

HUNTER'S PARADISE

256± ACRES IN
WEBSTER COUNTY, MS



\$380,000

Welcome to Hunters' Paradise! This 256+/- acre hunting tract is located in Webster County, 13 miles north of Eupora and 42 miles west of Starkville. If you're looking for your hunting property for your family and friends, look no further. This property has deer and turkey with a well-maintained road system for easy access to your food plots. The property offers 10+ freshly bush-hogged food plots with 7+/- shooting houses. A creek flows through the middle of the property, and the wildlife travels up and down. On the east side of the property line, you have road footage from Knight Road, which also has a great stop to build your future campsite. Water and utilities are available north of the property line. Around 160+/- acres feature 20-25-year-old mixed timber, with the remaining acreage being an estimated ten years old. Call Anthony for your showing today!



**ANTHONY
STEEN**

REALTOR®

Office: 662.441.2500

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Anthony@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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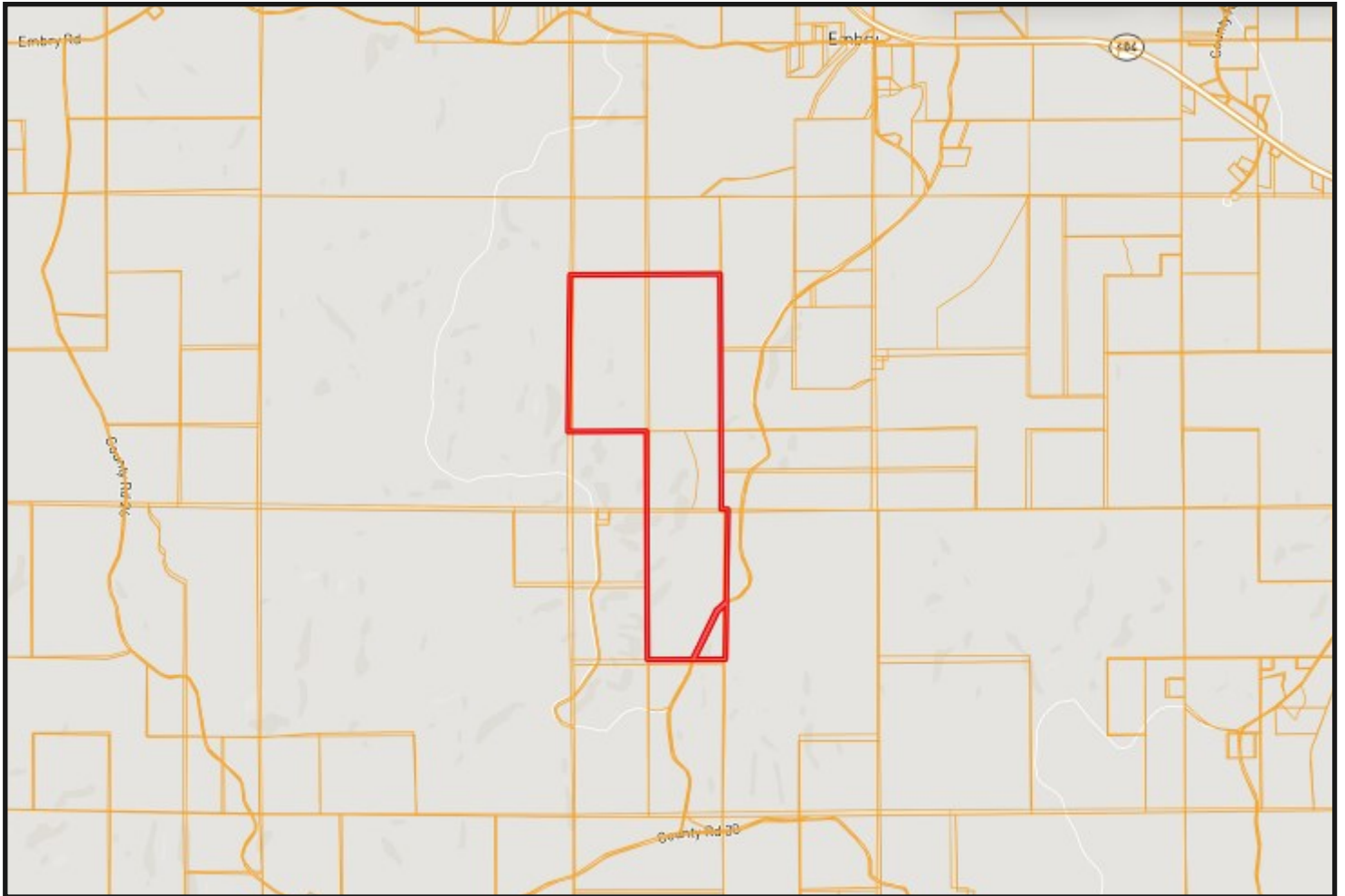
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OWNERSHIP MAP



