

LAND AUCTION



374.13 AC± | 3 TRACTS | CLAY CO, MS

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/5/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: PRAIRIE WILDLIFE
3990 OLD VINTON RD, WEST POINT, MS 39773

Located in the Siloam community of Clay County, Mississippi, this 374.13± acre farm presents a well-rounded opportunity combining productive agricultural ground, strong wildlife habitat, and convenient access. The property features paved frontage along Highway 47 with electricity and water available, positioning it for immediate use and long-term ownership considerations.

The land includes approximately 248.23± acres of tillable ground, currently supporting row crop production. According to available information, the soils consist primarily of Kipling and Okolona silt loams. The topography ranges from gently rolling to flatter sections, providing workable field layouts, good moisture retention, and flexibility for a variety of farming practices or lease arrangements.

Beyond its agricultural value, the farm offers meaningful recreational appeal. Timbered edges, natural drainage features, bedding cover, and defined travel corridors create a property that supports consistent wildlife movement. The surrounding area is characterized by large landholdings, contributing to lower hunting pressure and a reputation for quality whitetail deer. Fall food plots have been planted and are currently growing, positioning the farm for use during the upcoming hunting season.

The property also offers multiple potential building sites with open views and quiet surroundings. Access to electric, water, and nearby fiber internet enhances suitability for a future residence, farm headquarters, or recreational retreat, subject to buyer due diligence and intended use.

This 374.13± acre farm will be sold at public auction, providing buyers the opportunity to establish market value on a combination of productive farmland, recreational acreage, and a desirable Clay County location.

TRACT 1 – 20.55± ACRES

Tract 1 is positioned along Highway 47 and offers direct paved road frontage. According to available information, utilities are accessible along the road, supporting future use such as a homesite, small agricultural operation, or recreational base.

The tract consists primarily of open ground with nearby cover, offering flexibility for farming, food plots, or a potential building site. Its size and frontage make it well-suited for buyers seeking a manageable acreage with visibility and access.

TRACT 2 – 321.41± ACRES

Tract 2 represents the majority of the acreage and is the core agricultural and recreational component of the property. A significant portion of the overall 248.23± acres of tillable ground is located within this tract. The soils are reported to include Kipling and Okolona silt loams, supporting row crop production and offering good moisture retention across gently rolling and flatter areas.

Beyond agricultural value, this tract contains multiple natural features favorable for wildlife. Timbered edges, interior cover, defined travel corridors, and natural pinch points create a consistent habitat for whitetail deer and other game. Fall food plots have been planted and are currently growing, positioning the tract for the upcoming hunting season.

Large neighboring landholdings contribute to limited pressure and a strong wildlife presence in this area of Clay County.

TRACT 3 – 32.17± ACRES

Tract 3 also features Highway 47 frontage and open acreage suitable for agricultural use, recreational development, or a potential homesite. Its layout and access provide options for independent ownership or combination with Tract 2.

The tract benefits from proximity to utilities and offers open views with surrounding cover that can support food plots, small-scale farming, or future improvements, subject to buyer plans and due diligence.



