

# 13± Acre Diverse Property in Webster County, MS



**\$39,000**

This 13± acre gem, located in the East Webster school district, features a small creek meandering through the heart of the property. With road frontage, a majority of approximately 22-year-old pine trees, and utilities nearby, this land offers endless possibilities. It's an excellent choice for your future dream home or a tranquil hunting retreat. Don't let this unique opportunity slip away – contact Jami to schedule a visit today!



**JAMI  
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REALTOR®

Office: 662.268.6333

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Jami@TomSmithHomes.com



## A Real Estate Expert You Can Trust

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Information is believed to be accurate but not guaranteed.







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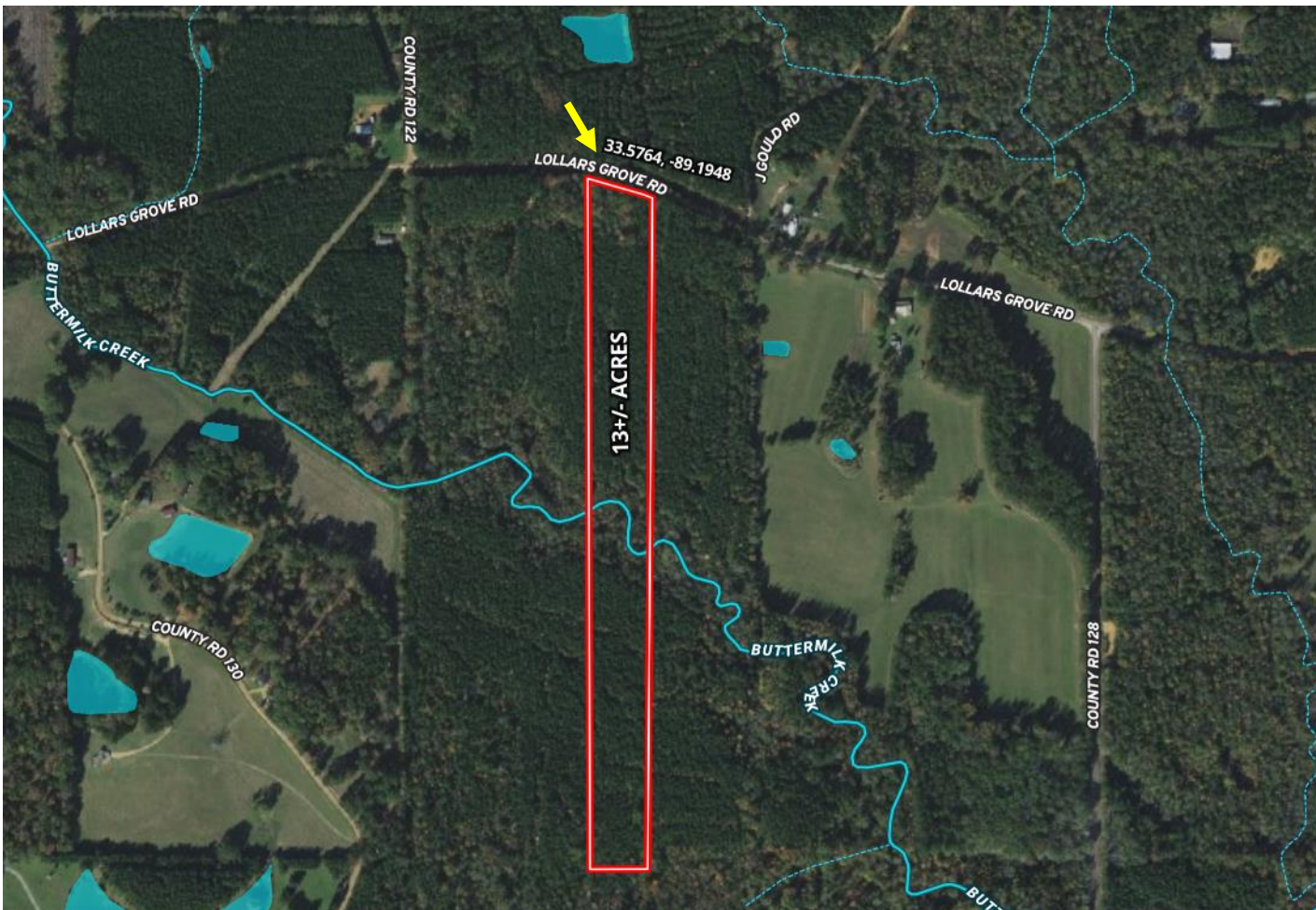
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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP LINK](#)