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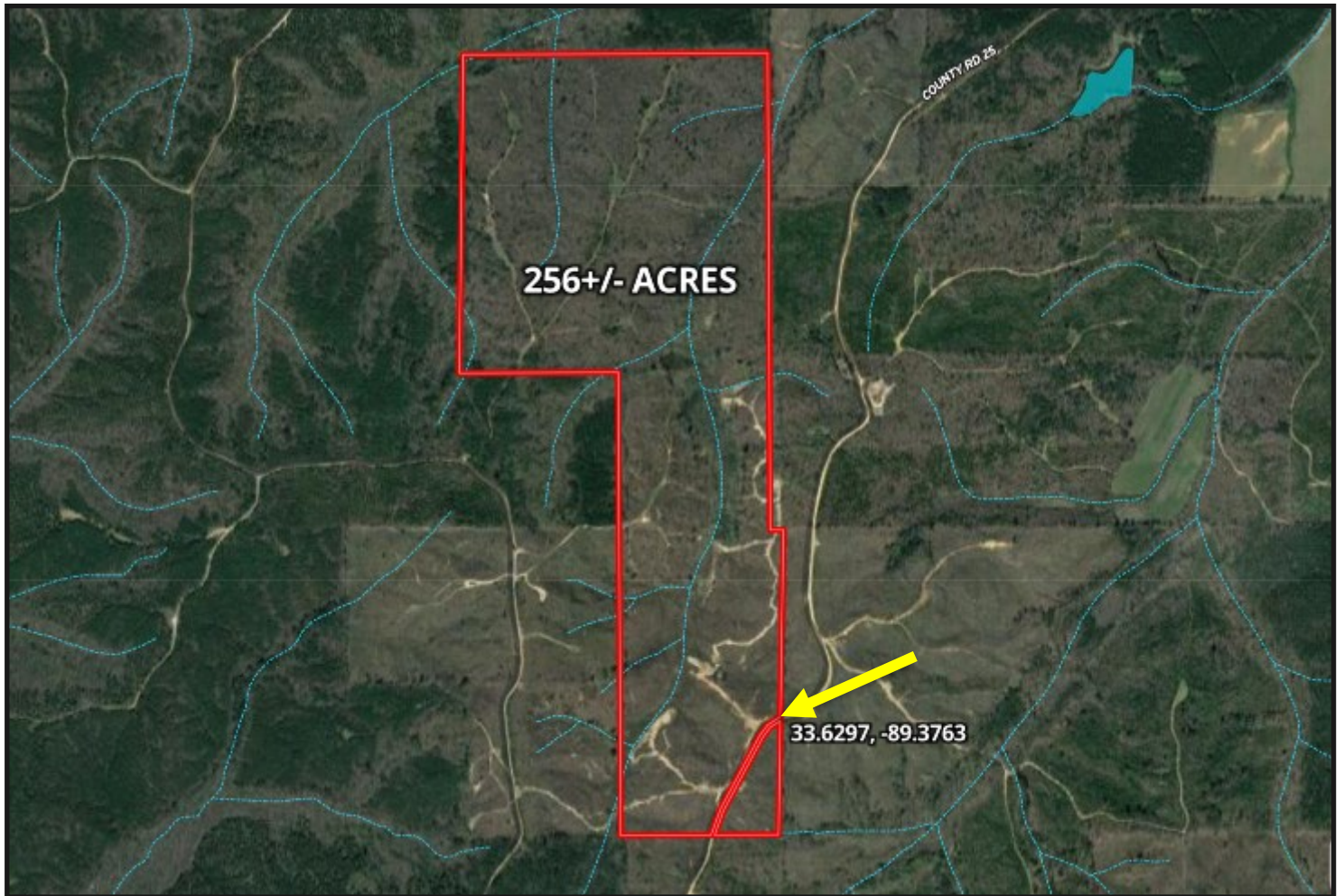
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