

0.80+/- ACRE RESIDENTIAL LOT
LOCATED IN EUPORA
WEBSTER COUNTY, MS

 \$15,000



Look at this 0.80+/- acre residential lot in Webster County, MS! Located in Eupora, MS, in the Magnolia Heights subdivision; this lot provides an excellent location to build a home with easy access to nearby amenities and entertainment. This property is mostly cleared, with a few mature trees that run along the Southern boundary. This property is only 10 minutes from Mathiston and 35 minutes from Starkville. Restrictive covenants do apply. For more information or to schedule a private showing, call Harper Day!

Directions from Intersection of Hwy 82 and Hwy 9 in Eupora: Travel Southwest on Waterworks Road for 0.6 miles. Turn left onto Pecan Avenue and travel 0.2 miles. The property will be on your left.



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.



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Interactive Aerial Map



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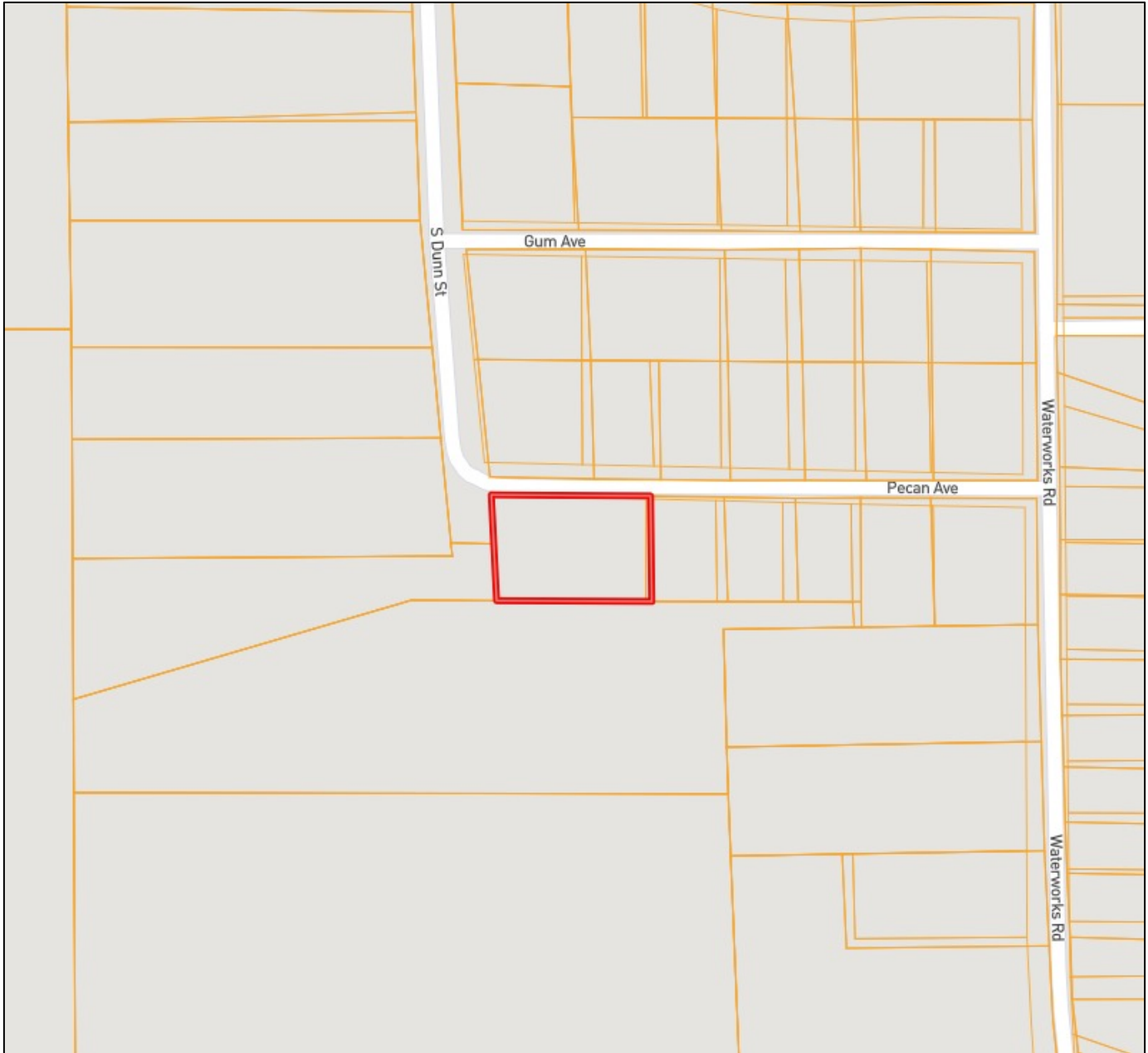
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Ownership Map