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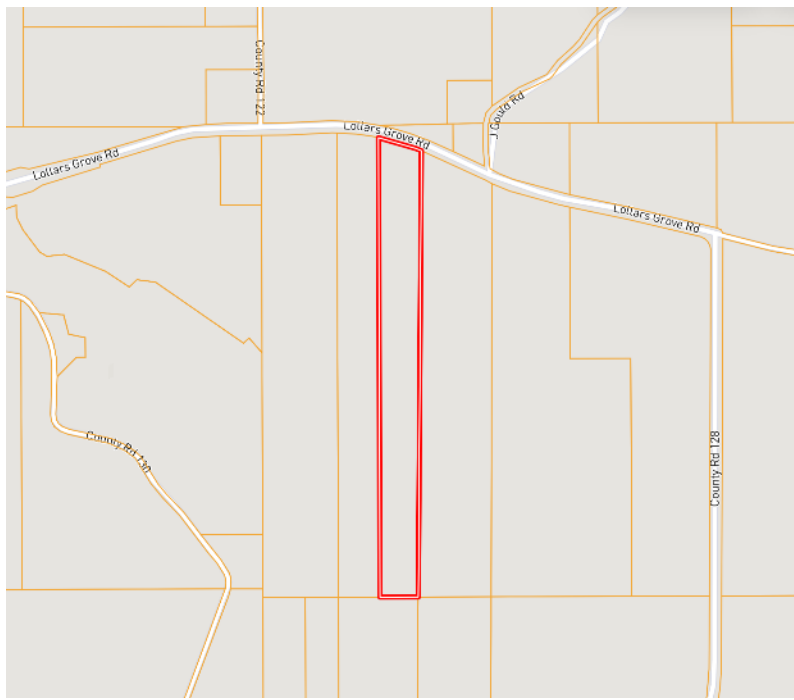


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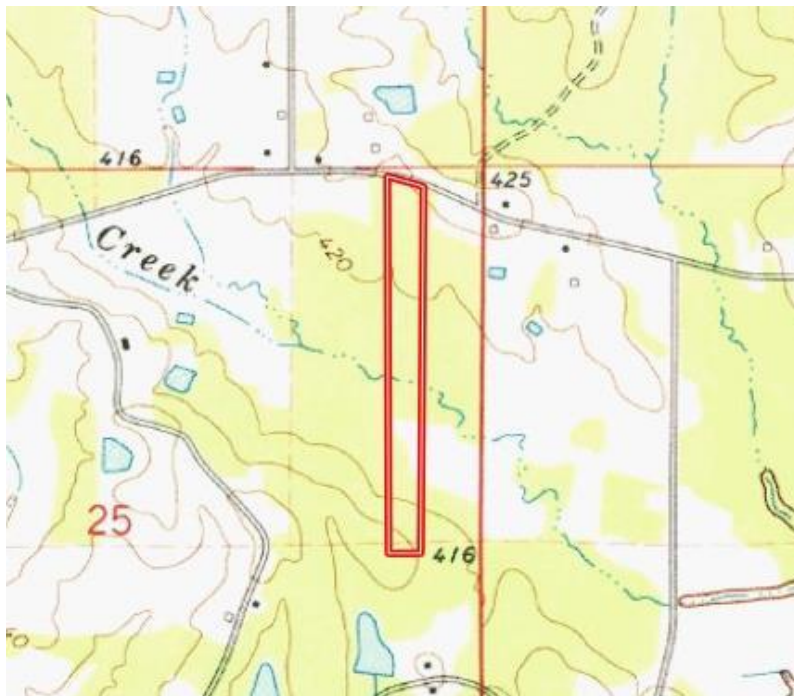
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## OWNERSHIP MAP



## TOPO MAP

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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	5.6	40.26	0	65	2w
PoC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	5.15	37.02	0	32	3e
PoD2	Providence silt loam, 8 to 12 percent slopes, eroded	2.13	15.31	0	37	4e
PoB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	1.02	7.33	0	34	2e