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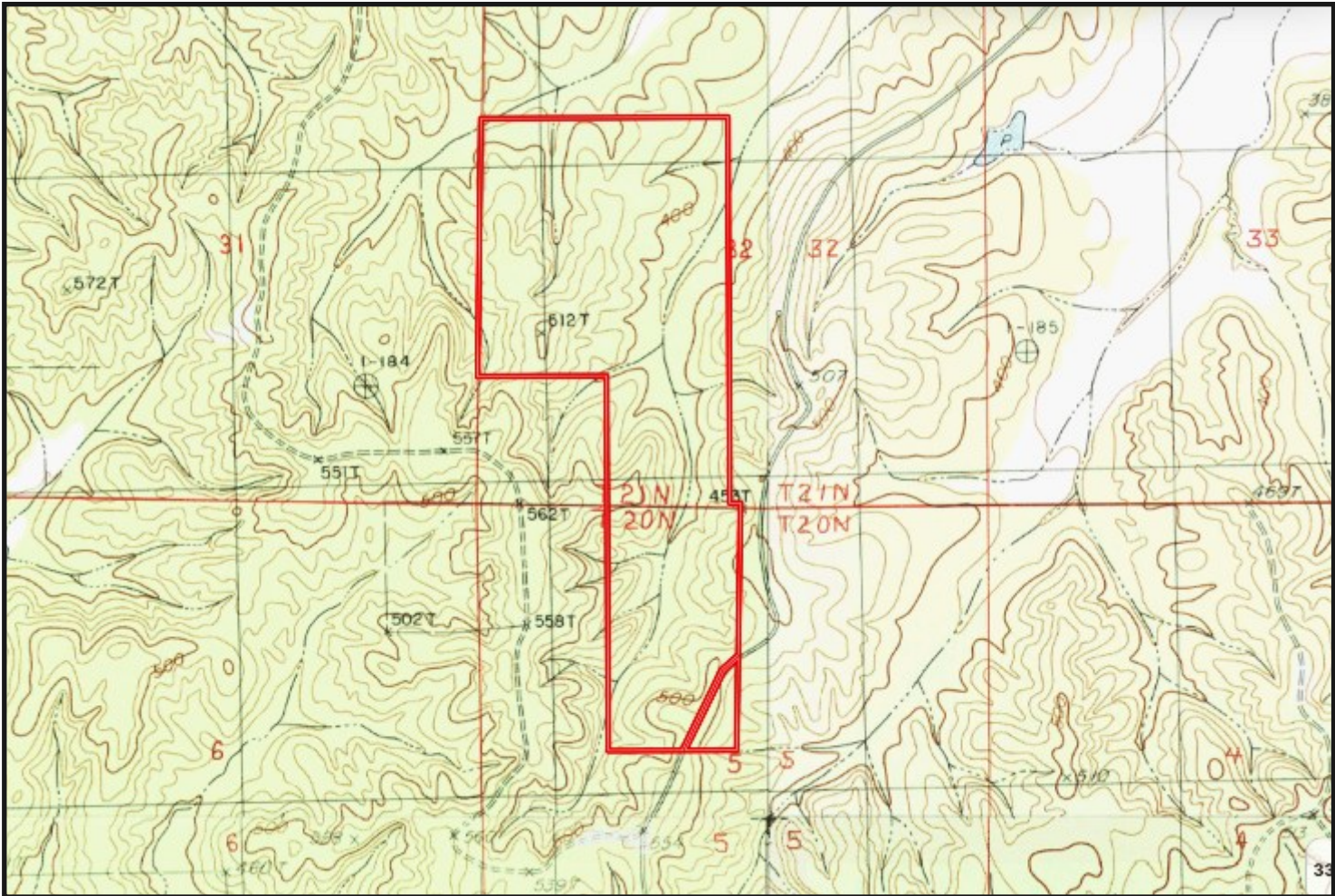
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TOPO MAP



