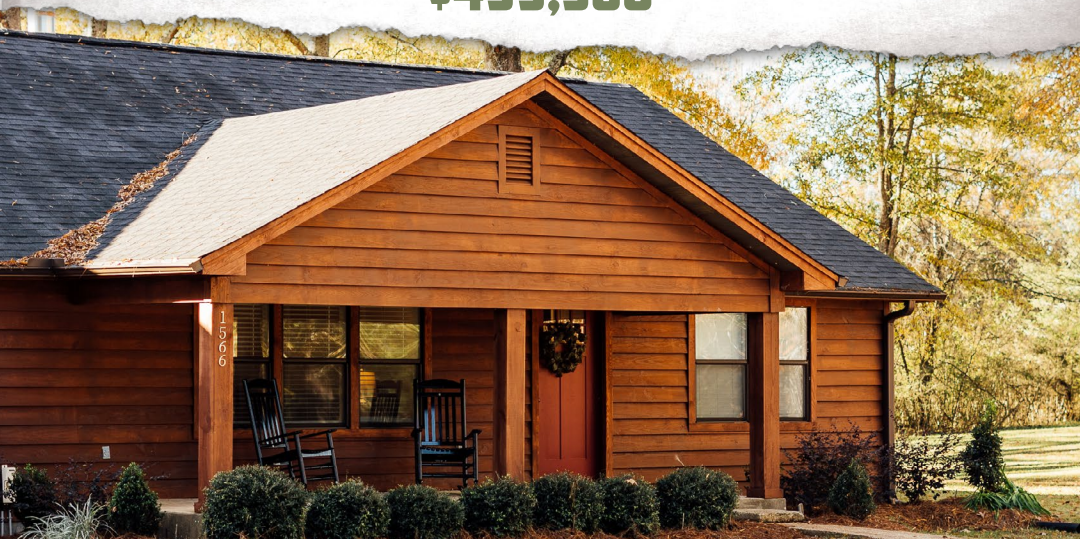


# 59.07± ACRES WITH A CABIN WEBSTER COUNTY, MS

\$499,900



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# THE WEBSTER 59.07

# PROPERTY PROFILE

## LOCATION:

- 1566 MS Hwy 404  
Duck Hill, MS 38925
- Webster County
- 13± Miles E of Duck Hill
- 18± Miles E of Camp McCain
- 26± Miles SE of Grenada Lake

## COORDINATES:

- 33.6524, -89.49602

## PROPERTY USE:

- Recreational
- Hunting
- Weekend Getaway
- Investment

## TAX INFORMATION:

2023 - \$219.18

- Parcel #: 0390003003.00

## PROPERTY INFORMATION:

- 59.07± Total Acres
- 14± Acres in Row Cropland
- Turnkey Farm
- 2,100± SqFt Cabin
- 4 Bedrooms/2 Baths
- Cabin Renovated in August 2023
- Fully Furnished Including Pots, Pans, Lamps, Décor, etc.
- Huger Deck
- Gravel Firepit Area
- Frontage on Highway 404
- Stocked Pond
- 3 Wildlife Plots with 3 Dixie Deer Blinds
- Mature Timber
- East Fork Bogue Creek
- Excellent Hunting Opportunities
- Utilities by Delta Electric and Hayes Creek Water Association



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**BARRY HOLT** | LAND SPECIALIST  
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WEBSTER 59.07

**WELCOME TO THE WEBSTER 59.07, LOCATED ROUGHLY 12 MILES NORTHEAST OF DUCK HILL, MISSISSIPPI.** The 59.07± surveyed-acre farm offers everything you need: a cabin/home, timberland, row crops, a creek, and great hunting! Located in the northwestern portion of Webster County, the cabin underwent a complete renovation in 2023. When you arrive, you will be welcomed with a four bedroom, two bathroom, tastefully designed 2,100± square foot cabin and a yard full of soaring mature timber. The fully furnished interior is perfect, with an inviting, spacious living area and NEW items to include: a kitchen completed with appliances, floors, bathrooms, HVAC, roof, electrical, plumbing, windows, exterior doors, siding, lights and fans, electrical, septic tank with all lines, and fresh paint throughout. Outside, you will find covered parking, a storage room, a huge deck, a gravel firepit area, a covered area for your equipment, and an exterior of natural wood that truly completes the cabin feel. Utilities are provided by Delta Electric and Hayes Creek Water Association.



