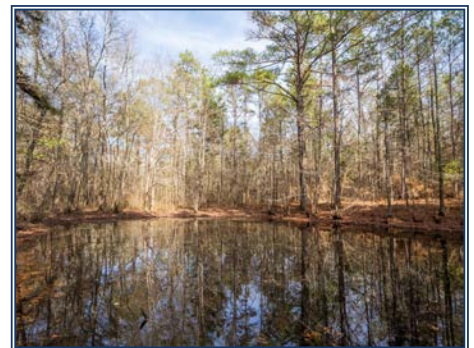




73.91 acres located in SW Clay County 1 mile East of the Natchez Trace Parkway, 3 miles South of Mantee, and only 35 minutes from downtown Starkville. The property includes 18 acres of farmland that has been in production for many years with the balance in significant hardwood and pine timber. The land is very scenic with a gentle roll to the topography, providing several excellent home or cabin sites. It offers everything you want in a top-shelf hunting property, weekend getaway, or a place to live in the country, and it doesn't break the bank. The mature hardwood and pine timber is absolutely beautiful, and over 7,000 feet of internal roads allow access throughout the property. For the hunter, there is an outstanding deer and turkey population with tracks and feathers found everywhere. An old pond in the woods is the favorite wildlife watering hole, and there is a great location to build another pond inexpensively. If you're looking for a property to enjoy and make memories with your family, this is it! The old barn on the property contains salvageable lumber that could be repurposed for a future home or cabin. With 3,100 feet of frontage along the north side of Jack Forrester Road with power and water available, it could easily be subdivided into 3-4 tracts in the future to maximize re-sale value. A very good investment. Agent Owned.

Jack Forrester Road, Mantee, MS

33.684844, -88.022900 GPS



**\$266,076**

73.91± Acres  
MLS #25-2464



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