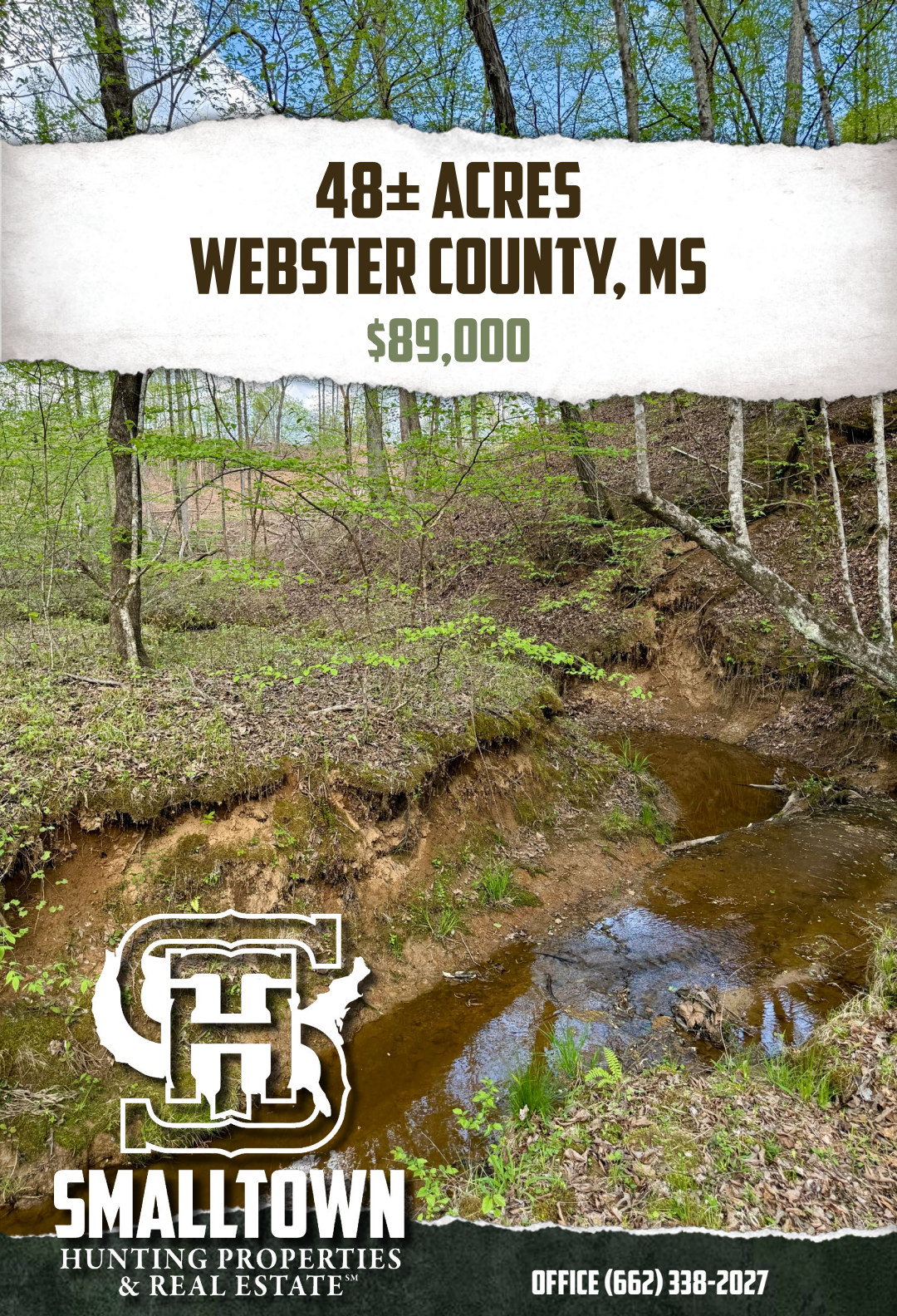




48± ACRES
WEBSTER COUNTY, MS
\$89,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027

THE WEBSTER 48

PROPERTY PROFILE

LOCATION:

