

# COUNTRY HOME ON 1.79± ACRES IN WEBSTER COUNTY, MS

## 4400 Hwy 82, Eupora, MS 39744



**\$450,000**

Are you looking for a spacious home with immediate highway access in the country? Then look no further! This 4,000± sq. ft. home is located on 1.79± acres in Webster County, MS. This four-bedroom, three-bathroom home offers a unique opportunity for you and your family. This property features hardwood floors, large open rooms, a 2-car garage, and a back patio to entertain friends and family. With tons of locations being under an hour away, this property offers the possibility for easy travel plans to Mississippi State University, the Mississippi Delta, or Grenada Lake. Call Brady to schedule a private showing today!



**BRADY  
RICHARDSON**  
REALTOR®

Office: 601.898.2772

Cell: 662.418.8791

Brady@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

LandReport  
2011-2024  
**BEST**  
BROKERAGES



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# Survey Map

**NOTES:**

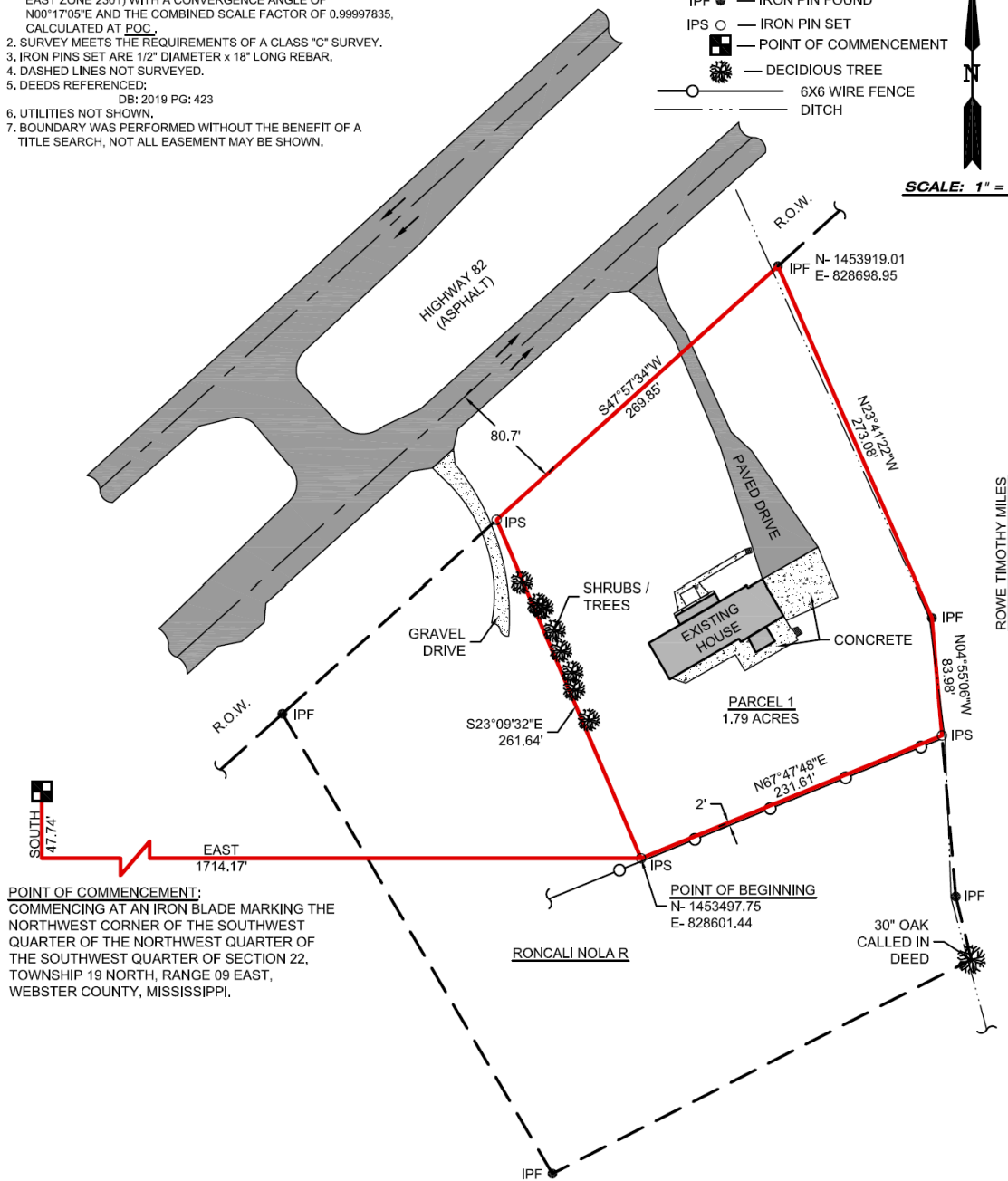
- BEARINGS BASED ON GRID NORTH (STATE PLANE MISSISSIPPI EAST ZONE 2301) WITH A CONVERGENCE ANGLE OF  $N00^{\circ}17'05''E$  AND THE COMBINED SCALE FACTOR OF 0.99997835, CALCULATED AT POC.
- SURVEY MEETS THE REQUIREMENTS OF A CLASS "C" SURVEY.
- IRON PINS SET ARE 1/2" DIAMETER x 18" LONG REBAR.
- DASHED LINES NOT SURVEYED.
- DEEDS REFERENCED:  
DB: 2019 PG: 423
- UTILITIES NOT SHOWN.
- BOUNDARY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, NOT ALL EASEMENT MAY BE SHOWN.