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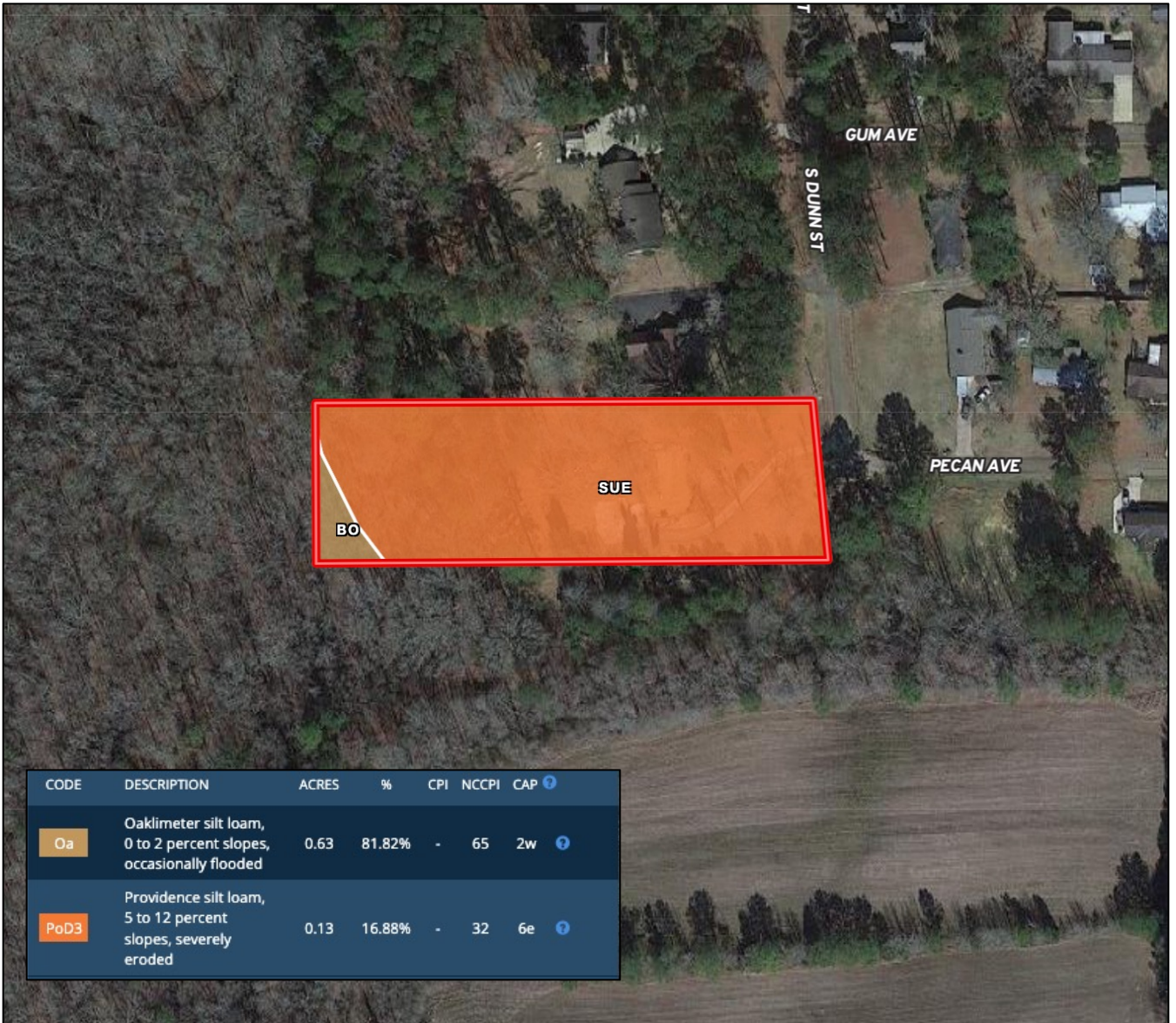
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Soil Map and Soil Description



