

101± ACRES
WEBSTER COUNTY, MS
\$259,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WEBSTER 101

PROPERTY PROFILE

LOCATION:

- Monte Vista Road
Eupora, MS 39744
- Webster County
- 9± Miles NE of Walthall
- 13± Miles NE of Eupora
- 38± Miles NW of Starkville

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Home/Cabin Site
- Potential Livestock Operation

TAX INFORMATION:

- Tax Year 2025
- 0910001105.00: \$16.31
- 0910001108.00: \$244.68
- 0960001404.00: \$12.82

COORDINATES:

- 33.695574, -89.227642

PROPERTY INFORMATION:

- 101± Total Acres
- 35± Acres of Fenced Pasture
- 24± Acres of 22-25-Year-Old Pine Plantation in CRP
 - Annual CRP Income of \$2,227 Through 2031
- 22-25-Year-Old Hardwood Timber
- Buck Creek Frontage
- Rolling Topography
- Food Plot
- Small Pond
- Deer & Turkey
- Old Home (Not Habitable)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/20,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WEBSTER 101

INTRODUCING THE WEBSTER 101! IF YOU'VE BEEN LOOKING FOR A PROPERTY THAT OFFERS A LITTLE BIT OF EVERYTHING, THIS 101± ACRE TRACT IN WEBSTER COUNTY, MISSISSIPPI, DESERVES A LOOK. Located on paved Monte Vista Road, 9± miles northeast of Walthall and 12± miles north of Eupora, the Webster 101 combines pasture, timber, creek frontage, income production, and recreational opportunities in one package. An older home sits on the property but is not considered habitable and contributes no value.

As you make your way across the Webster 101, you'll find a diverse landscape that creates opportunities for a variety of uses. Approximately 35 acres are established in fenced pasture with existing cross-fencing and old working pens, making it well suited for cattle, horses, or other livestock. Beyond the pasture, 24± acres of 22-25-year-old pine plantation are enrolled in the Conservation Reserve Program (CRP), producing an annual payment of \$2,227 through 2031. The remainder of the tract consists of hardwood timber across rolling terrain that provides excellent wildlife cover.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

 /20,000+ Followers

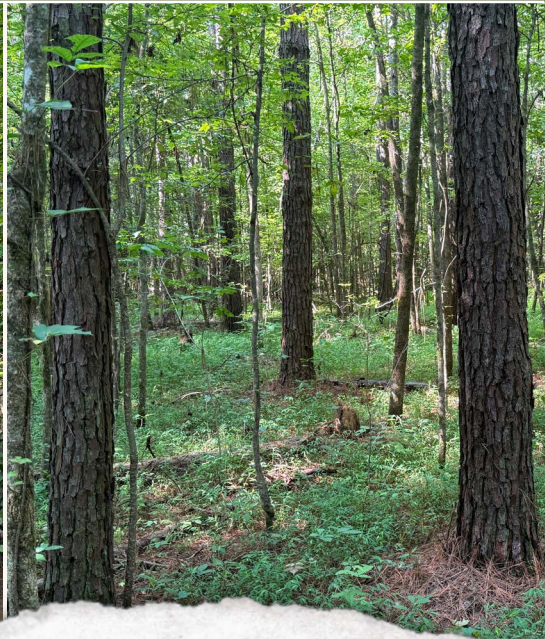


MORE ABOUT THE WEBSTER 101

One of the property's most attractive features is Buck Creek. The clear-water creek winds through the land, creating an amazing backdrop while serving as a dependable water source for wildlife. An existing open area offers an excellent location for a food plot, giving the next owner additional ways to attract wildlife.

The Webster 101 combines pasture, timber, CRP income, a live creek, and hunting potential. Whether your goal is recreation, agriculture, or building a place to enjoy for the weekends or generations to come, this Webster County tract offers the opportunity to do it all.

