

# 131+/- Acres in Webster County, MS Timber Investment/Recreational Tract



## \$255,450

This 131+/- acre Webster County, MS property HAS IT ALL and is located approximately nine miles north of Eupora. The timber consists of mostly 20+/- year old plantation pine that has been first thinned. The established trails will make navigating this property a breeze. Some other features include direct access on Fason Road, several potential food plot locations, a mix of hardwood timber that traverses the two seasonal creeks, a small pond, a three-acre established food plot, and several camp/homesite locations. Turkeys were spotted upon initial inspection, along with multiple deer tracks along the interior trails. This property will make a great place for the avid outdoorsman and timber investor. Call Harper Day, for more information or to schedule a private showing!

Directions From Eupora, MS: Travel north on MS-9 for 4.1 miles. Turn right onto MS-50/East Avent Road and travel 2.8 miles. Turn left onto Clarkson Road and travel 2.3 miles. Turn right onto Fason Road and continue for 0.2 miles; the property will be on your left. [INTERACTIVE DIRECTIONAL MAP](#)



*Call me today!*

**HARPER DAY**, REALTOR®  
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662.268.6333 **office** | 662.694.9751 **cell**



## TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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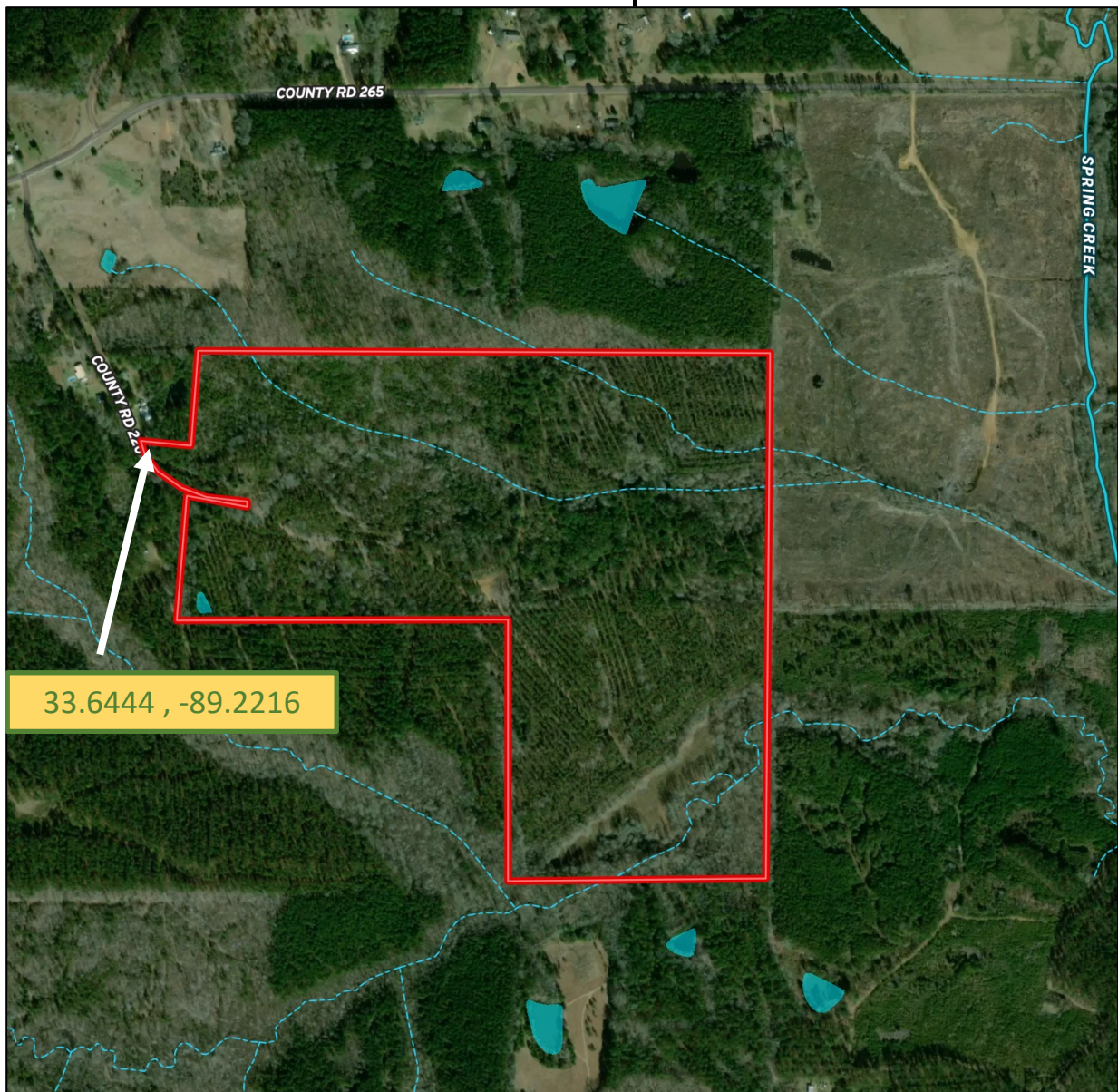
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# Aerial Map