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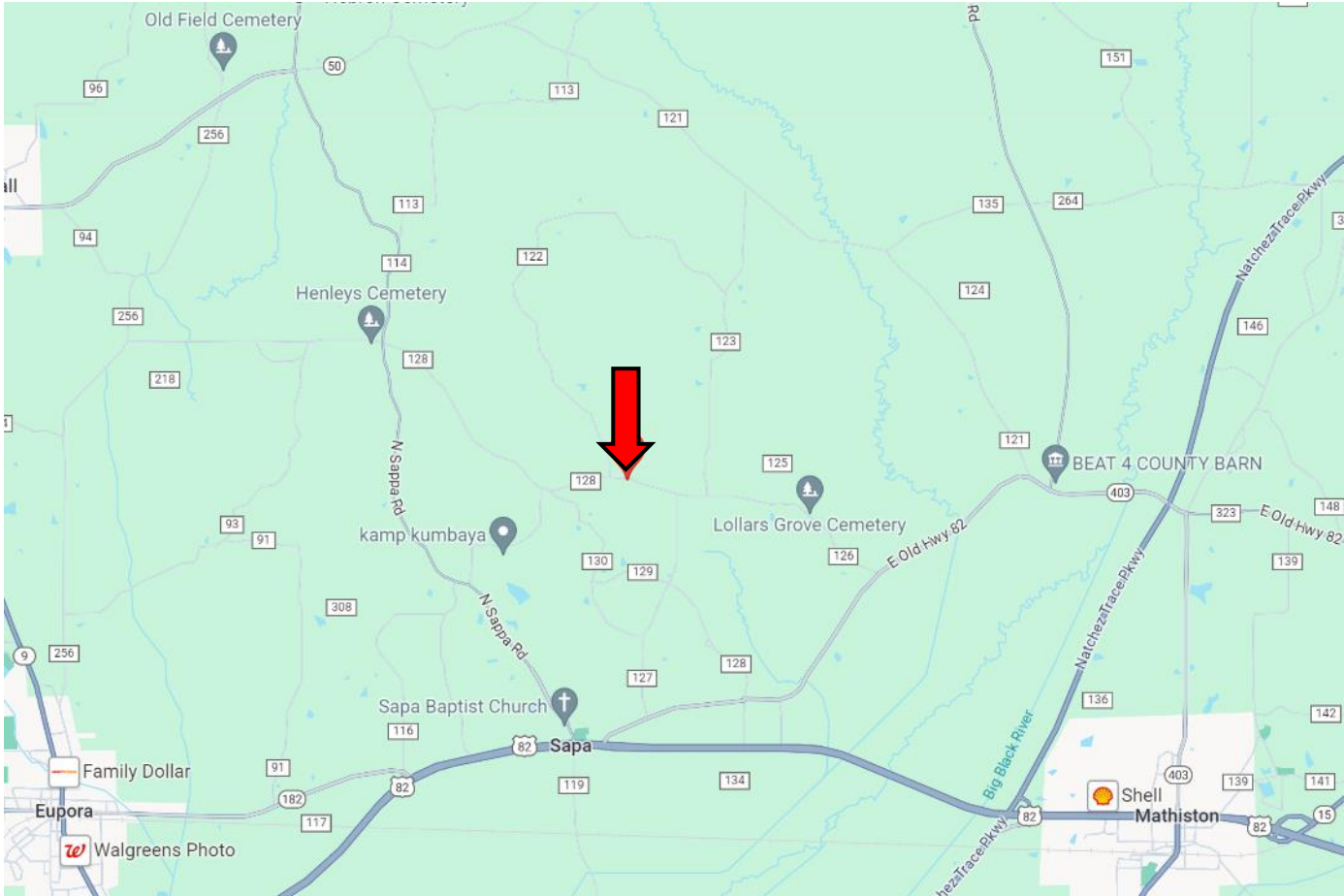
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# DIRECTIONAL MAP



**Directions from the Natchez Trace and Hwy 82 in Webster County, MS:** Merge onto Hwy 82 towards Eupora and travel 2.4 miles. Turn right onto Ticky Bend Road and travel 1.5 miles. Turn right to continue on Ticky Bend Road and travel .7 miles. Turn left onto Lollars Grove Road. After .4 miles, the property will be on your left.

**GOOGLE MAP LINK**



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