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# MORE ABOUT THE WEBSTER 59.07

Just down from the cabin is a nice, stocked pond for all your fishing fun. There are two slip-in/slip-out wildlife plots equipped with a two-man Dixie Deer Blind just down from the cabin as well. The property enjoys over 0.5 miles of paved road frontage along Highway 404 with three entrances allowing for easy access to your favorite hunting spot. Approximately 14 acres of row cropland produce \$2,800 in annual income. You have the option of continuing the farm lease or converting to pasture for your livestock. This is a great hunting area equipped with another "lodge-style" Dixie Deer Blind overlooking a beautiful wildlife plot. Lastly, you will find the hardwood bottom running along the East Fork Bogue Creek, ensuring additional summer fun.

The property is conveniently located approximately 26 miles southeast of Grenada Lake and 18 miles east of Camp McCain.

**If you've been looking for a cabin getaway or a home with acreage in the Webster County countryside, call Michael Oswald or Barry Holt today for your private showing.**



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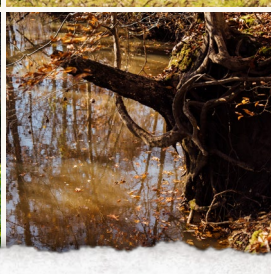
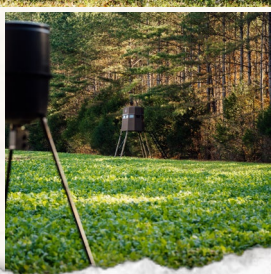
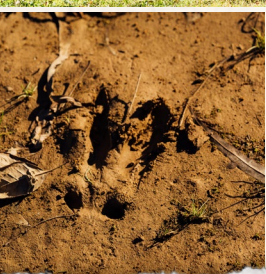
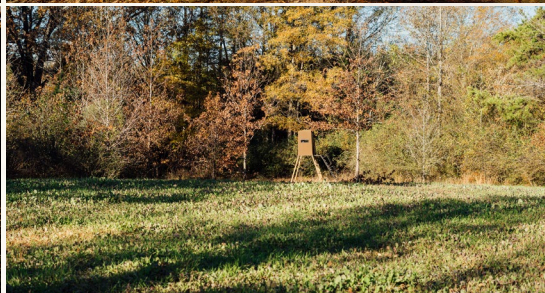
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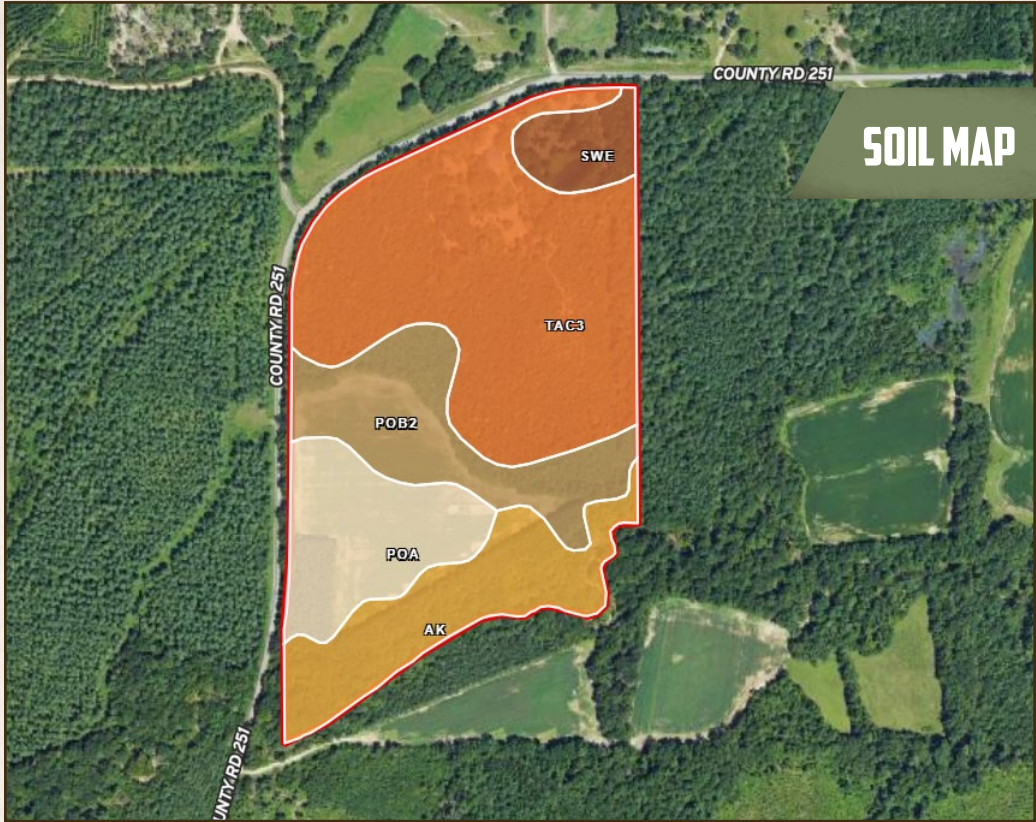