33.6444 , -89.2216



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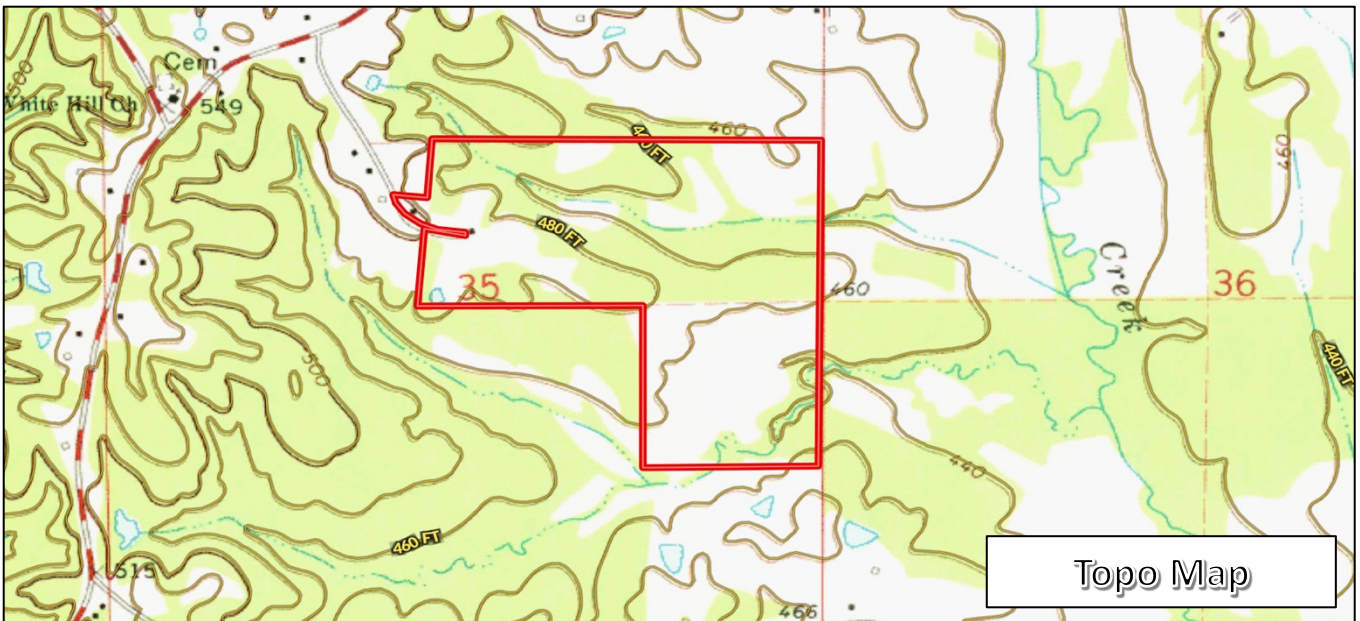
