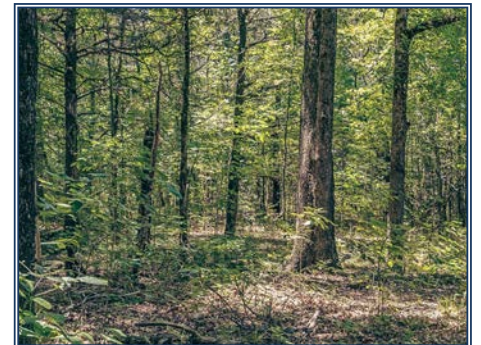




Palo Alto Farm is a diverse 527.13± acre agricultural and recreational property in Clay County, Mississippi, located just northwest of West Point and 13 miles north of Starkville. With frontage on Highway 47 and Wilcox Road, the property offers excellent access, utilities, and privacy. The farm includes approximately 248± acres of income-producing leased farmland, 43.6± acres enrolled in the CP-38 CRP program for wildlife habitat, and roughly 220± acres of cedar and hardwood timber. Known for outstanding deer and turkey hunting, the property benefits from a strong wildlife population supported by a mix of farmland, CRP acreage, and timber cover. A proposed 10± acre lake site, gently rolling terrain, scenic long-range views, and multiple homesites add to its appeal. Whether you're seeking an investment property, hunting retreat, cattle operation, or future homesite, Palo Alto Farm offers an exceptional combination of income, recreation, wildlife habitat, and rural beauty in the heart of North Mississippi.

Hwy 47/Wilcox Road, West Point, MS

33.6811, -88.7867 GPS



\$1,849,800

527.13± Acres
MLS #26-1355



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