

# 240 +/- Acre Timber Investment / Recreational Opportunity Webster County, MS



Welcome to your new 240 +/- acre recreational timberland tract in Webster County, MS! This property is almost entirely made up of hardwood timber that is mixed age and mixed species. As you walk through this property, you cannot help but notice how beautiful it is! The topography is rolling, and the timber is mature. You will see countless rubs and scrapes as you walk the interior trails, bottoms, and ridges. The wildlife on this property has not been disturbed, as the current owner has not hunted for several years. If you could stand to watch the trees fall, you could quickly recoup some of your initial investment with a selective or clear-cut timber harvest. This property has three large seasonal creeks that offer a water source for the wildlife. This property offers approximately 1,500 feet of frontage on Carver Road. Utilities are established a short distance from the property. The interior trails are established however, they need a small amount of improvement. This property is located a short 30-minute drive from Grenada Lake and an hour drive to Mississippi State University. The property also contains three established food plot areas. For more information or to schedule a showing, call Harper Day today!

**Directions From Tomnolen, MS:** Travel Northwest on Greensboro Road for 6.0 miles. Continue onto Alva Road for 8.3 miles. Turn right onto MS-404 East and travel 2.1 miles. Turn left onto Carver Road and travel 1.9 miles. The property will be on your left. [GOOGLE MAP HERE](#)



*call me today!*

**HARPER DAY**, REALTOR®  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell



## TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





*call me today!*

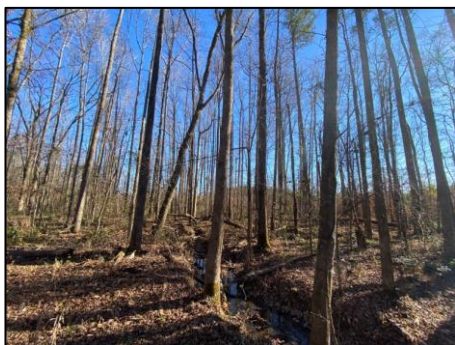
**HARPER DAY**, REALTOR®  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





*call me today!*

**HARPER DAY**, REALTOR®  
 Harper@TomSmithLand.com  
 662.268.6333 office | 662.694.9751 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Aerial Map

33.6832 , -89.4806

240 +/- Acres

[Click for Interactive](#)



