



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

64.5± ACRES
WEBSTER COUNTY, MS
\$150,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE WEBSTER 64.5

PROPERTY PROFILE

LOCATION:

- County Road 43
Eupora, MS 39083
- Webster County
- 8± Miles NW of Eupora
- 40± Miles W of Starkville

COORDINATES:

- 33.587065, -89.357071

PROPERTY USE:

- Hunting
- Cabin Site
- Income Producing

PROPERTY INFORMATION:

- 64.5± Total Acres
- 11± Acre Ag Field
- 22± Acres of Natural Regeneration
- 20+ Year-Old Thinned Pine Timber
 - (Formerly enrolled in CRP)
- Two Creeks
- Ample Road Frontage
- Campsite with Power & Water Available

TAX INFORMATION:

- Parcel: 0550002106.00
- 2024: \$219.43



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ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE WEBSTER 64.5

WELCOME TO THE WEBSTER 64.5, A DIVERSE PROPERTY SITUATED ROUGHLY EIGHT MILES NORTHWEST OF EUPORA, MS. This 64.5± acre Webster County tract offers farm ground, plantation pine, natural regeneration, and two creeks. With ample frontage along County Road 43, you'll find a cabin site nestled in the southwest corner, with power and water available.

The diverse landscape consists of nearly 11 acres of productive agricultural ground, which generates annual income; approximately 22 acres of estimated 20-year-old thinned plantation pine; and 22± acres of natural regeneration. The remaining acreage includes small hardwood fingers along the two creeks and trails. This property is an ideal place for creating a wildlife haven! The areas within the natural regeneration can be opened into wildlife plots and additional trails, while the farm ground can be maintained as is or customized to suit your vision with regrowth bedding areas, tree planting, or possible CRP enrollment. The thinned pine adds a great source for bedding, but with a touch of fire management, you can further enhance the habitat. The creeks offer a reliable year-round water source for the local wildlife.

Tracts of this size and diversity can be a rare find.

Take advantage of the opportunity to own 64.5 acres in Webster County; call Adam Hester to schedule a personal tour!



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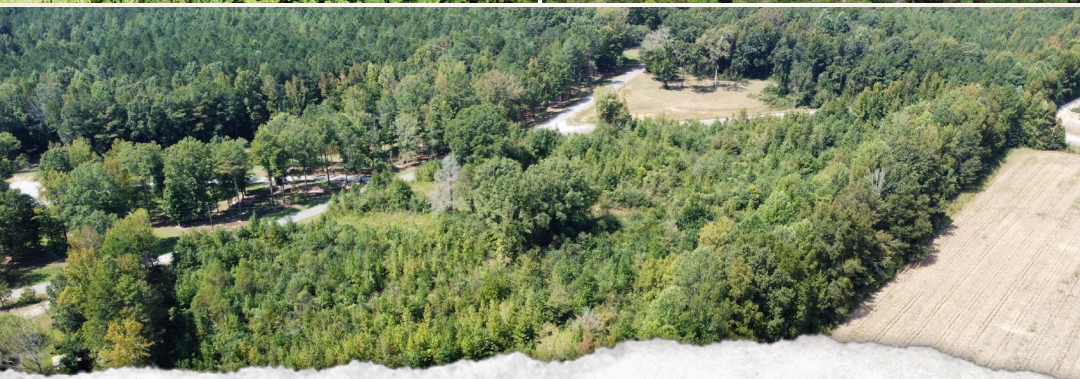
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64.5± ACRES **WEBSTER COUNTY, MISSISSIPPI**