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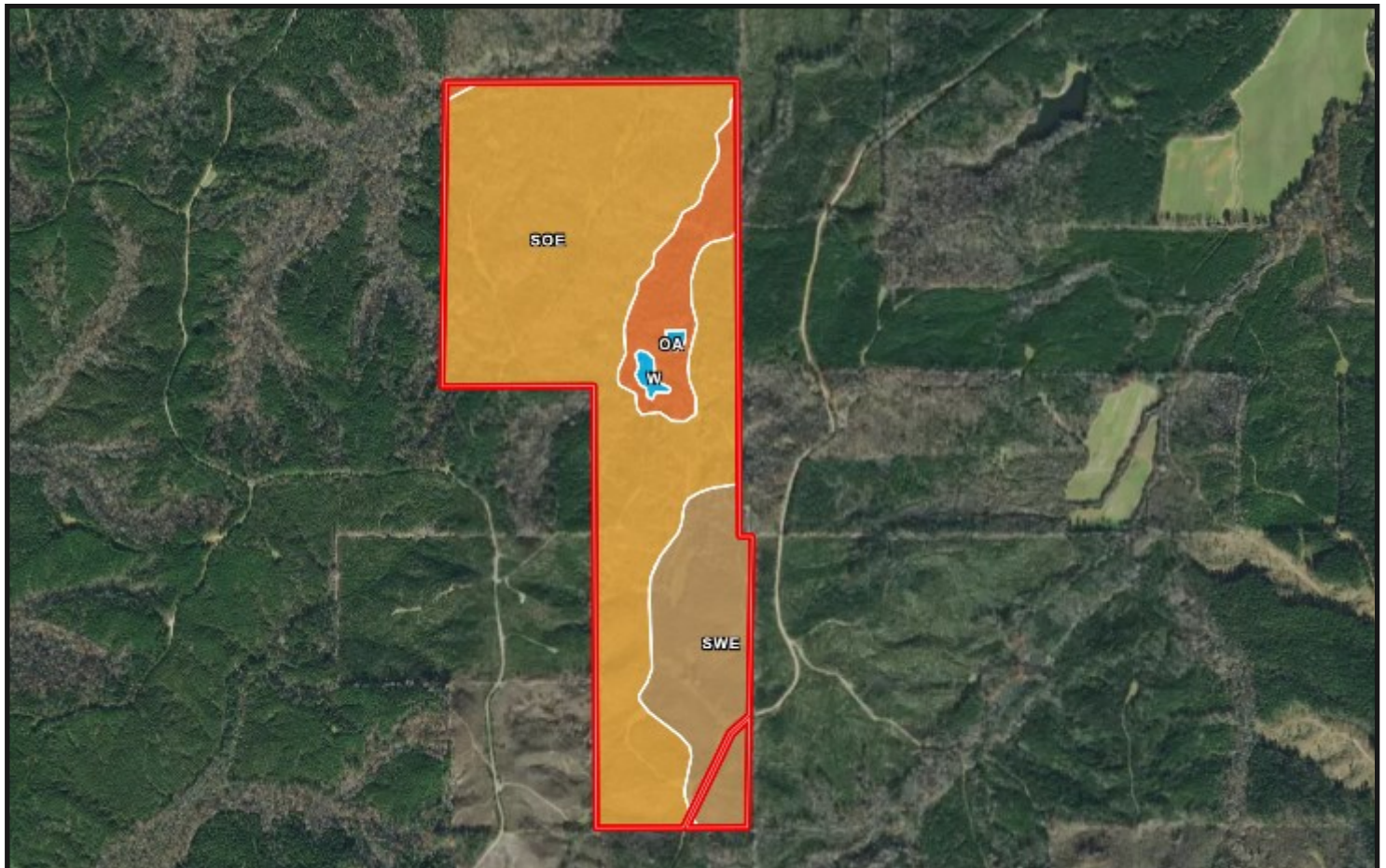


