

LAND AUCTION



775 AC± | 2 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

PROPERTY PREVIEW: CONTACT JAKE MEYER 662.605.3765 OR JUSTIN MURPHY 662.582.0535

****These farms are adjacent to the Clay Co, MS 374.13 acres, offering land owners, investors and cattlemen a rare opportunity to secure 1149.13± acres in one location.****

This 775± acre property is offered at public auction as two adjoining tracts located in a region widely regarded for disciplined land stewardship, productive ranching operations, and exceptional recreational performance. The surrounding landscape is defined by large, well-managed landholdings and a long-established culture of habitat management, including decades of prescribed fire, which has shaped one of the most desirable recreational and working-land corridors in the area.

The property has been intensively managed with a strong emphasis on wild quail recruitment and retention, utilizing prescribed burning, native grass systems, edge habitat development, and food plot integration. These practices have created high-quality brood habitat and balanced ground cover while simultaneously enhancing overall land health and forage response. The result is a landscape that supports strong populations of quail, turkey, and whitetail deer, with trophy-class deer well documented throughout the area. Consistent management philosophies across neighboring ownerships further reinforce the long-term quality and stability of wildlife habitat.

Access is a defining feature of this offering. The property benefits from extensive road frontage along Wilcox Road, Highway 47, and Siloam-Una Road, allowing for efficient entry, operational flexibility, and future improvement planning. Electric service is available along multiple boundaries, and high-speed internet is available, supporting both operational needs and modern residential or lodge use.

Water resources are well distributed, including Death Creek, which traverses the northern portion of the property, along with multiple ponds that provide dependable, year-round water. These features support wildlife, grazing functionality, and overall land usability while enhancing the scenic character of the property.

The property's topography and layout provide numerous exceptional building sites, many offering panoramic views across managed pasture, CRP grasses, timber, and water features. These sites are well-positioned for residences, lodges, or operational improvements, with access to utilities and road frontage already in place.

Geographically, the property is well-positioned within an exponentially growing agricultural and economic corridor. It is conveniently located near Starkville and West Point, providing access to services, healthcare, and regional infrastructure. The property is also within practical reach of Tupelo, a major regional hub. Proximity to Cattlemen's Stockyards supports efficient livestock marketing and transport, while nearby Mississippi State University anchors the area with agricultural research, education, and economic influence. Together, these drivers contribute to the continued growth of the Golden Triangle region.

Currently utilized through CRP enrollment and managed recreation, the property offers long-term flexibility following CRP expiration, subject to program requirements. The scale, access, water, soils, and extensive management history position this offering for continued conservation use, pasture development, recreational management, or a blended approach.

The auction format provides a structured opportunity to acquire individual tracts or assemble substantial contiguous acreage in a region recognized for elite recreational land, strong ranching foundations, and long-term, proven land stewardship.

TRACT 4: 153± ACRES

Tract 4 consists of 153± acres located along Wilcox Road in a region widely regarded for elite recreational land management and long-standing stewardship practices. The tract lies within an area supported by large landholders who have consistently implemented prescribed fire and habitat-focused management, resulting in strong wildlife recruitment and retention across the landscape.

This tract has been meticulously developed as a highly managed hunting property, with mixed timber including mature hardwoods, strategically placed food plots, and a thoughtful improvement layout designed to enhance wildlife movement and huntability. The surrounding area is well known for producing trophy-class whitetail deer, along with strong populations of turkey and upland game, supported by long-term habitat continuity.

Approximately 43.6 acres are enrolled in CRP CP-38, generating an annual payment of \$3,051 at a rental rate of \$69.97 per enrolled acre, with the contract extending through 09/30/2032. These CRP acres contribute valuable nesting cover and transition habitat while integrating seamlessly with the timber and food plot system.

Improvements include multiple shooting houses, feeders, and deer stands, all positioned to take advantage of natural travel corridors and prevailing wind considerations. Road frontage along Wilcox Road provides direct access, and electric service is available along the road, according to available information.

Tract 4 is exceptionally positioned for land assembly. The tract adjoins ±374.13 acres to the south, which will be auctioned the same day, at the same time, and at the same location, and carries a documented history of tillable use with potential for pasture conversion. Tract 4 also adjoins Tract 5 along its eastern boundary, allowing for seamless expansion into larger contiguous acreage.

TRACT 5: 622± ACRES

Tract 5 encompasses 622± acres and forms the foundation of this offering, distinguished by its size, access, water resources, and exceptional long-term land management history. The tract lies within a landscape shaped by over 30 years of prescribed fire, a practice widely recognized for improving forage response, maintaining native ground cover, and supporting both grazing systems and high-quality wildlife habitat.

The property has been managed with a strong emphasis on wild quail recruitment and retention, utilizing prescribed burning, native grasses, edge habitat, and food plot integration to create brood habitat and balanced vegetation structure. These same practices have supported consistent populations of quail, turkey, and whitetail deer, reinforcing the area's reputation as a dynamite recreational corridor.

The tract features a diverse soil base commonly associated with pasture, range, and grazing uses in the region, supported by gentle to moderate topography and expansive open acreage. Approximately 579 acres are enrolled in CRP CP-38, producing an annual payment of \$36,043, with the contract expiring 09/30/2027. Following expiration, the acreage provides flexibility for continued conservation enrollment or transition, subject to program requirements.

Water is a defining attribute of Tract 5. Death Creek traverses the northern portion of the property, providing a natural water feature and travel corridor, while two livestock ponds supply dependable, year-round water. These features enhance both land functionality and visual appeal.

When combined with Tract 4 and the adjoining 374.13± acre tract offered at auction the same day, Tract 5 anchors the opportunity to assemble a large, contiguous landholding in a region equally respected for elite recreational properties and well-established cattle ranching operations.

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 Gizic, 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

TRACT 4
153
ACRES ±

TRACT 5
622
ACRES ±

DEANS RD Palo Alto 47 Abbott 47

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Deeded Acres:

T4: 153± acres/T5: 622± acres

Soil Types:

Griffith silty clay, Sumter silty clay, Kipling silt loam

Soil PI/NCCPI/CSR2:

NCCPI 42.09

CRP Acres/Payment:

T4: 43.6± acres/T5: 579± acres

Taxes:

Tract 4: \$199.88/ Tract 5: \$909.31

Lease Status:

Subject to CRP contracts expiring

9/27 for Tract 5 and 9/32 for Tract 4

Immediate possession subject to the

current tenant's rights for 2026

No survey needed

T4: 153± acres located N 1/2 NW 1/4 and N1/2 NE 1/4 S16 T16S R5E

Clay Co MS/T5: 622± acres located S15 T16S R5E

Clay Co MS except 2 small parcels

T4: 032-16-0010000, T5: 032-15-0010000

33.69315, -88.7837/33.68755, -88.7663

39773

PIDs:

Lat/Lon:

Zip Code:

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