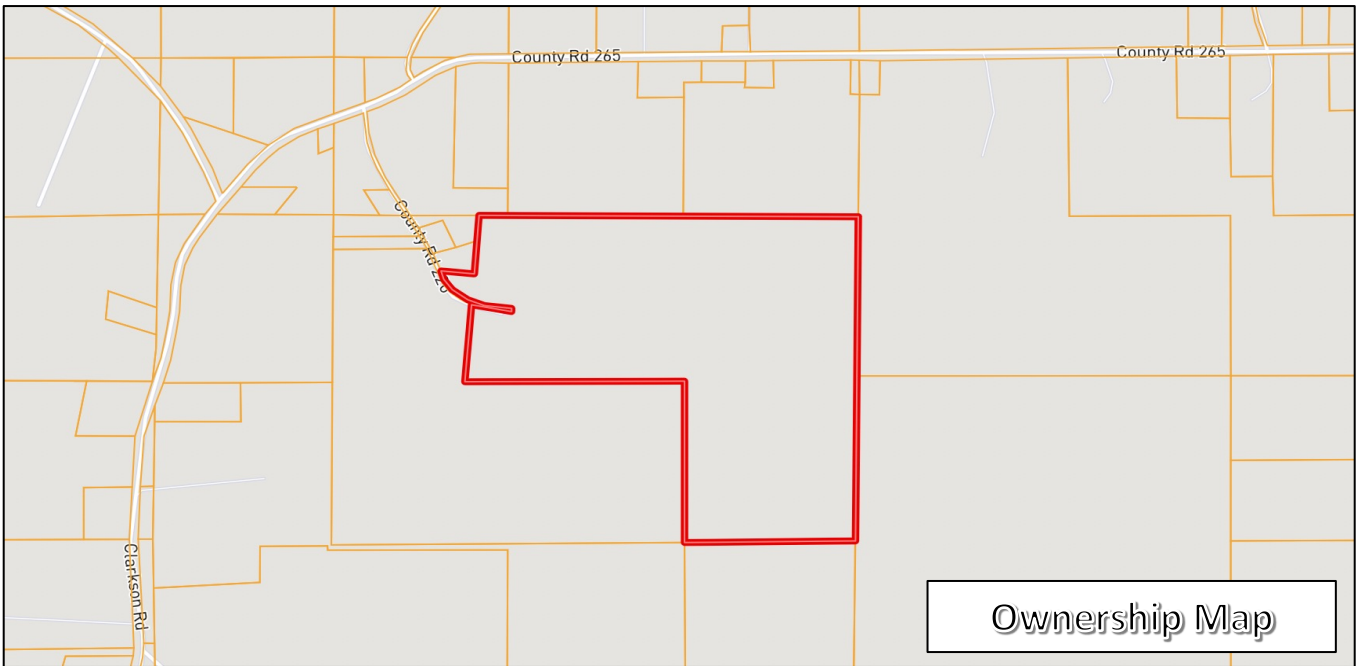
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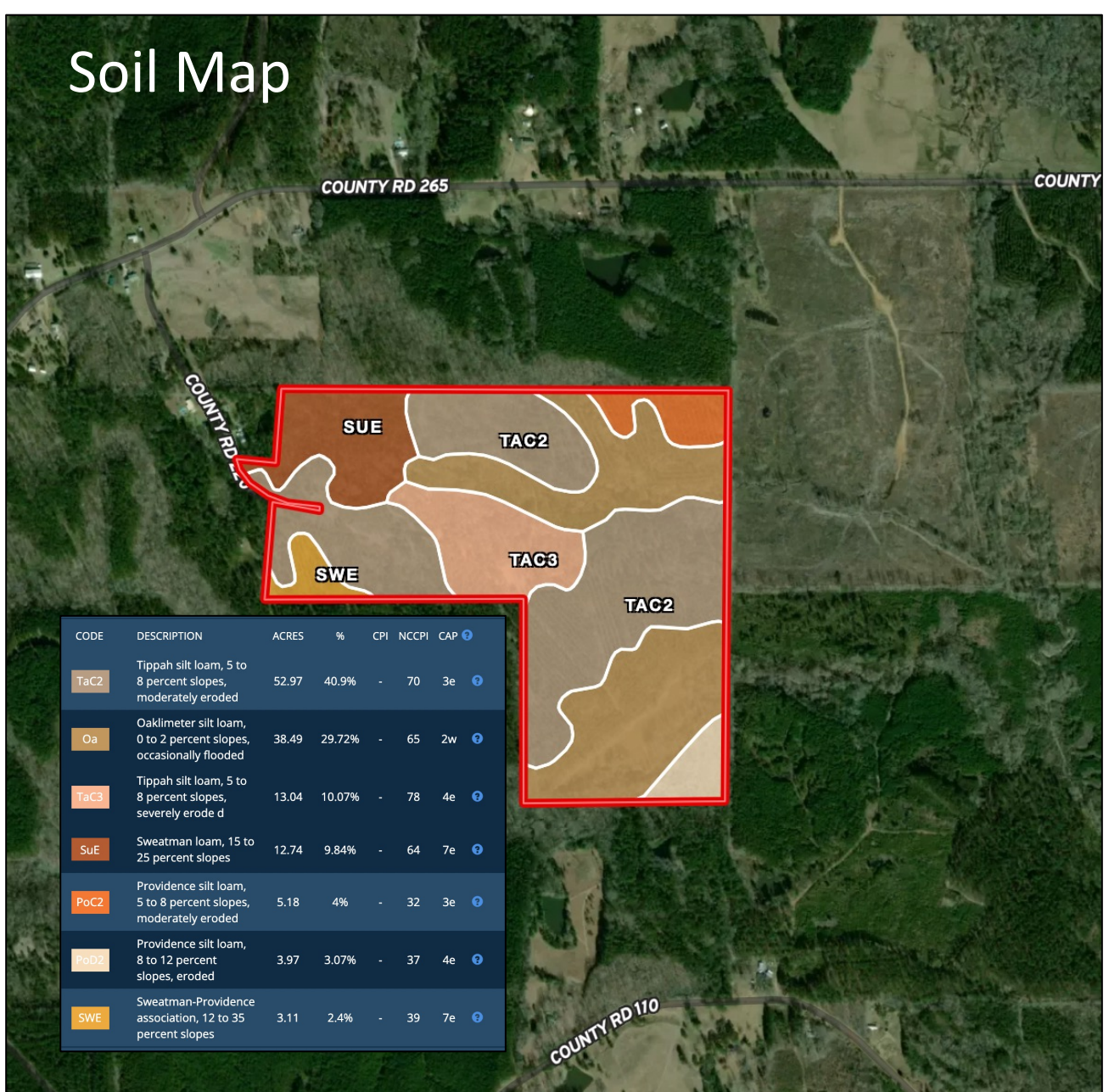


