

69± Acre Hunting/Recreational Tract in Webster County, MS

5529 Martin Luther King Jr Road, Eupora, MS



\$275,000



Expect More. Get More.

**A Real Estate Expert
You Can Trust!**

**KADERO
EDLEY**
REALTOR®

Office: 662.441.2500

Cell: 601.488.7000

Kadero@TomSmithLand.com



TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- 6.4 miles northwest of Eupora, MS
- Martin Luther King Drive

Property Use:

- Residential
- Hunting
- Recreational

Coordinates:

- 35.58502, -89.33844

Property Highlights

- 69± surveyed acres
- Electric gate entrance
- Gravel driveway
- House site prepared
- Water connected
- Mature timber
- Deer, turkey, bass, and small game hunting
- 30x30 pole barn
- 2 box blinds with 3 food plots
- 2-year-old prescribed burn



Expect More. Get More.

**A Real Estate Expert
You Can Trust!**

**KADERO
EDLEY**
REALTOR®

Office: 662.441.2500

Cell: 601.488.7000

Kadero@TomSmithLand.com



The Property

69± Acres

This 69± surveyed-acre property in Webster County, Mississippi offers an excellent combination of recreational hunting land, mature timber, and a ready-to-build homesite. Located approximately 6.4 miles northwest of Eupora, the property features approximately 665 feet of road frontage with a gravel driveway leading through an electric-gated entrance. The property consists of 20–25-year-old mature timber and underwent a prescribed burn approximately two years ago, helping create quality wildlife habitat. Deer and turkey hunting opportunities are abundant, with three established food plots, two box blinds, and an internal trail system providing convenient access throughout the property. A 0.80± acre pond stocked with bass is also a bonus.



**KADERO
EDLEY**
REALTOR®

Office: 662.441.2500

Cell: 601.488.7000

Kadero@TomSmithLand.com



The Property

69± Acres

For those looking to build, a homesite has already been prepped, water is connected, and power is available. Additional improvements include a 30' x 30' pole barn for equipment and storage. An optional equipment package is available for an additional \$150,000 and includes a low-hour Kioti TL750 compact track loader, low-hour Kioti KX040 excavator, and a 22-foot trailer rated at 14,000 pounds. Whether you're looking for a hunting property, timber investment, future homesite, or a combination of all three, this tract offers the improvements and infrastructure to start enjoying the property immediately. Give Kadero Edley a call to schedule your private viewing today!



**KADERO
EDLEY**
REALTOR®

Office: 662.441.2500

Cell: 601.488.7000

Kadero@TomSmithLand.com



The Property

69± Acres



**KADERO
EDLEY**
REALTOR®

Office: 662.441.2500

Cell: 601.488.7000

Kadero@TomSmithLand.com



The Property

69± Acres



**KADERO
EDLEY**
REALTOR®

Office: 662.441.2500

Cell: 601.488.7000

Kadero@TomSmithLand.com



Aerial Map

[CLICK TO VIEW INTERACTIVE MAP](#)



