

836± ACRES
WEBSTER COUNTY, MS
\$1,918,620



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662)846-1425

LOCATION:

- Webster County, MS
- 35± Minutes from Mississippi State University
- 20± Minutes from I-55
- 1711 US-82, Eupora, MS 39744

COORDINATES:

- 33.474404, -89.382667

PROPERTY USE:

- Hunting/Fishing
- Recreational
- Timber
- Investment

PROPERTY INFORMATION:

- 836± Acres
- 2,000± SF Furnished Mobile Home
- 50± Acres of Food Plots
- 200± Acres of Marketable Timber
- 5+ Box Stands
- 6+ Ladder Stands
- 11 Feeders
- Utilities Connected
- Excellent Hunting (Deer, Turkey, Hogs, Ducks, & Other Small Game)
- Calabrella Creek Traverses Entire Tract

TAX INFORMATION:

2022 - \$3,673.06

- Parcel #: 49000320500,
49000300100, 44000190200,
49000320501, 49000292401,
44000190200, 44000180300



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WELCOME TO THE WEBSTER 836

SITUATED IN WEBSTER COUNTY, MS, THIS 836± ACRE PROPERTY PRESENTS AN UNPARALLELED OPPORTUNITY FOR HUNTING AND OUTDOOR RECREATION. Conveniently located on HWY 82, just 35 minutes from downtown Starkville and Mississippi State University, this tract makes it easy to enjoy both outdoor activities and college events. Positioned less than 1/4 mile from and draining into the Big Black River Bottom, this contiguous property boasts a wide range of habitats, including big timber, cutover areas, hills, flat ground, cypress sloughs, willow swamps, river bottom, and more. This diversity supports various wildlife species and offers unique hunting experiences. Upon initial inspection numerous turkeys, deer and wood ducks were spotted. Calabrella Creek, which never dries up, travels north to south for 3± miles through the property, offering opportunities for canoeing and supporting diverse ecosystems. There are also several sloughs that could be manipulated for duck hunting, with wood ducks frequently observed. A long-term timber investment opportunity with around 200 acres of marketable timber currently present on the property, adding value and potential income. The tract features numerous hunting amenities such as box stands, ladder stands, feeders, mineral licks, and 11 food plots totaling over 50 acres. Additionally, there are approximately 200 fruit/nut trees planted, which enhance the habitat, and attract wildlife.



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MORE ABOUT THE WEBSTER 836

The property has undergone significant improvements, including the addition of over 10 miles of roads, 45 drainage pipes, and two bridges in the past eight months, facilitating easy access for hunting and ATV riding. A fully furnished, new, 2,000± square foot double-wide mobile home has been permanently placed on a slab and provides comfortable accommodations with four bedrooms and two bathrooms, a screened-in back porch, and an awning all the way around. There is also an 8-acre clearing behind the mobile home, suitable for a private lake or another food plot.

Overall, this property offers a unique blend of hunting opportunities, recreational activities, and potential investment benefits, making it an attractive piece of real estate for your family to enjoy.

If you are in the market for a turnkey hunting and investment property give Billy Carpenter or Henry Mosco a call today.



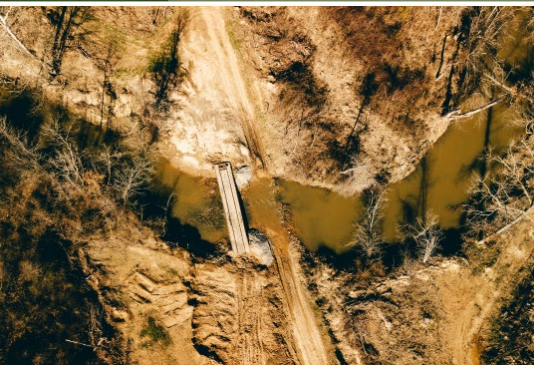
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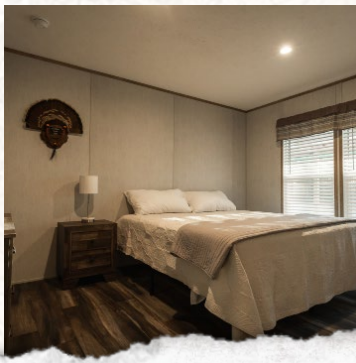
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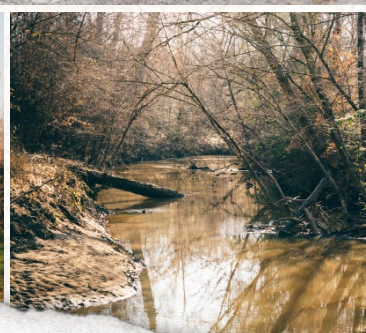
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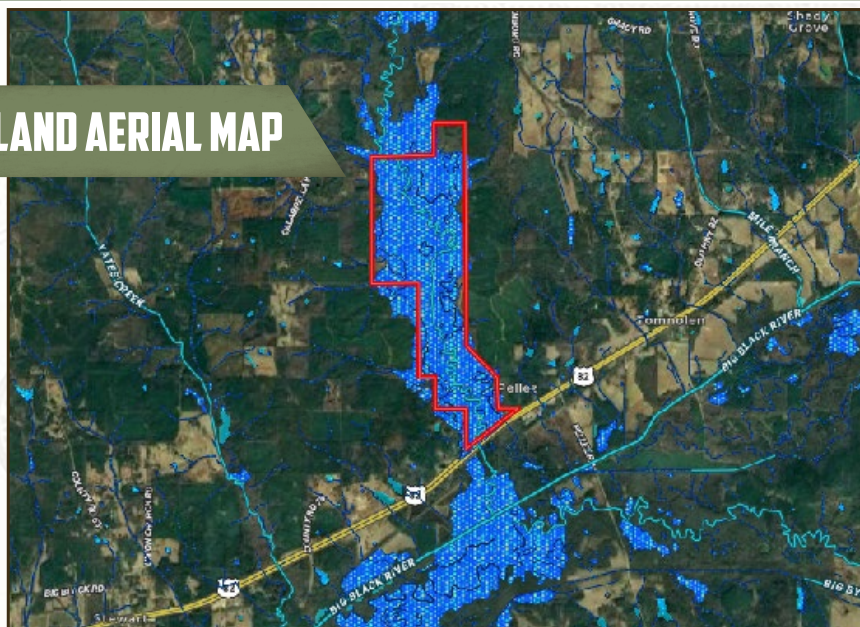
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WETLAND AERIAL MAP



INFRARED AERIAL MAP



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