

11.2± ACRES
WEBSTER COUNTY, MS
\$87,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WEBSTER 11.2

PROPERTY PROFILE

LOCATION:

- Factory Road
Eupora, MS 39744
- Webster County

COORDINATES:

- 33.530788, -89.260874

PROPERTY USE:

- Potential Development Site
- Potential Home Site

PROPERTY INFORMATION:

- 11.2± Total Acres
- Pine Timber
- County Zoning
- Adjoins Eupora City Limits
- Utilities Available at the Road
- 415± Feet Frontage
on Factory Road

TAX INFORMATION:

- 2023 - \$43.07



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ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

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adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WEBSTER 11.2

INTRODUCING THE WEBSTER 11.2, SITUATED ON FACTORY ROAD, ADJOINING THE EUPORA, MS CITY LIMITS. The 11.2± acre Webster County property offers the opportunity for a potential home site or potential development project. The tract is covered primarily with pine timber and features 415± feet of frontage along Factory Road. Utilities are available at the road. *DISCLAIMER: a cellular tower is contained within an easement on the property but neither the tower or income convey with the sale.*

For more information, call Adam Hester today!



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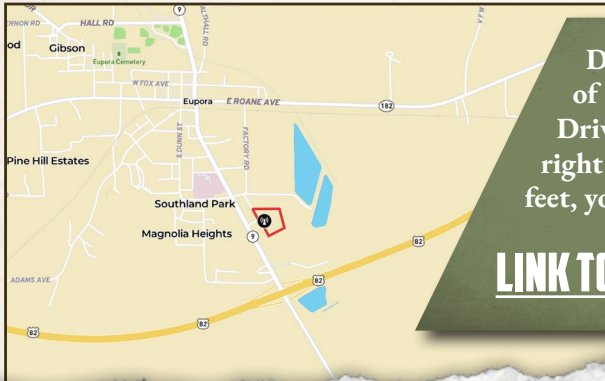
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Directions From the Intersection of MS-9 and US-82 in Eupora, MS: Drive north on MS-9 0.5 miles. Turn right onto Factory Road and in 367 feet, you will arrive at the property gate.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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