- Hohenlinden Road
Mantee, MS 39751
- Webster County
- 6± Miles SW of Mantee
- 11± Miles N of Mathiston

COORDINATES:

- 33.69874, -89.14715

PROPERTY USE:

- Recreational
- Hunting
- Potential Homesite

PROPERTY INFORMATION:

- 48± Acres
- Recent Clear-Cut
- Some Timber Remains
- Paved Road Frontage
- Seasonal Creek
- Wildlife
- Utilities Available
- East Webster School District

TAX INFORMATION:

2024 - \$139.77

- Parcel # 120000914.00



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WEBSTER 48

IF YOU ARE LOOKING FOR A HUNTING TRACT OR POTENTIAL HOMESITE IN THE COUNTRY, SCHEDULE A VISIT TO TOUR THE WEBSTER 48! Situated on the paved Hohenlinden Road approximately six miles west of Mantee, MS, this versatile 48± acre Webster County property has a lot to offer! The majority of the timber was recently clear-cut, now offering a blank canvas for your vision to come to life. Some timber was intentionally left along the creek drainage for natural beauty and wildlife habitat. The property features gently rolling hills with beautiful views and a seasonal creek meandering about. Wildlife is abundant, with both large and small game frequently spotted throughout the property. For those looking to build, there is potential for a home or cabin site along the road where the utilities are located. The property is located in the East Webster School District.

Whether you're searching for a hunting retreat or a peaceful country homesite, the Webster 48 is definitely worth considering.

Contact Michael Cooper today to plan a personal tour!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

48± ACRES

WEBSTER COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

48± ACRES

WEBSTER COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

48± ACRES

WEBSTER COUNTY, MISSISSIPPI

SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP	?
SWE	Sweatman-Providence association, 12 to 35 percent slopes	40.55	85.95%	-	39	7e	?
TaC2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	5.36	11.36%	-	70	3e	?
Ce	Chenneby silt loam	1.27	2.69%	-	79	2w	?



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

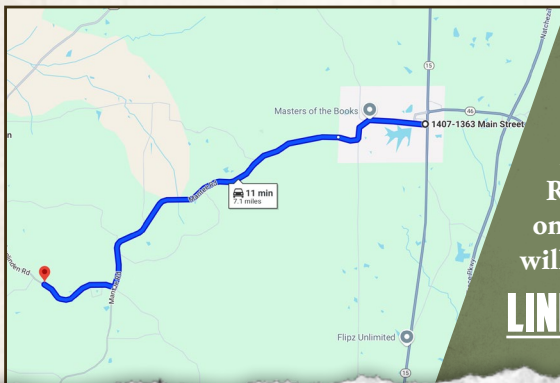
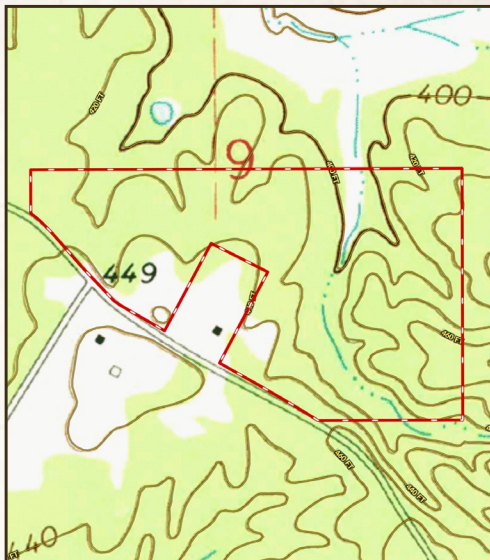
Information is believed to be accurate but not guaranteed.

48± ACRES

WEBSTER COUNTY, MISSISSIPPI

land id. LINK

TOPOGRAPHY MAP



Directions From the Intersection of Main Street and Highway 15 in Mantee, MS: Travel 1.5 miles west on Main Street, then turn left onto Mantee Road. Proceed 4.4 miles then turn right onto Hohenlinden Road. The property will be on the right in 1.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.