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Oa	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded	0.63	81.82%	-	65	2w
PoD3	Providence silt loam, 5 to 12 percent slopes, severely eroded	0.13	16.88%	-	32	6e

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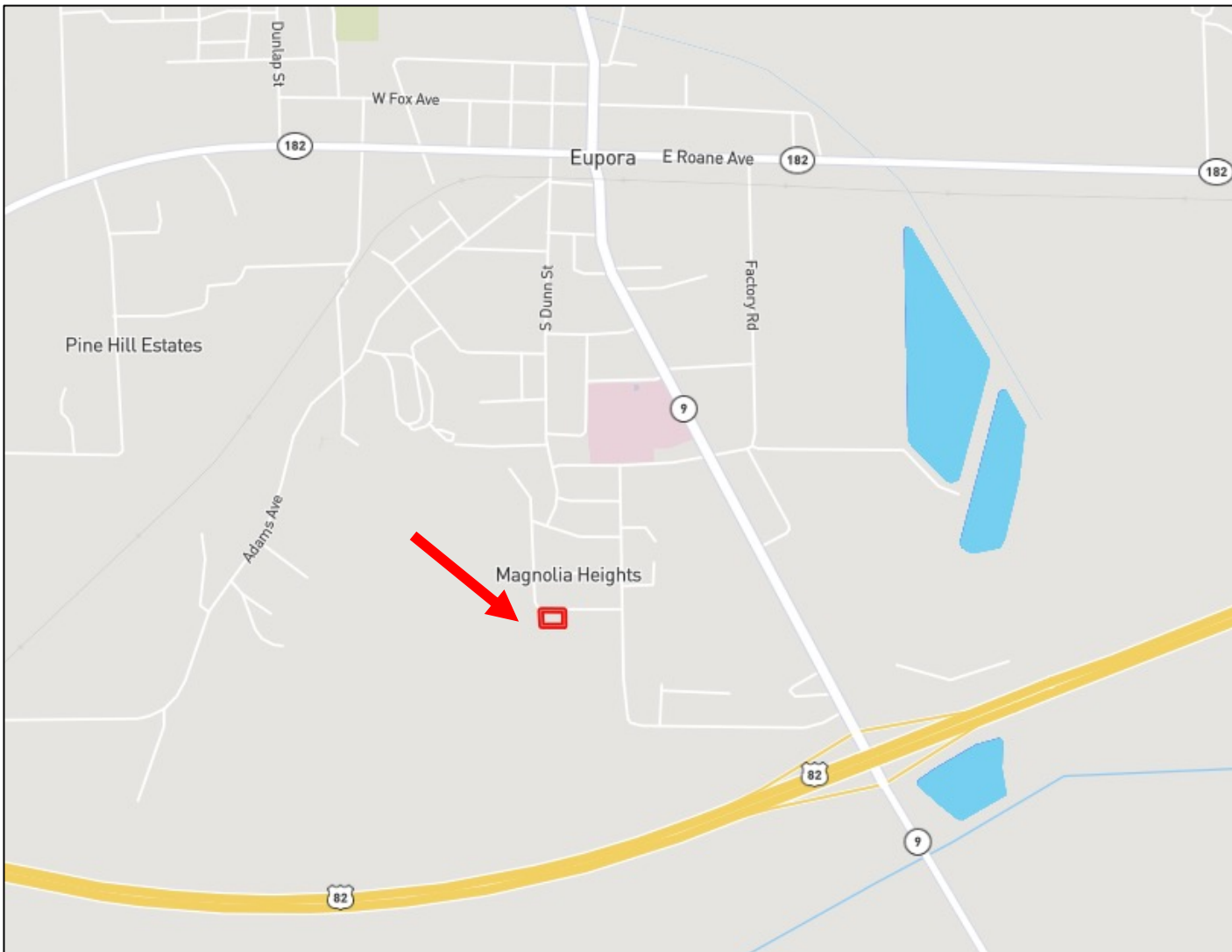
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Directional Map



Directions from Intersection of Hwy 82 and Hwy 9 in Eupora: Travel Southwest on Waterworks Road for 0.6 miles. Turn left onto Pecan Avenue and travel 0.2 miles. The property will be on your left.

[GOOGLE MAP LINK](#)

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