*call me today!*

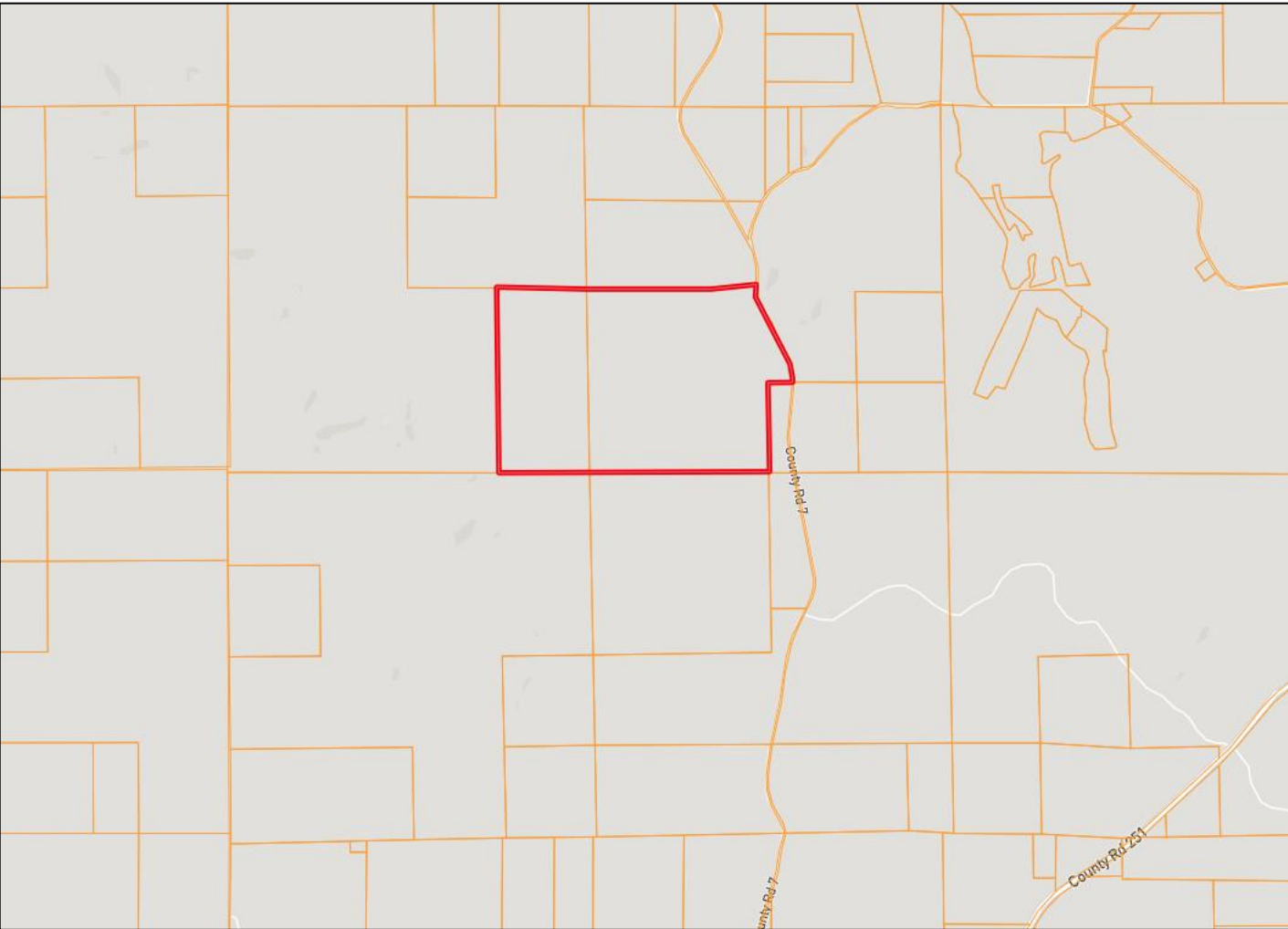
**HARPER DAY**, REALTOR®  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Ownership Map