**Call Adam Hester today to schedule a private showing
and experience #TheSmallTownWay!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /20,000+ Followers

Information is believed to be accurate but not guaranteed.

101± ACRES

WEBSTER COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/20,000+ Followers

Information is believed to be accurate but not guaranteed.

101± ACRES

WEBSTER COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/20,000+ Followers

Information is believed to be accurate but not guaranteed.

101± ACRES

WEBSTER COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

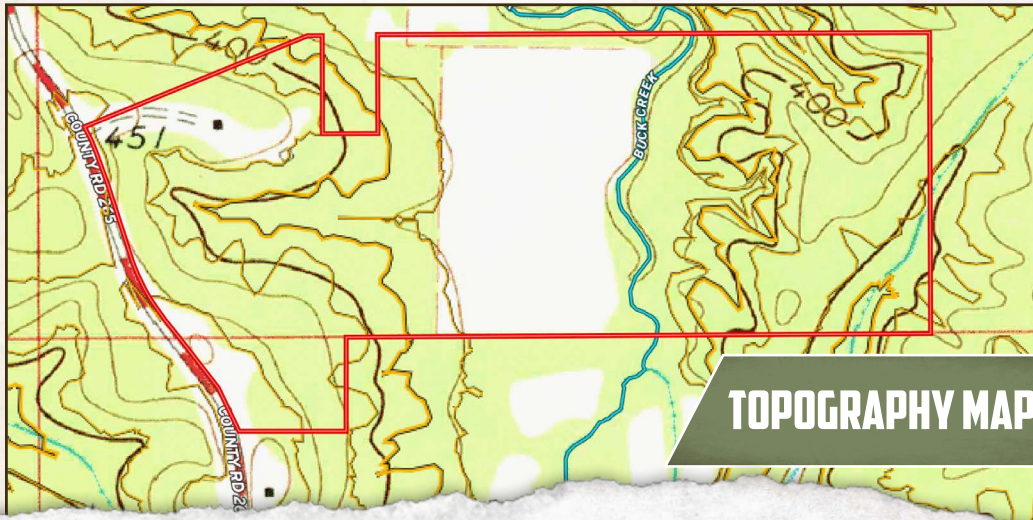
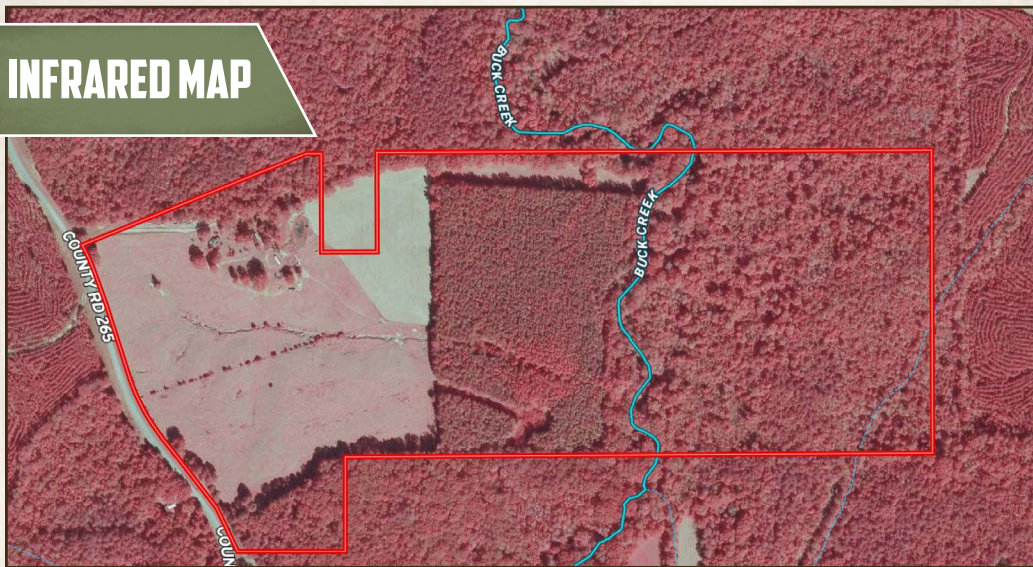
/20,000+ Followers

Information is believed to be accurate but not guaranteed.