**KADERO
EDLEY**
REALTOR®

Office: 662.441.2500

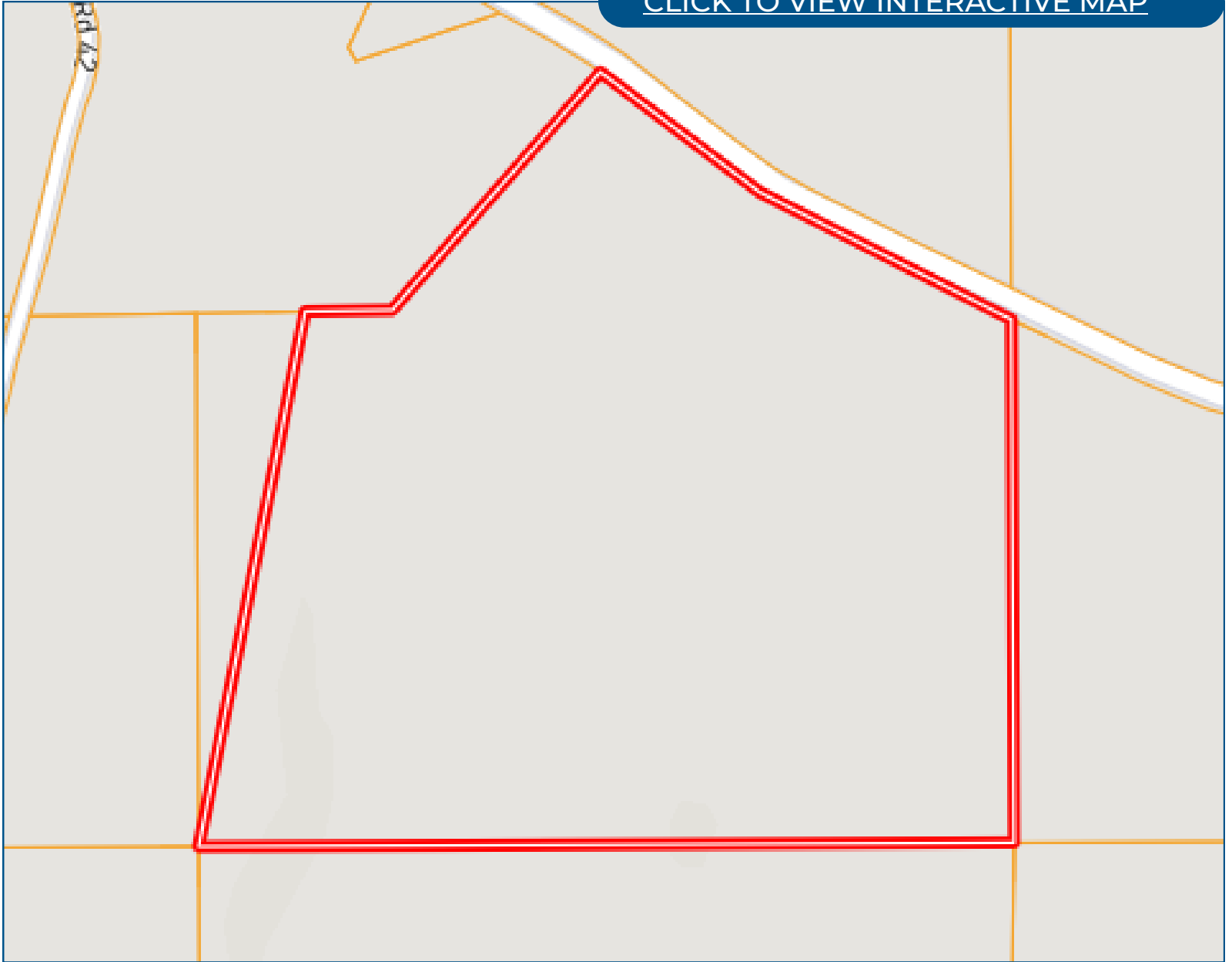
Cell: 601.488.7000

Kadero@TomSmithLand.com



Ownership Map

[CLICK TO VIEW INTERACTIVE MAP](#)