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# Soil Map



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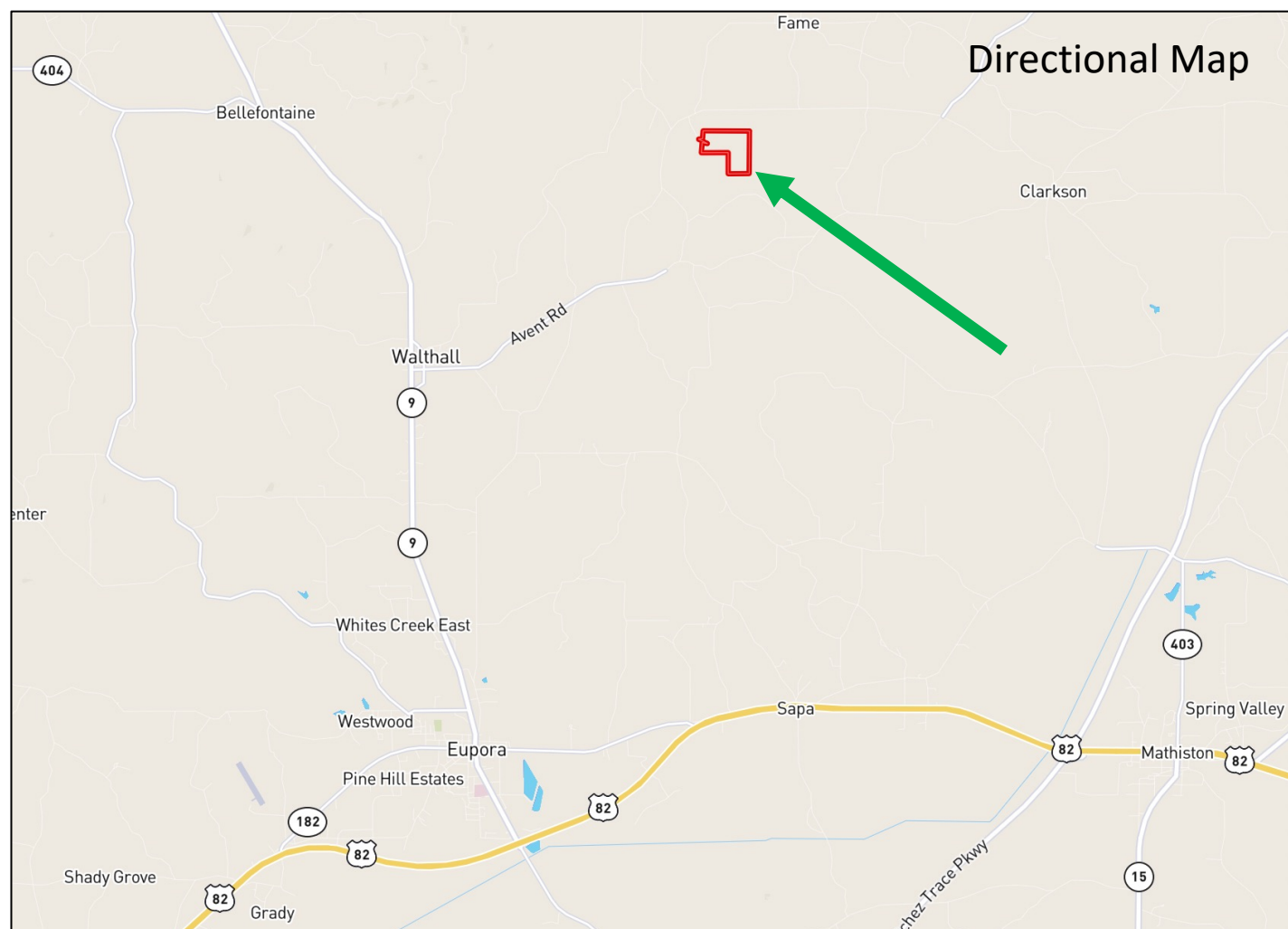


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## Directional Map



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