

**64± Acres in Webster County, MS**

**\$170,000**



**SMALLTOWN**

**HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>**

**769-888-2522 office**



# Property Profile

## The Webster 64

### Location:

- Webster County, MS
- Frontage on County Road 43
- 8± Miles Northwest of Eupora
- 40± Miles West of Starkville

### Coordinates:

- 33.587116, -89.356921

### Property Information:

- 64± Total Acres
- 11± Acre AG Field
- 22± Acres of Natural Regeneration
- 20+ Year-Old Thinned Pine Timber (Formerly enrolled in CRP)
- Two Creeks
- Ample Road Frontage
- Campsite with Power and Water Available

### Property Use:

- Hunting
- Cabin Site
- Income Producing

### Tax Information:

- Parcel 0550002106.00: \$232.73 for 2022



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**ADAM HESTER**

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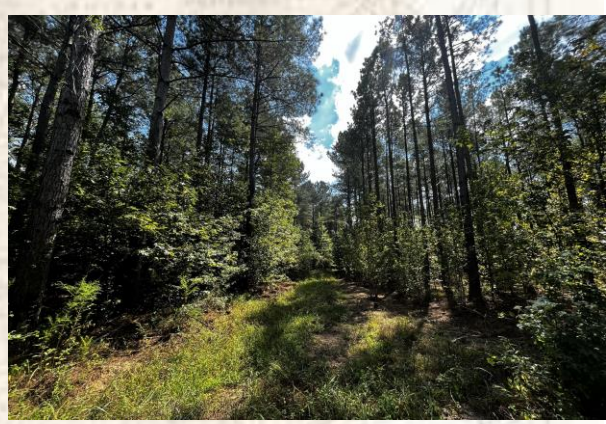
Information is believed to be accurate but not guaranteed.





\* Red-Denotes Approximate Boundary

Welcome to the Webster 64 - a diverse property approximately 8 miles northwest of Eupora! This 64± acre tract offers a blend of farm ground, plantation pine, natural regeneration, and two creeks. With ample frontage along County Road 43, you'll find a cabin site situated in the southwest corner, with power and water available.



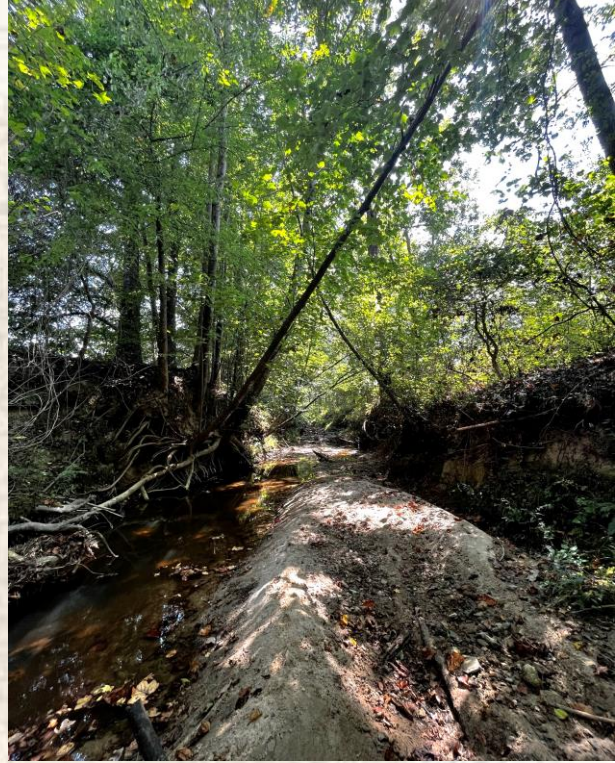
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The diverse landscape includes nearly 11 acres of productive ag ground generating annual income, approximately 22 acres of 20+ year-old thinned plantation pine, 22± acres of natural regeneration, and two creeks. The remaining acreage consists of small hardwood fingers along the creeks and trails. This property is an ideal canvas for creating a wildlife haven! The areas within the natural regeneration can be opened into wildlife plots and additional trails while the farm ground can be maintained as is or customized to suit your vision with regrowth bedding areas, tree planting or possible CRP enrollment. The thinned pine adds a great source for bedding, and with a touch of fire management, you can further enhance the habitat. The creeks offer a reliable year-round water source for the local wildlife.



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Tracts like this, of this size and diversity, are hard to come by. Don't miss your chance to see all that the Webster 64 has to offer. Call Adam Hester today for more information.



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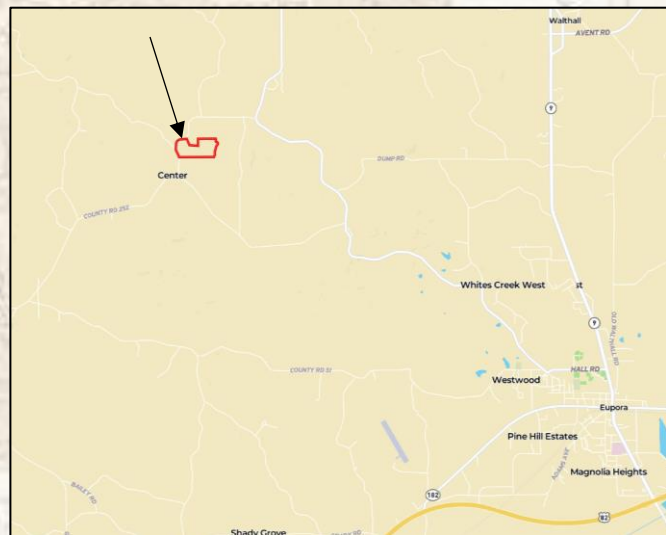
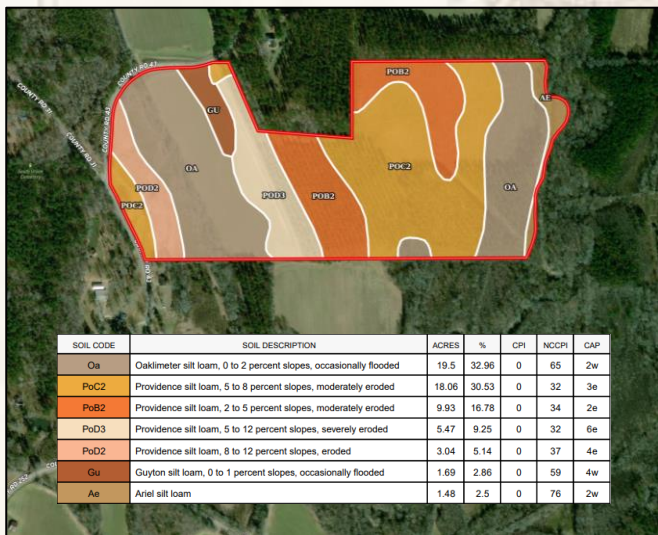
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[Interactive Map Link](#)

[Google Map Link](#)



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