**KADERO
EDLEY**
REALTOR®

Office: 662.441.2500

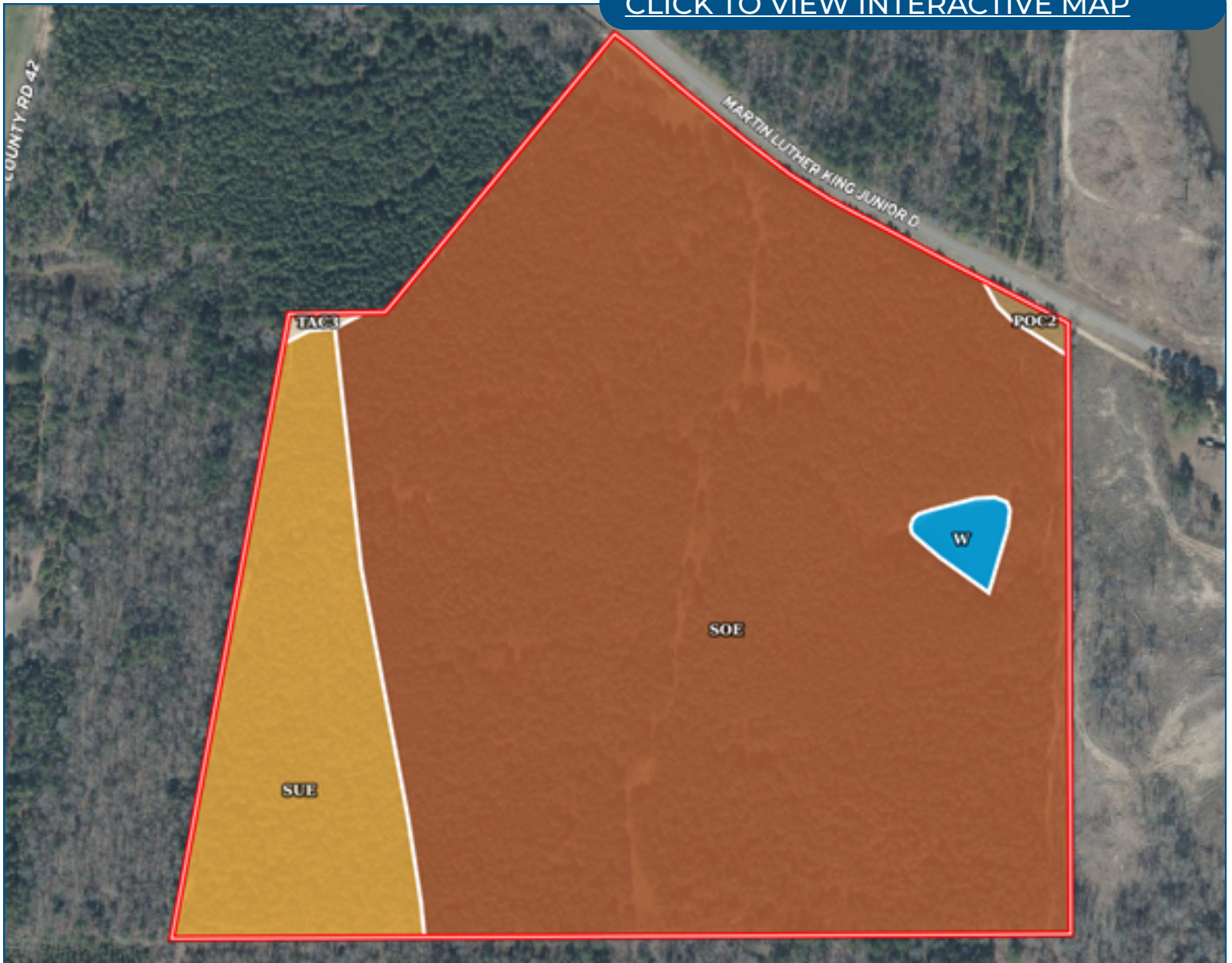
Cell: 601.488.7000

Kadero@TomSmithLand.com



Soil Map

[CLICK TO VIEW INTERACTIVE MAP](#)