101± ACRES

WEBSTER COUNTY, MISSISSIPPI

INFRARED MAP



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

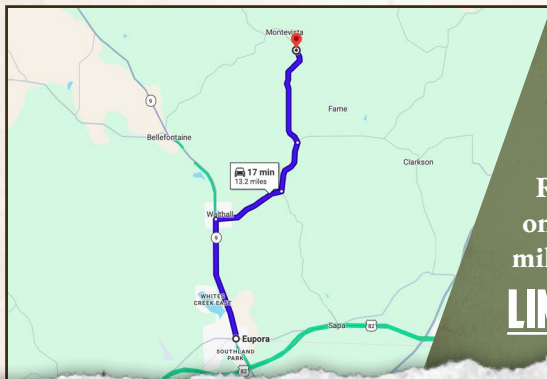
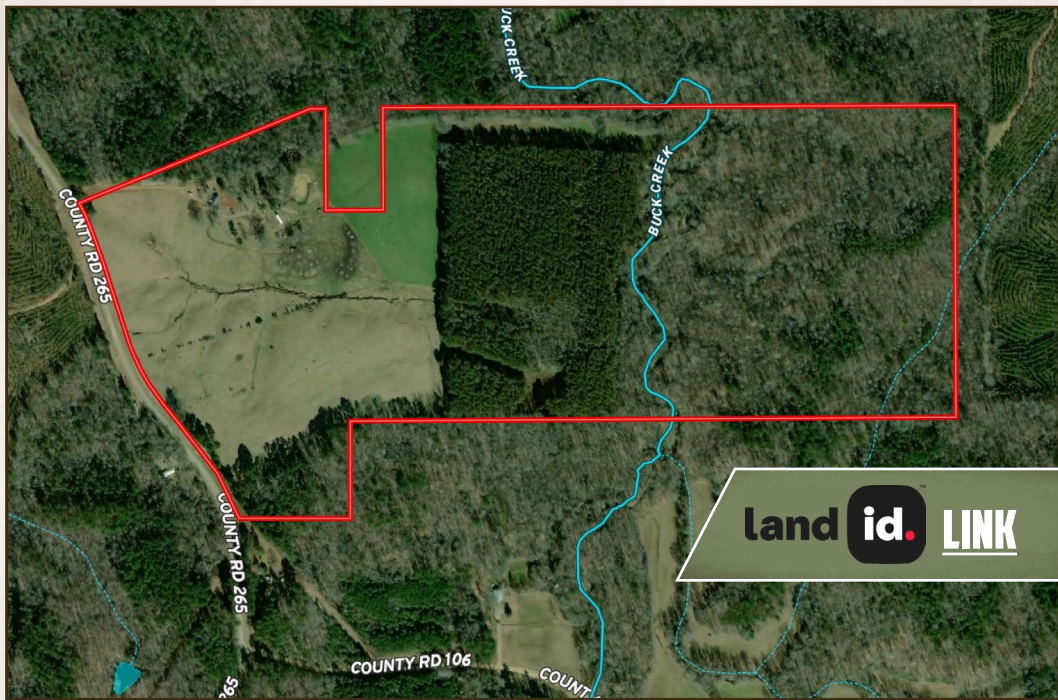
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

/20,000+ Followers

101± ACRES

WEBSTER COUNTY, MISSISSIPPI



Directions From Eupora, MS: Travel north on MS-9 for 4.4 miles. Turn right onto MS-50 E/Avent Road and continue for 2.8 miles. Turn left onto Clarkson Road and proceed for 2 miles. Turn left onto Monte Vista Road and travel for 3.8 miles to the property on the right.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



/20,000+ Followers