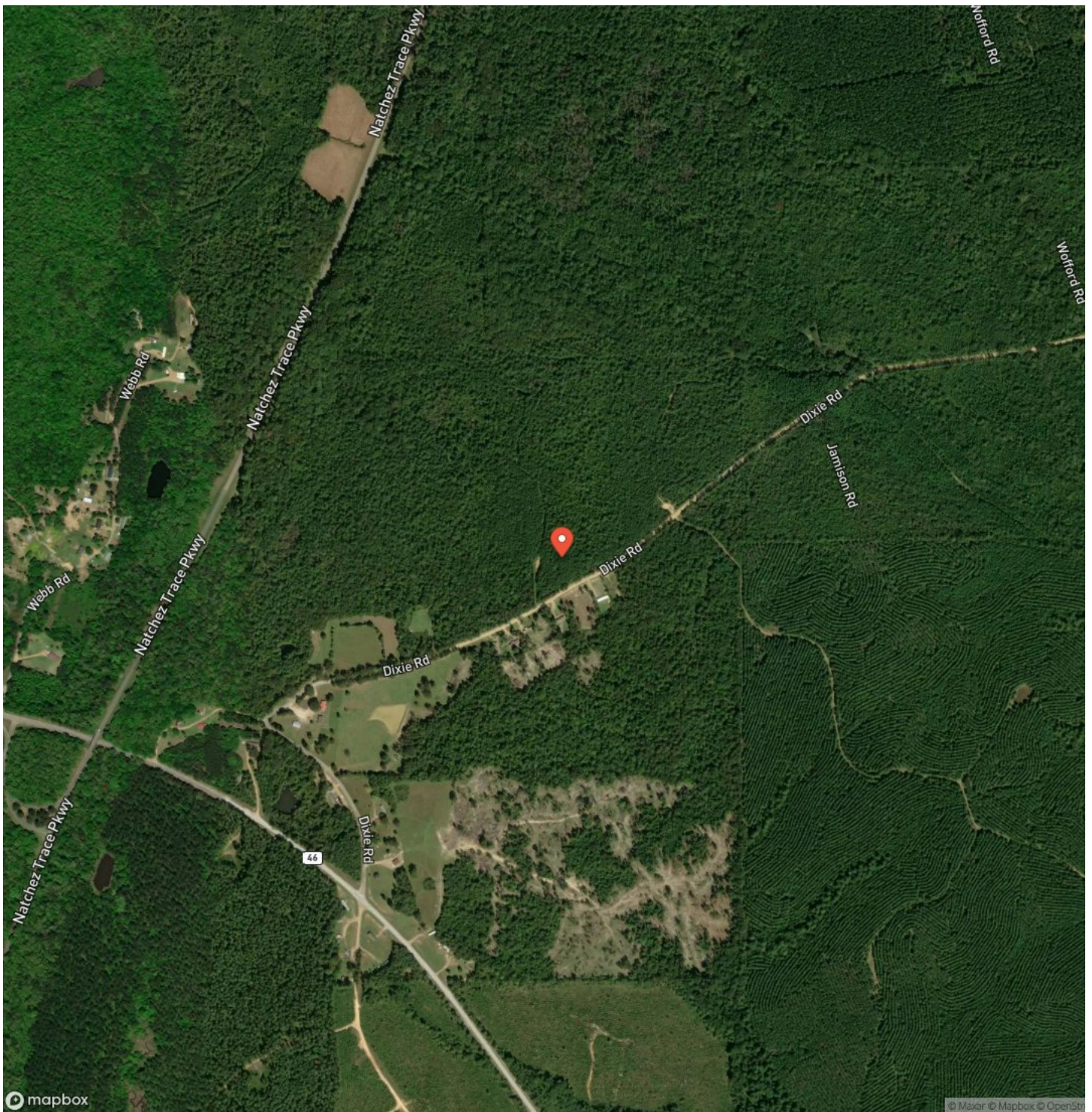
Locator Map



Locator Map



Satellite Map



Clay 160
Woodland, MS / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Landen Rogers

Mobile

(662) 418-4604

Email

Landen.Rogers@SwapaLand.com

Address

City / State / Zip

Starkville, MS 39759

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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.



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