**KADERO
EDLEY**
REALTOR®

Office: 662.441.2500

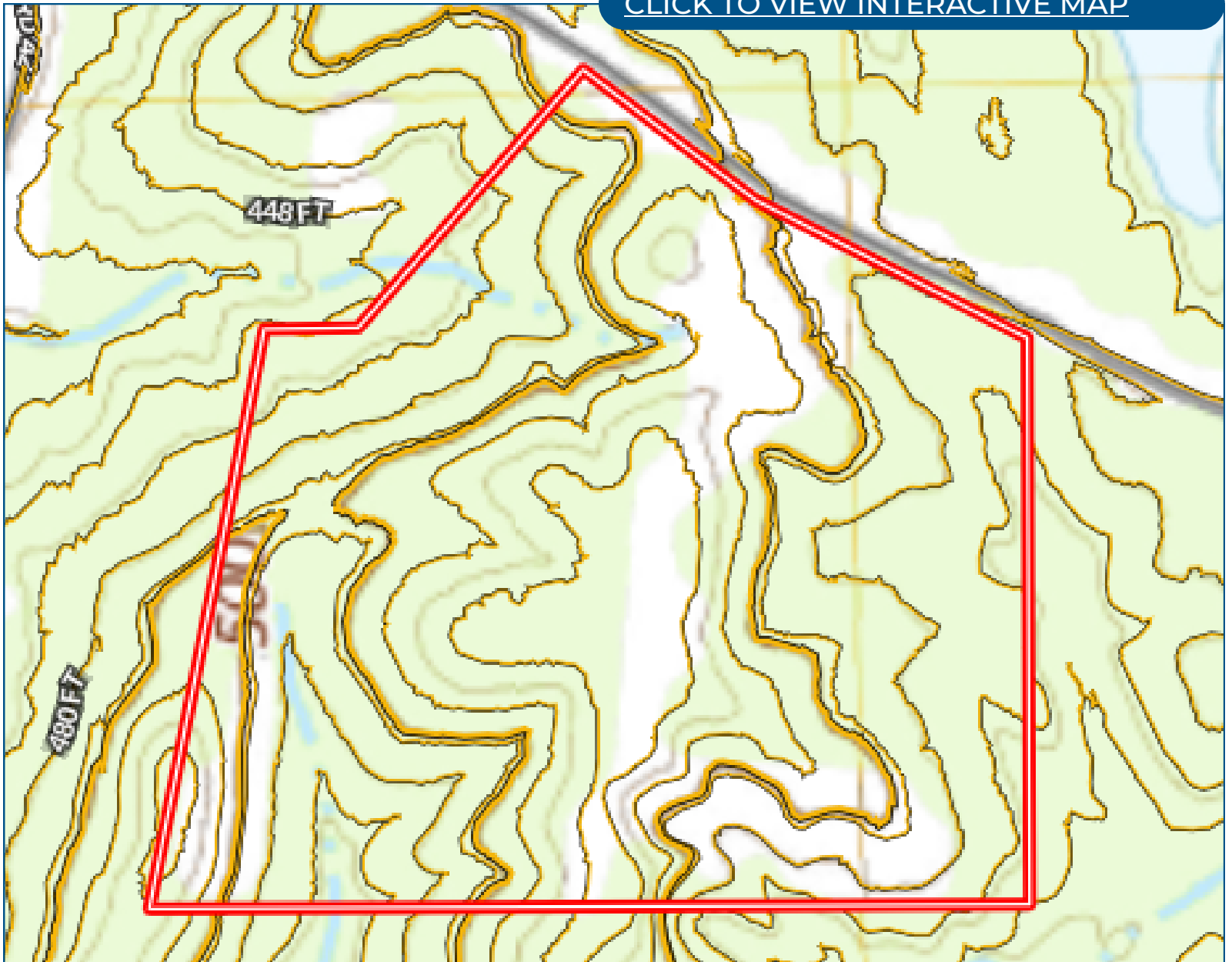
Cell: 601.488.7000

Kadero@TomSmithLand.com



Topo Map

[CLICK TO VIEW INTERACTIVE MAP](#)



