

**30± ACRES**  
**WEBSTER COUNTY, MS**  
**\$100,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 760-0005**

# THE WEBSTER 30

# PROPERTY PROFILE

## LOCATION:

- Webster County, MS
- Frontage on Lollars Grove Road
- 5.8± Miles Northwest of Mathiston
- 8.8± Miles Northeast of Eupora

## COORDINATES:

- 33.57173, -89.18303

## PROPERTY USE:

- Hunting
- Potential Home/Cabin Site
- Recreational

## PROPERTY INFORMATION:

- 30± Acres
- 25-Year-Old Pine Plantation
- Mixed Hardwoods Along Lick Creek
- East Webster School District
- Rolling Terrain
- Deer/Turkey/Small Game
- Utilities Nearby

## TAX INFORMATION:

- Parcel 119000300600: \$115.15 for 2023



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**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

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derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WEBSTER 30

HAVE YOU BEEN SEARCHING FOR AN AFFORDABLE TRACT IN SOUTHEAST WEBSTER COUNTY, MISSISSIPPI? Build your forever home and have a built-in recreational playground on this 30± acre pine timber tract. Situated a few miles northwest of the town of Mathiston, this property offers easy access off Lollars Grove Road and has an established driveway entrance. Once you are on the property you will see a power line running parallel to the road, perfect for parking. The terrain primarily consists of rolling hills that hold a nice stand of 25-year-old pines, thinned in 2008. Near the western boundary, along Lick Creek, there are approximately 2.5+/- acres of mixed hardwoods consisting of towering oaks and sweetgum. Upon inspection, we found numerous signs of deer, including scrapes, rubs and trails. The southwest corner of the property would be a great place to set up a hunting stand. Power and water are available at the road. The Webster 30 is conveniently located with Mathiston roughly six miles away and Eupora just over eight miles.

If you are wanting to build a home, hunt or have a timber investment, call Derek Eaves today to schedule a private showing.



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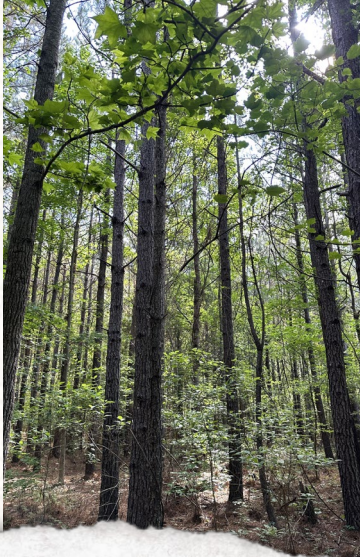
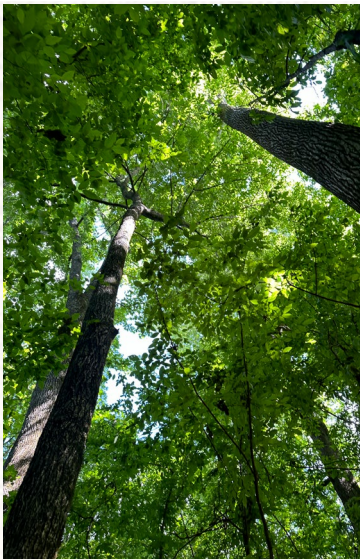
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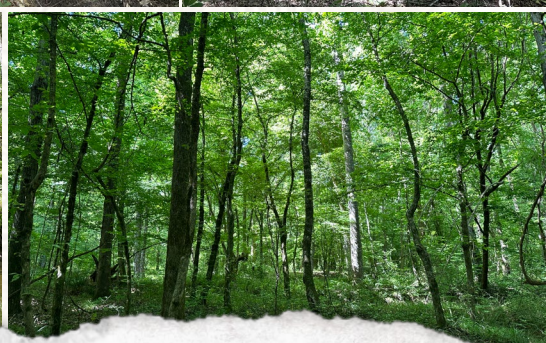
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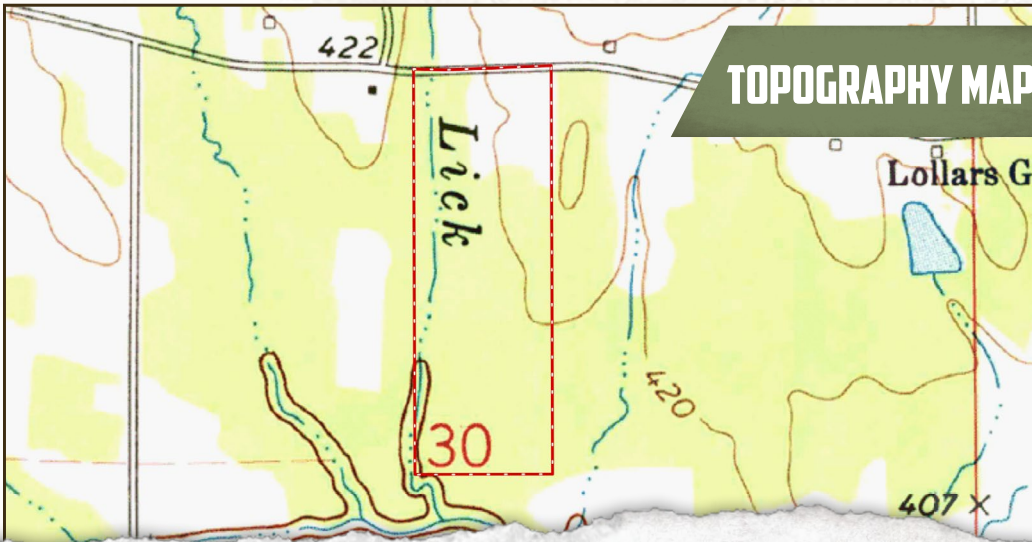
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INFRARED MAP



TOPOGRAPHY MAP



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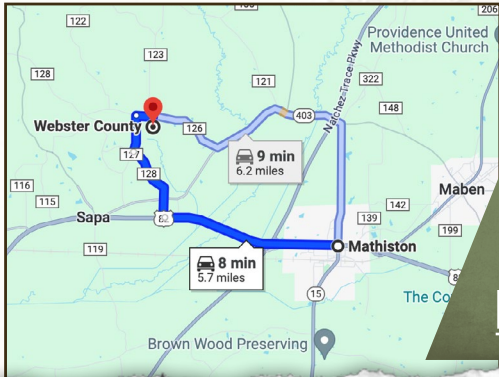
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WEBSTER COUNTY, MISSISSIPPI



land id. LINK



Directions from Mathiston, MS:  
 Travel west on Highway 82 for approximately 3.3 miles. Turn right onto Ticky Bend Road and travel 2.2 miles. Turn right onto Lollars Grove Road and travel .4 miles. The property entrance and sign will be on your right.

**LINK TO GOOGLE MAP DIRECTIONS**



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