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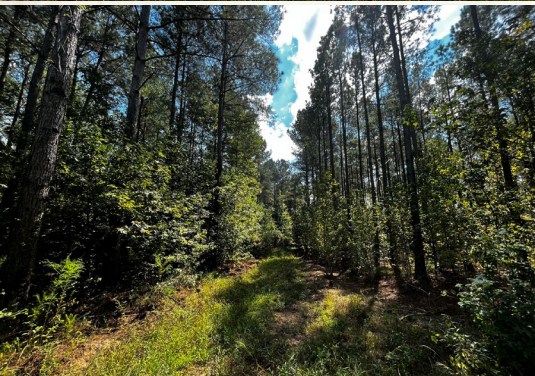
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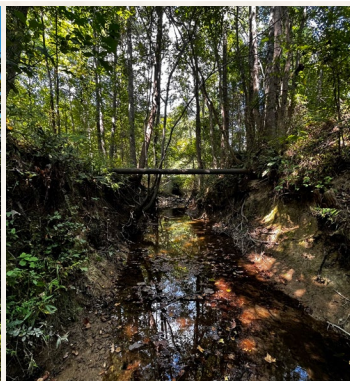
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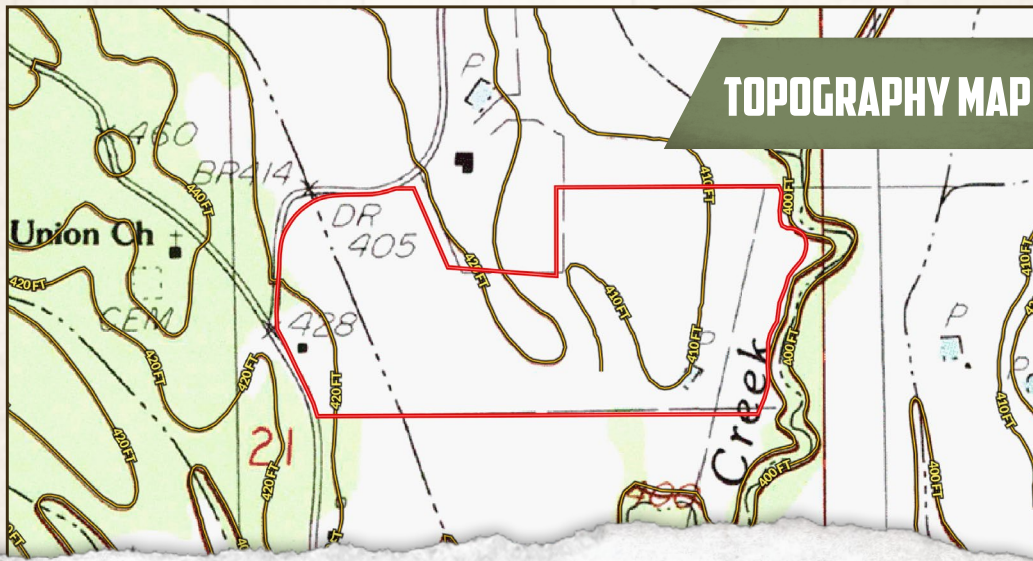
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land **id.** LINK



TOPOGRAPHY MAP



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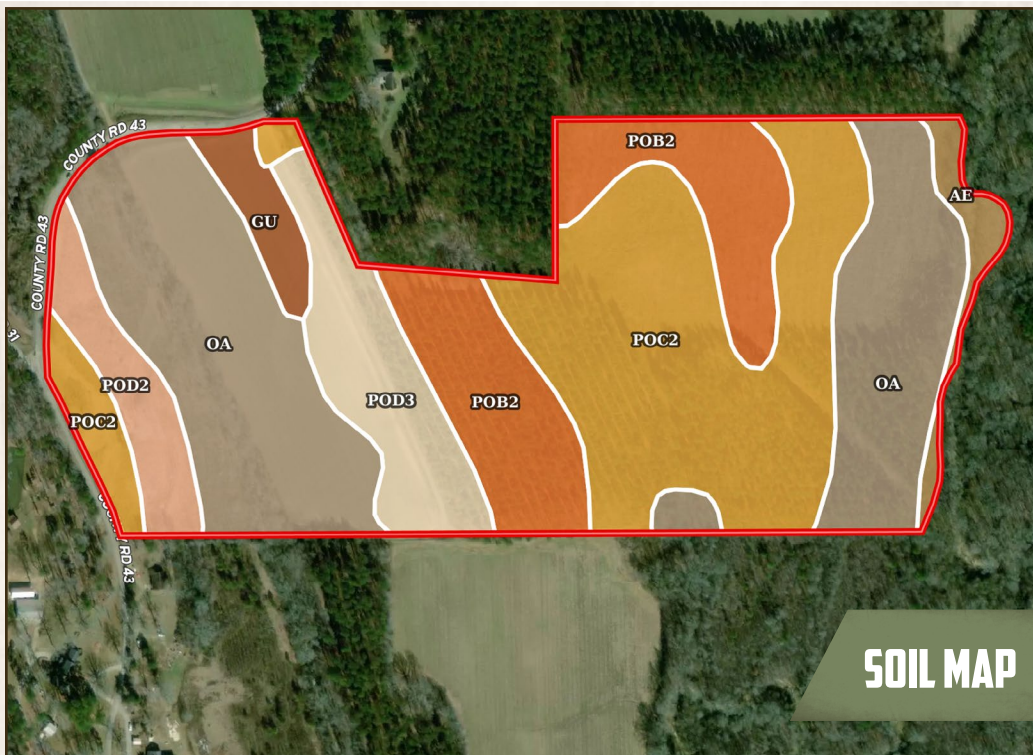
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	19.5	32.96	0	65	2w
PoC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	18.06	30.53	0	32	3e
PoB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	9.93	16.78	0	34	2e
PoD3	Providence silt loam, 5 to 12 percent slopes, severely eroded	5.47	9.25	0	32	6e
PoD2	Providence silt loam, 8 to 12 percent slopes, eroded	3.04	5.14	0	37	4e
Gu	Guyton silt loam, 0 to 1 percent slopes, occasionally flooded	1.69	2.86	0	59	4w
Ae	Ariel silt loam	1.48	2.5	0	76	2w



