



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

160± ACRES
CLAY COUNTY, MS
\$400,000



OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE CLAY 160

PROPERTY PROFILE

LOCATION:

- Hugh Gilreath Road
Woodland, MS 39776
- Clay County
- 10± Miles W of Woodland
- 14.5± Miles SE of Houston
- 24± Miles NW of West Point
- 32± Miles N of Starkville

COORDINATES:

- 33.7836, -88.9019

PROPERTY USE:

- Recreation
- Investment
- Hunting

PROPERTY INFORMATION:

- 160± Acres
- 2,900'+ Road Frontage
- Professionally Managed Timber
- Multiple Access Points
- Wildlife

TAX INFORMATION:

- Tax Code Area 4000
- 2024 Taxes: \$231.67
- Parcel ID 007-08-0030000



JACOB HANSON
LAND SPECIALIST
C: 662-386-3814 | jacob@smalltownproperties.com



Information is believed to be accurate but not guaranteed.



WILLIAM W. CANALE, RF, ACF
OWNER/CONSULTING FORESTER
C: 662-607-1351 | canaleforest@gmail.com

WELCOME TO THE CLAY 160

WELCOME TO THE CLAY 160, OFFERING A PRIVATE RETREAT, TIMBER INVESTMENT, AND HUNTING! The 160± acre tract in Woodland, Mississippi, offers more than 2,900 feet of frontage on Hugh Gilreath Road. The Clay County property features professionally managed timber by Canale Forest Management, ensuring long-term value and healthy forest growth. With multiple access points and excellent hunting conditions, the land is well-suited for outdoor enthusiasts and land investors.



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MORE ABOUT THE CLAY 160

The location provides convenient access to nearby towns, being just 24 miles northwest of West Point, 14.5 miles southeast of Houston, and 32 miles north of Starkville—making it both secluded and accessible. Whether you're looking for a refuge, a strategic timber asset, or a hunting haven, the Clay 160 is a solid choice.

Contact Jacob Hanson today to schedule a personal tour and experience #TheSmallTownWay!



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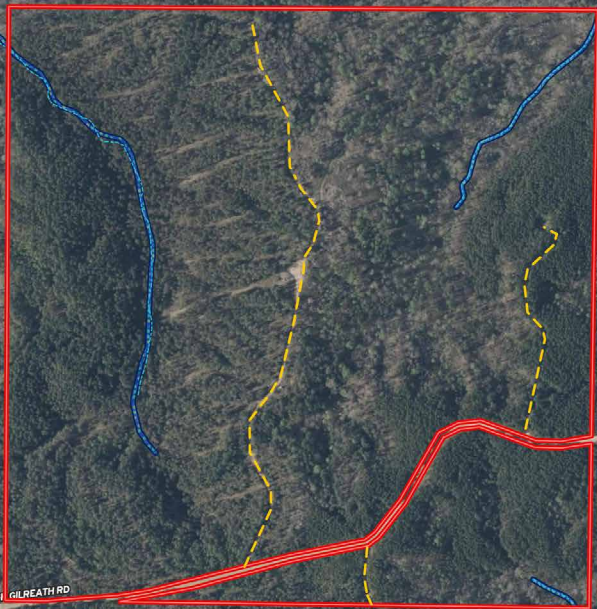
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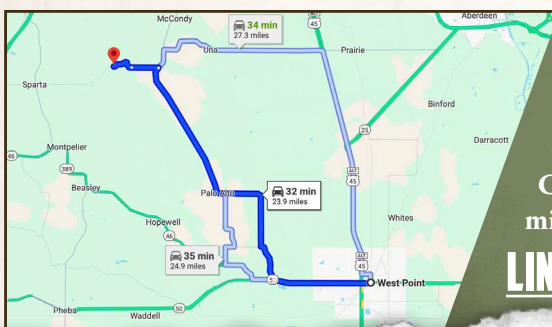
CLAY COUNTY, MISSISSIPPI

land id.
LINK



Directions from West Point, MS:
Travel 5.4 miles on MS-50 W/W
Main Street. Turn right on MS-47 N
and continue 15.6 miles. Turn left on
Gilreath Road and proceed 1.5 miles.
Continue on Hugh Gilreath Road for 1.3
miles to the destination.

LINK TO GOOGLE MAP DIRECTIONS



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