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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TaC3	Tippah silt loam, 5 to 8 percent slopes, severely eroded	28.56	46.36	0	78	4e
PoB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	10.57	17.16	0	34	2e
Ak	Arkabutla silt loam	10.21	16.57	0	85	2w
PoA	Providence silt loam, 0 to 2 percent slopes	9.04	14.67	0	49	2w
SWE	Sweatman-Providence association, 12 to 35 percent slopes	3.23	5.24	0	39	7e
TOTALS		61.61	100%	-	65.31	3.19



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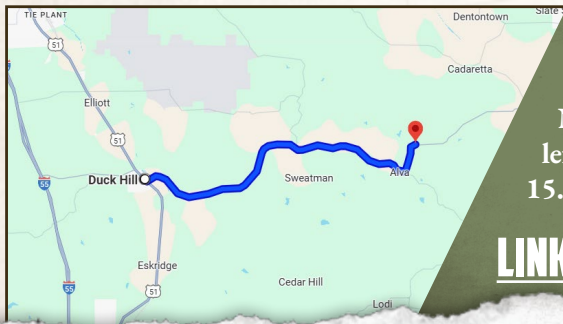
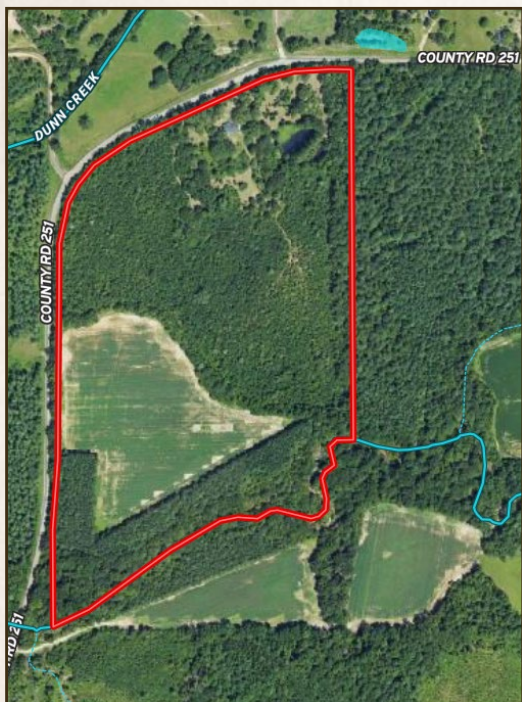
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WEBSTER COUNTY, MISSISSIPPI

land id. LINK

# TOPOGRAPHY MAP



Directions From Duck Hill, MS and US-51: Travel 0.2 miles southeast on N State Street toward S Binford. Turn left onto MS-404 E/Alva and continue 15.5 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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