*call me today!*

**HARPER DAY**, REALTOR®  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell

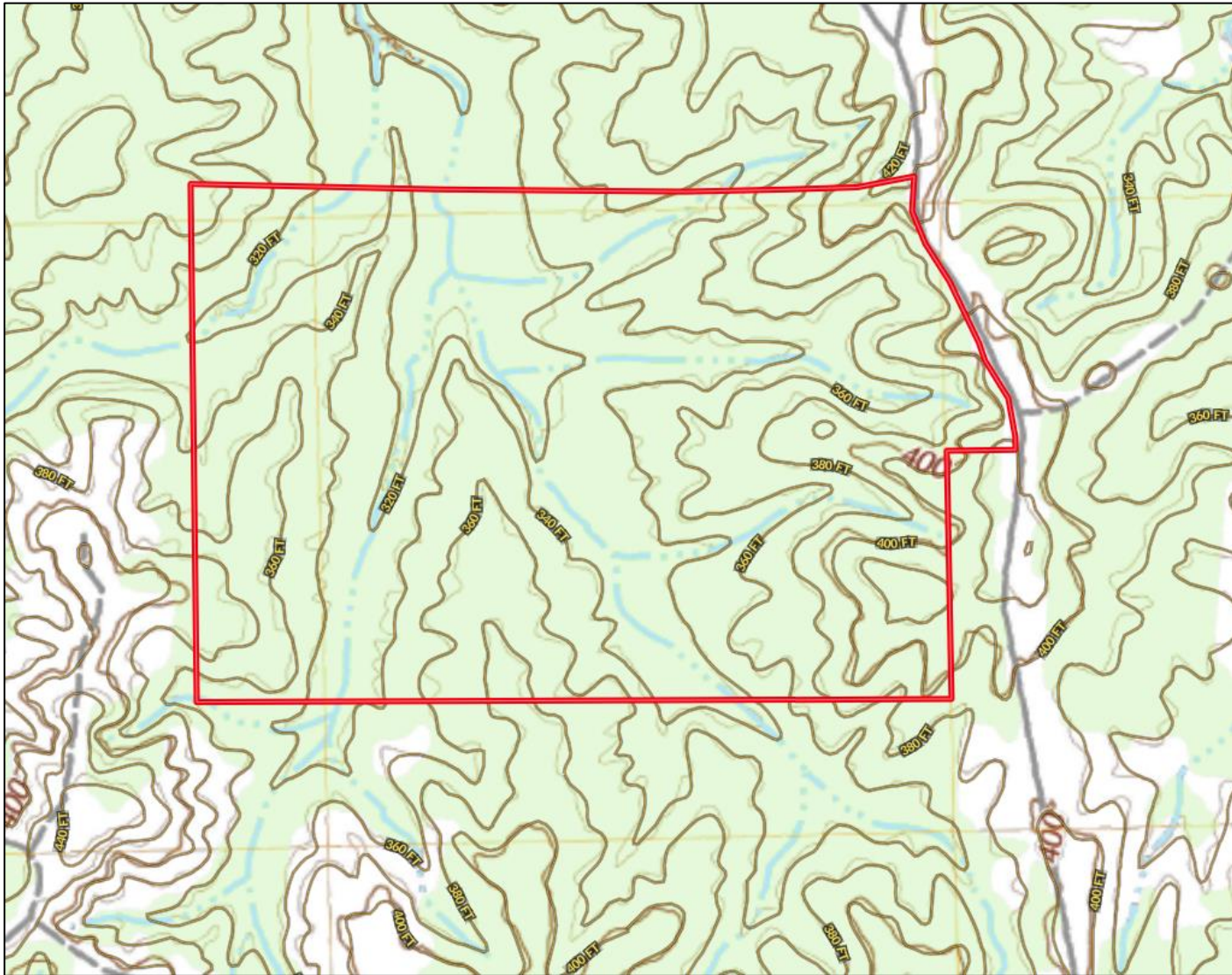


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Topographic Map



*call me today!*

**HARPER DAY**, REALTOR®  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell

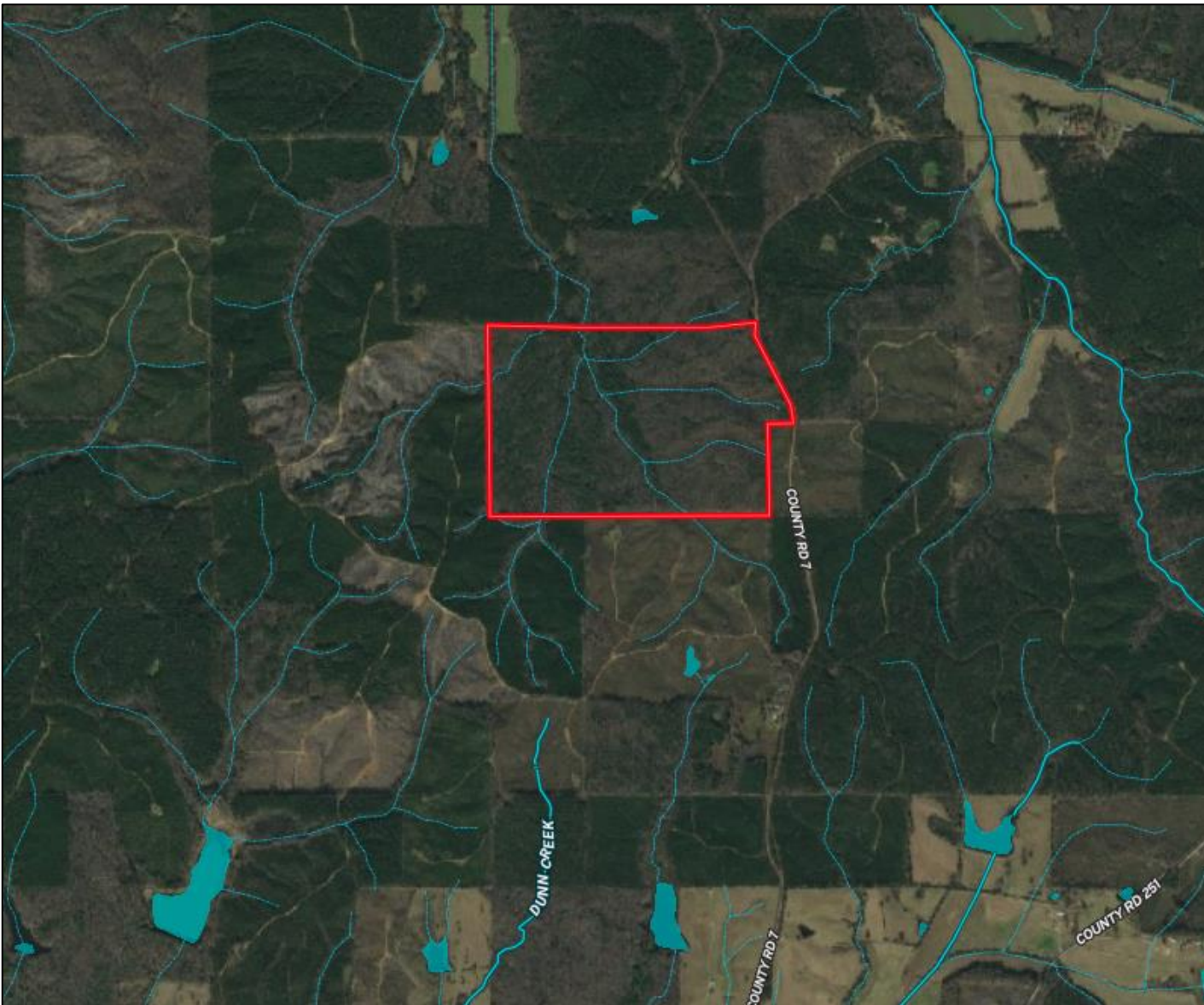


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# FEMA Flood and Water Feature Map



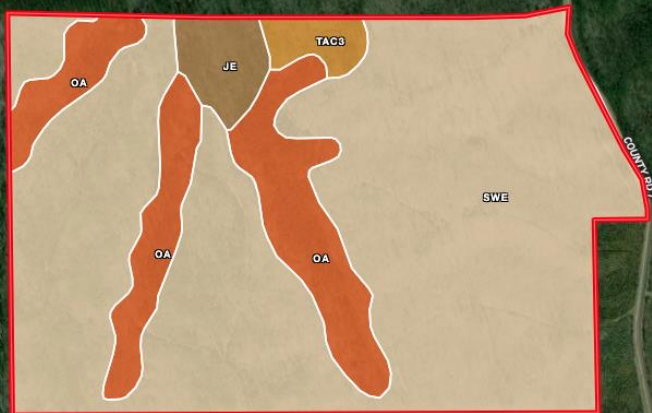
*call me today!*

**HARPER DAY**, REALTOR®  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



Soil Map

## Soil Detail

CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP	
SWE	Sweatman-Providence association, 12 to 35 percent slopes	192.6	78.38%	-	39	7e	?
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	40	16.28%	-	65	2w	?
Je	Jena fine sandy loam, 0 to 2 percent slopes, occasionally flooded	8.12	3.3%	-	68	3w	?
TaC3	Tippah silt loam, 5 to 8 percent slopes, severely erode d	5.02	2.04%	-	78	4e	?



