

80± Acres in Webster County, MS
\$125,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 662.238.4077

Property Profile

The Webster 80

Location:

- Bellefontaine, MS
- 12± Miles North of Eupora
- 35± Miles West of Starkville

Coordinates:

- 33.6999, -89.3213

Property Information:

- 80 ± Acres
- 15 ± Year Old Hardwood-Pine Mixture
- Established Trails
- Creek
- Outstanding Deer Population
- Easement
- Multiple Opportunities for Food Plots
- Potential for Turkey and Small Game

Property Use:

- Hunting
- Recreational

Tax Information:

- Parcel 0610001101.00: \$256.98



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LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

RHEAGAN VAUGHN | LAND SPECIALIST
C: 662-816-3952 | rheagan@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com



Welcome to the Webster 80, a beautiful recreational tract situated 12 ± miles north of Eupora. This 80 ± Webster County tract offers an outstanding deer population, 15 ± year old natural regenerative cutover providing abundant bedding for deer and nesting for turkeys. With the addition of a couple of food plots this could quickly become your favorite place on a cold evening.



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As you enter the gated property along the deeded easement you will quickly notice the nice maintained road system running throughout. There are multiple places for potential food plots along the road system. A creek transverses the property from east to west providing a water source for the wildlife. Also, a bridge is in place making access a breeze!



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Properties of this size and at this price point are popular; call Luke or Rheagan today to see what the Webster 80 has to offer.



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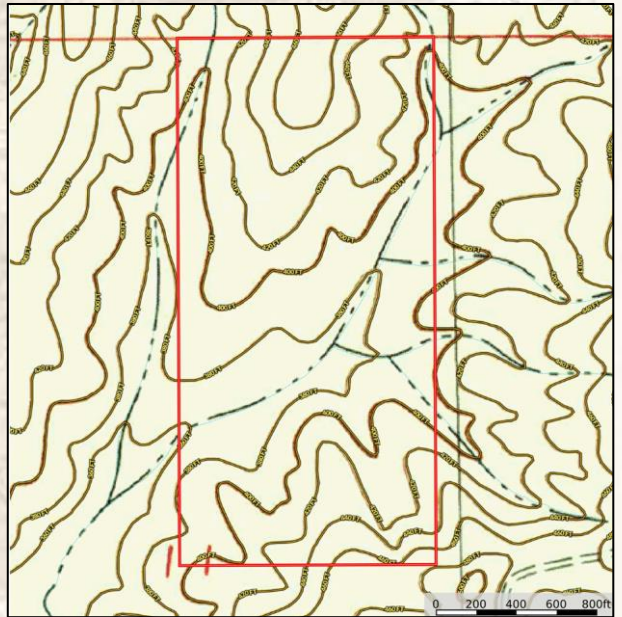
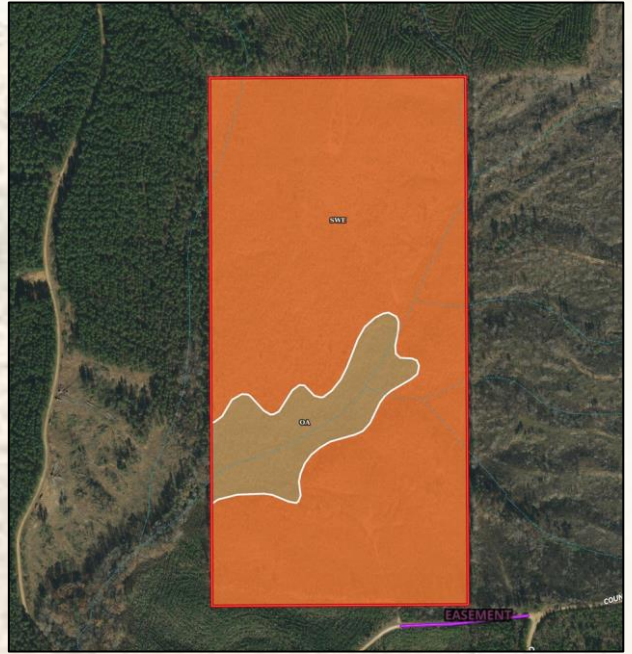