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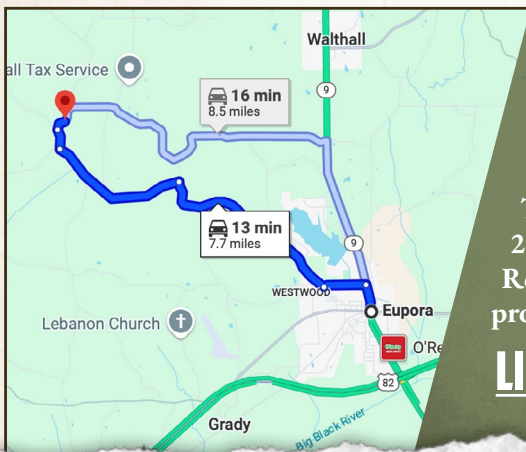
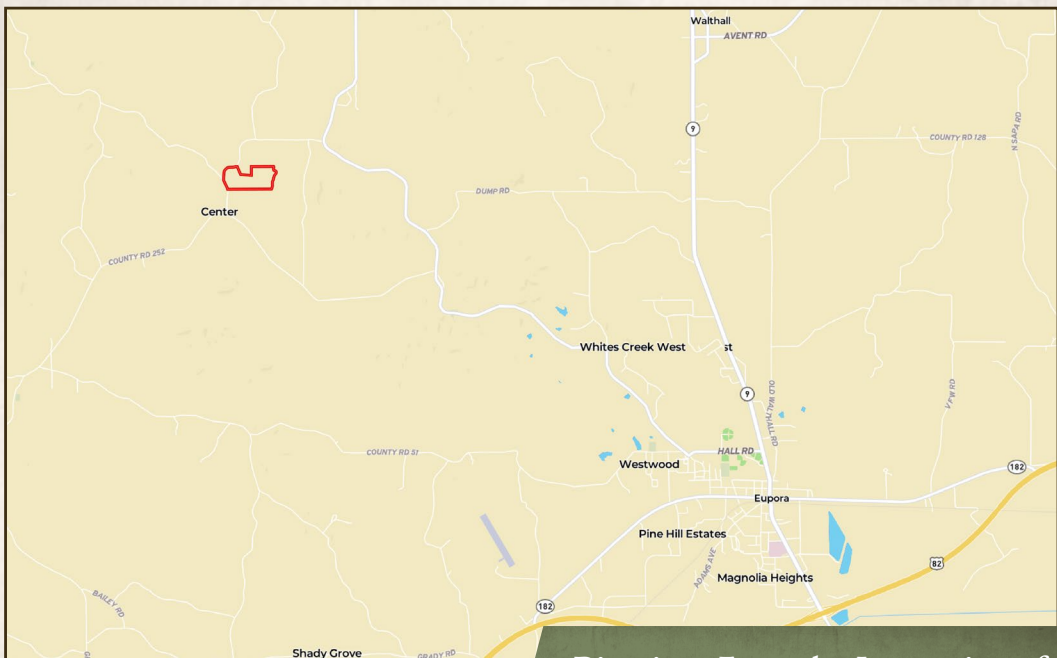
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Directions From the Intersection of Highway 9 and Hall Road in Eupora, MS: Travel 0.7 miles west on Hall Road. Turn right onto County Road 255 and continue 1.3 miles. Keep left to stay on County Road 255 and proceed 2.2 miles. Turn left onto County Road 252 and travel 2.4 miles. Turn right onto South Union Road (County Road 43) and in 0.3 miles, the property begins on your right

LINK TO GOOGLE MAP DIRECTIONS



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