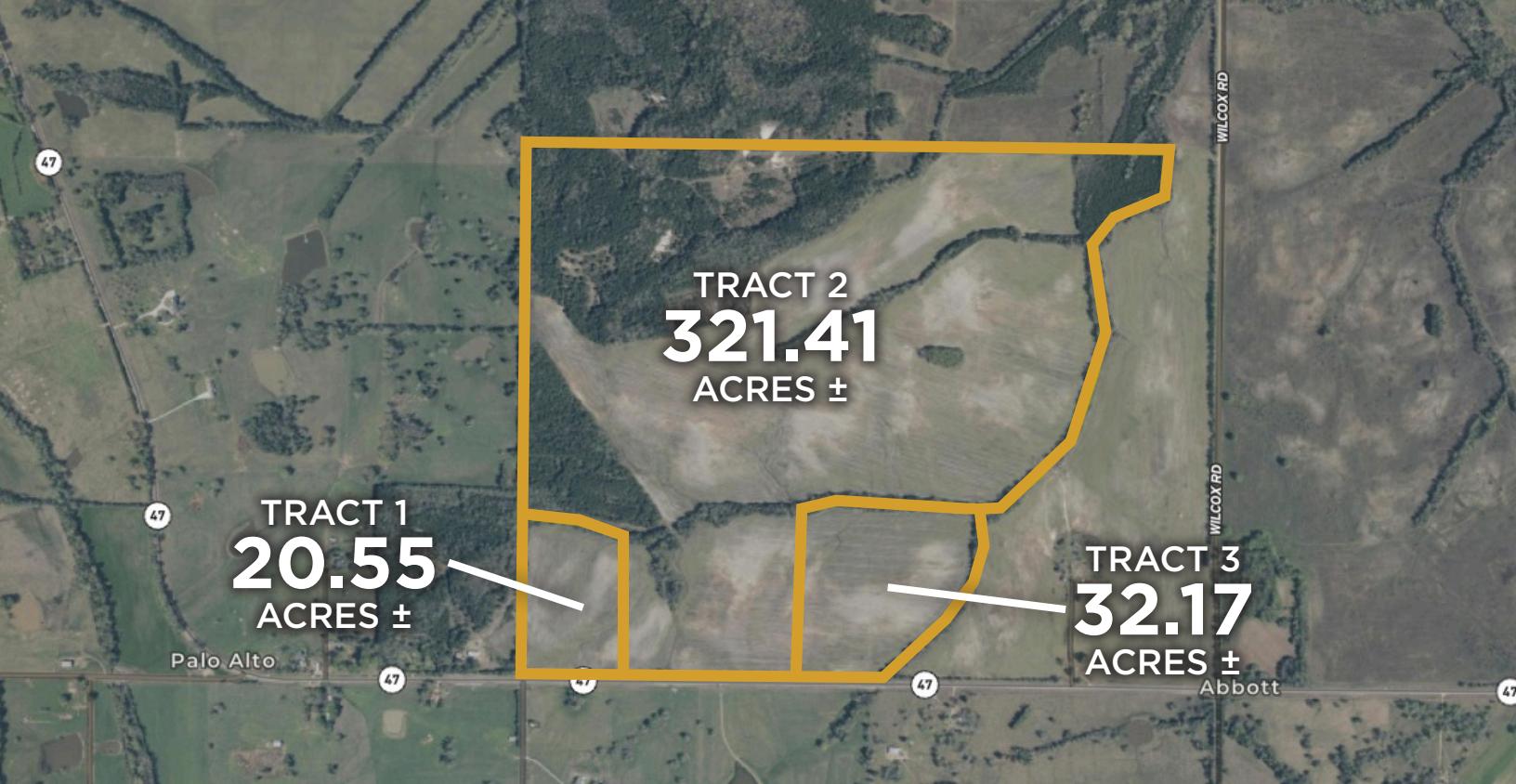
Tract #:	All Tracts
Soil Types:	Griffith silty clay, Sumter silty clay, Kipling silt loam
Soil PI/NCCPI/CSR2:	NCCPI 38.8
CRP Acres/Payment:	NO CRP
Taxes:	TBD
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession at closing
Survey Needed?:	Yes
Brief Legal:	374.13± acres S16 T16S R05E Clay Co, MS All Sec Less N 153 Ac & Less Pt In S 1/2 Se 1/4 Db 227/65 Wb20/365
PIDs:	PID pt 032-16-0010100
Lat/Lon:	33.6863, -88.78375
Zip Code:	39773

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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Ranch & Farm Auctions, LLC, License# 1798F | Firm Manager, Cody Lowderman, MPA #1797 | Larry Sims, Auctioneer, License# 231 | Joe Gizelic, Director, Ranch & Farm Auctions, LLC, 217.299.0332 | IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (20702) | Jake Meyer, Mississippi Land Specialist for Whitetail Properties Real Estate, LLC, 662.605.3765



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