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[Interactive Map Link](#)



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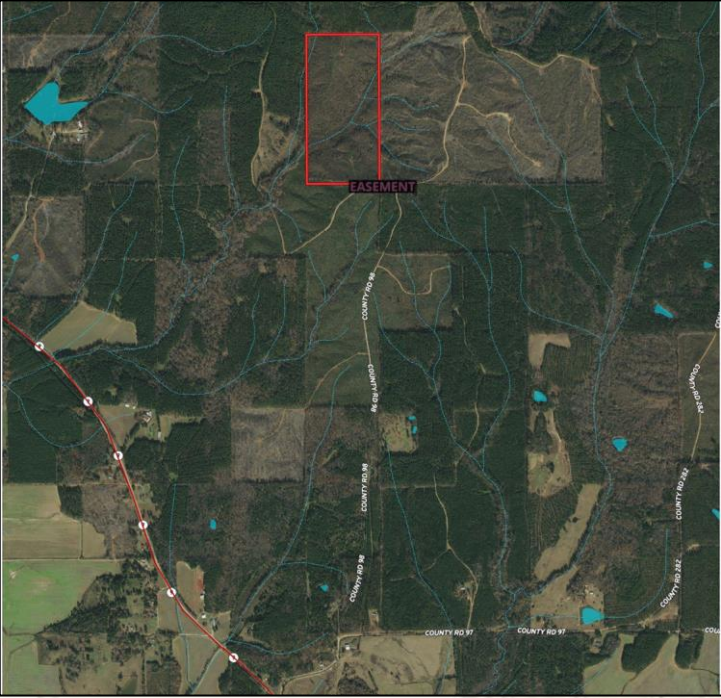


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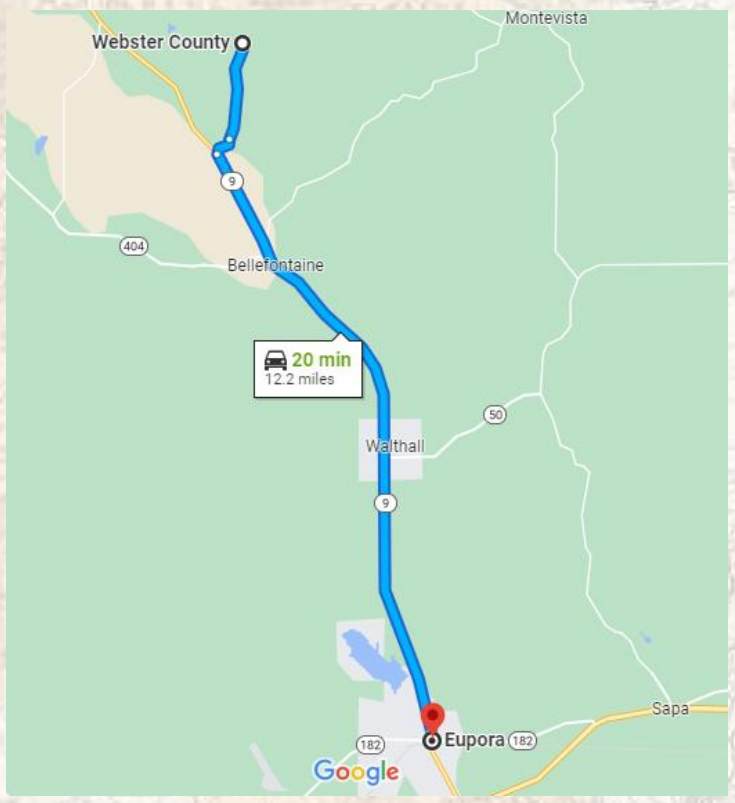
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[Google Map Link](#)



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