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SOE	Smithdale-Ora association, hilly	204.6 6	72.8	0	47	7e
SWE	Sweatman-Providence association, 12 to 35 percent slopes	49.03	17.44	0	39	7e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	25.35	9.02	0	65	2w
W	Water	2.09	0.74	0	-	-

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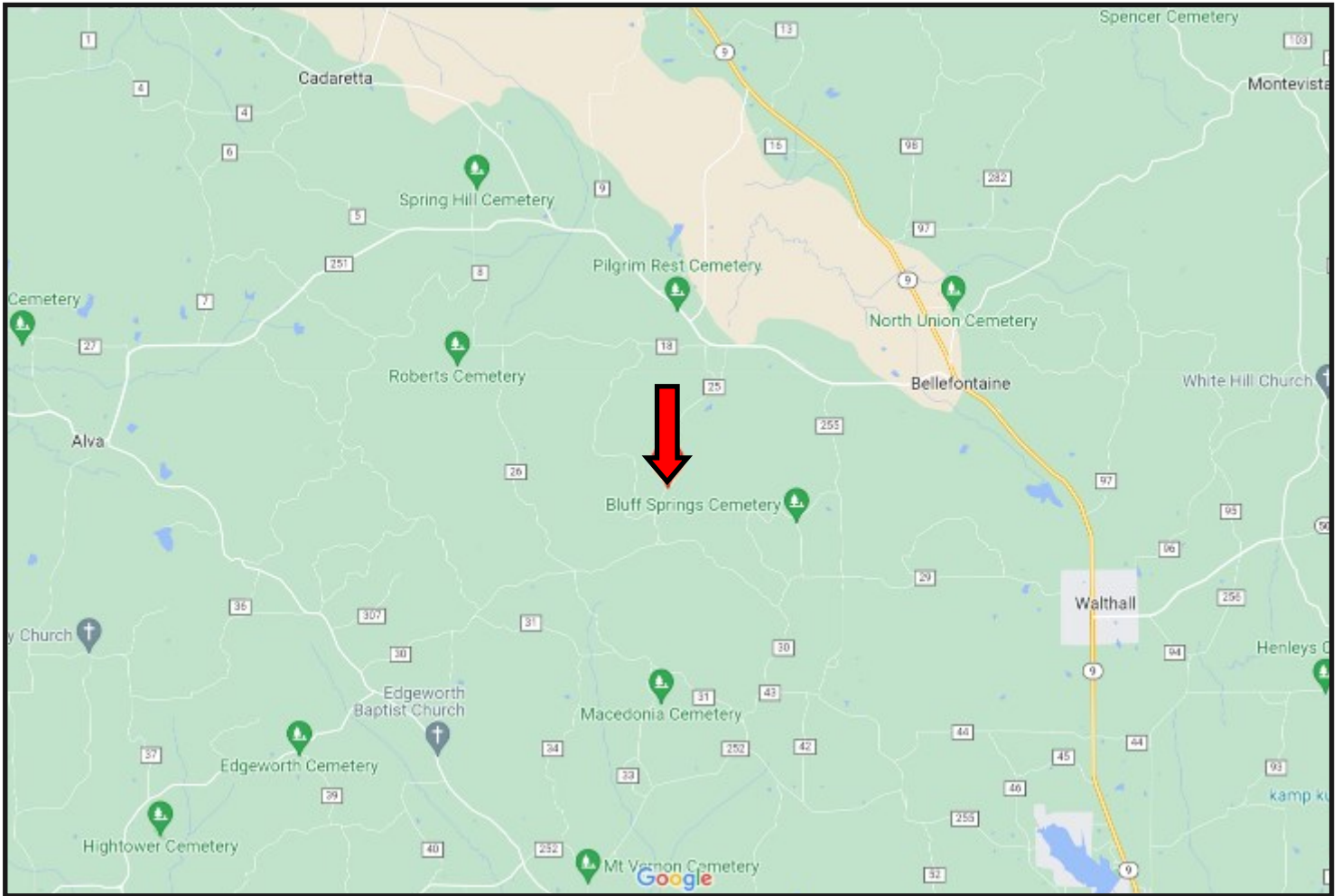
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DIRECTIONAL MAP



DIRECTIONS FROM WALTHALL, MS: Travel north on Hwy 9 for 3.5 miles. Make a slight left onto Hwy 404 and travel 3.2 miles. Turn left onto Knight Road. After 2.2 miles the entrance to the property will be on your right.

GOOGLE MAP LINK



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