**KADERO
EDLEY**
REALTOR®

Office: 662.441.2500

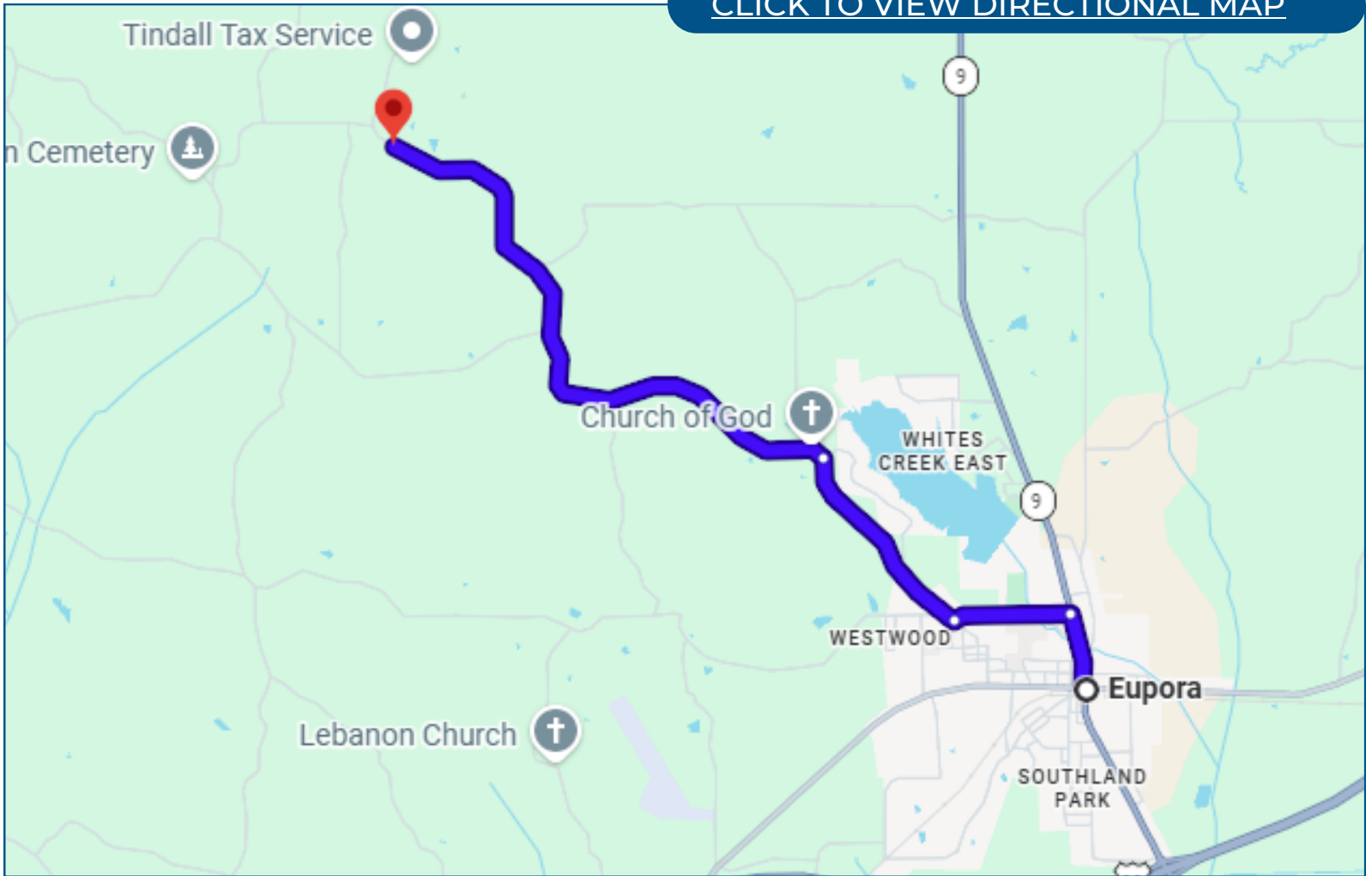
Cell: 601.488.7000

Kadero@TomSmithLand.com



Directional Map

[CLICK TO VIEW DIRECTIONAL MAP](#)



Directions from Eupora, MS: Travel 0,7 miles on Hall Road. Turn right onto Gibson Dr/Mlking Jr. Drive for 1.3 miles. Take a slight left onto ML King Jr. Dr for 3.9 miles, and the property will be on your left.

**KADERO
EDLEY**
REALTOR®

Office: 662.441.2500

Cell: 601.488.7000

Kadero@TomSmithLand.com