**LEGEND**

- IPF ● — IRON PIN FOUND
- IPS ○ — IRON PIN SET
- — POINT OF COMMENCEMENT
- ☼ — DECIDUOUS TREE
- 6X6 WIRE FENCE
- - - - DITCH



SCALE: 1" = 100'



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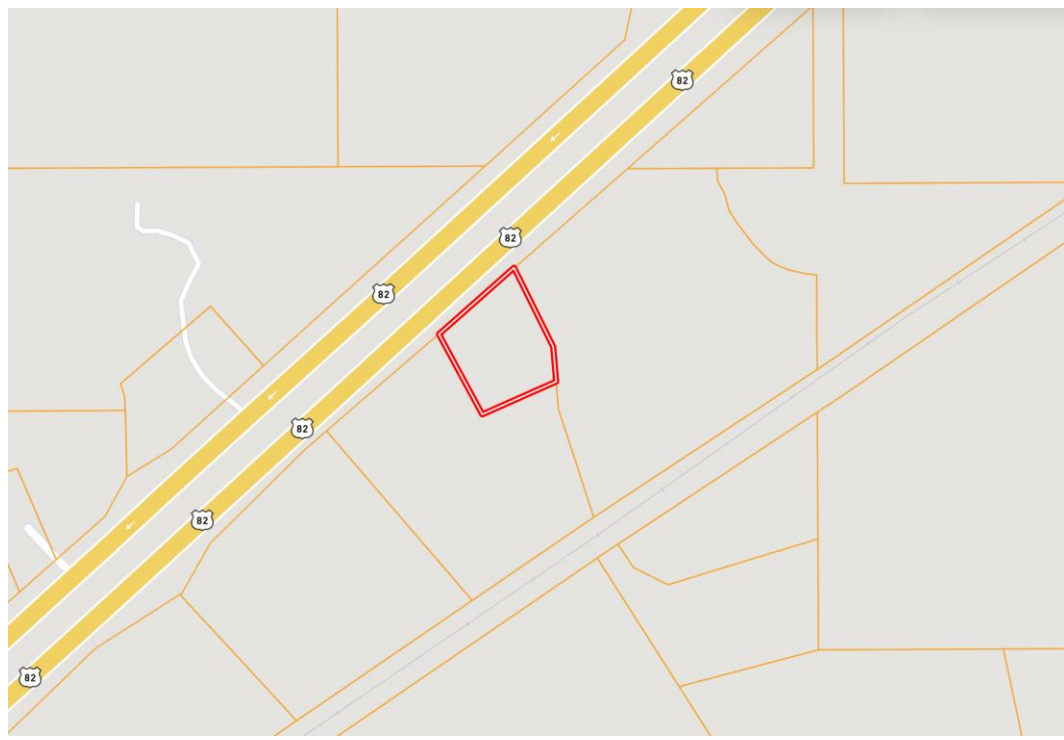
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## Ownership Map