*call me today!*

**HARPER DAY**, REALTOR®  
 Harper@TomSmithLand.com  
 662.268.6333 office | 662.694.9751 cell

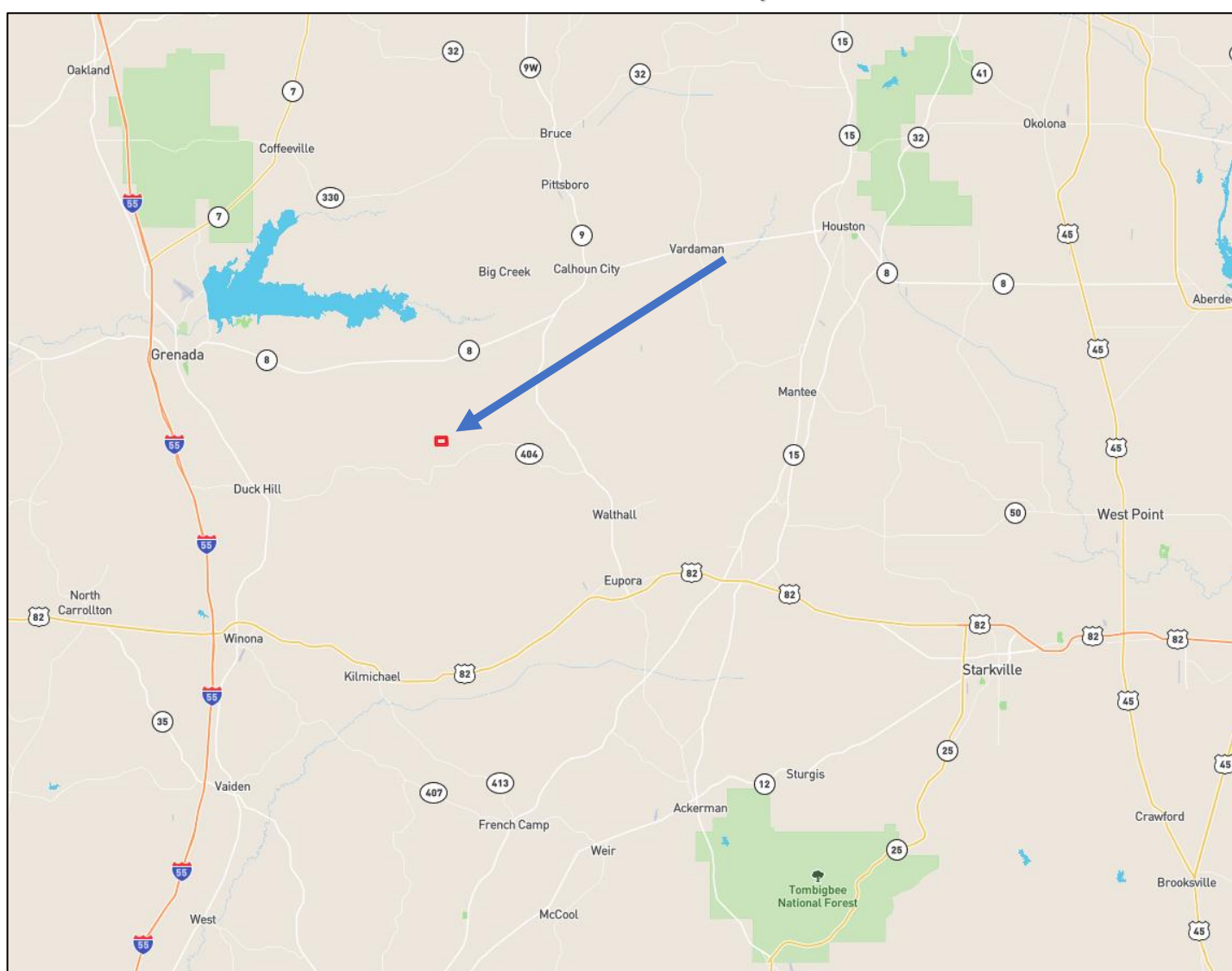


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Directional Map



**From Tomnolen, MS:** Travel Northwest on Greensboro Road for 6.0 miles. Continue onto Alva Road for 8.3 miles. Turn right onto MS-404 East and travel 2.1 miles. Turn left onto Carver Road and travel 1.9 miles. The property will be on your left. [GOOGLE MAP HERE](#)



*call me today!*

**HARPER DAY**, REALTOR®  
Harper@TomSmithLand.com  
662.268.6333 office | 662.694.9751 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.