## Aerial Map

[Click Here for a  
LandId Interactive Map](#)

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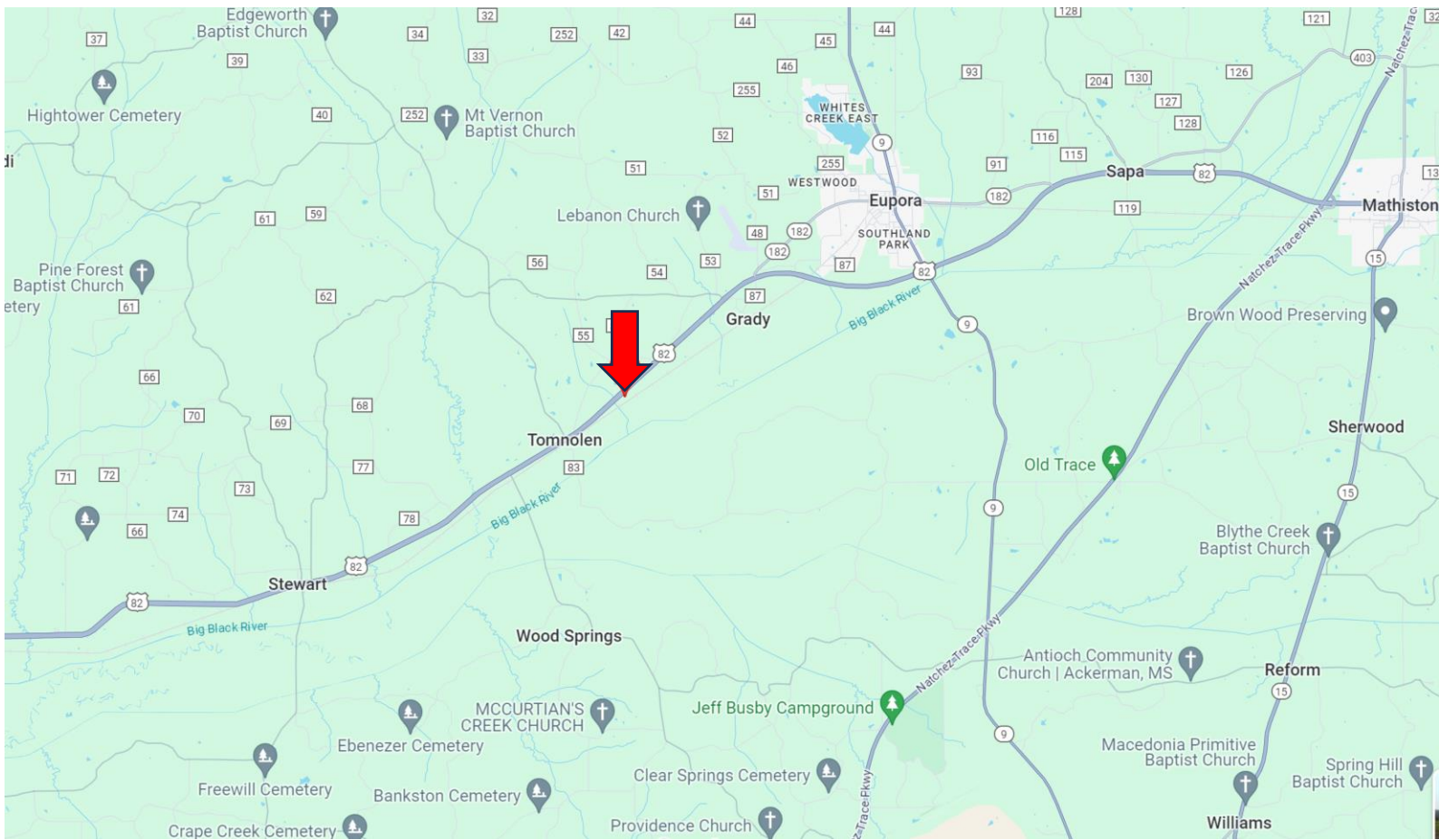
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# Directional Map



Directions from the intersection of Hwy 82 and Hwy 9 in Eupora, MS: Travel west on Hwy 82 for 5.7 miles. The entrance to the property will be on the left.  
4400 Hwy 82, Eupora, MS 39744 – Click for Google Map Link



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