

ELEVEN VARIOUS SIZED PARCELS, HOME-SITES, RECREATIONAL, HOMESTEADS IN WEBSTER COUNTY, MISSISSIPPI



Prices range from \$2,200/ac to \$3,000/acre

Looking for a home-site, farm, homestead project or a weekend get-away? These 11 parcels are situated within the East Webster School District. Water and power will be provided in central part of the property. It will be close to all parcels (see attached maps). The parcel boundaries and prices are negotiable. All timber has been removed and potential buyers can develop according to their vision. The properties are situated within 26 miles of Starkville and MSU. The entire 213 acres may be purchased for \$468,600 or \$2,200/acre.



**MICHAEL
HALFACRE**

MANAGING BROKER

Office: 662.268.6333

Cell: 662.242.4220

MHalfacre@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



PARCEL	EST. # ACRES±	PRICE PER ACRE	TOTAL PRICE
1	40	\$2,400	\$96,000
2	29	\$2,450	\$71,050
3	8.5	\$2,900	\$24,650
4	12	\$2,900	\$34,800
5	14	\$2,800	\$39,200
6	7.5	\$3,000	\$22,500
7	19	\$2,700	\$51,300
8	11	\$2,750	\$30,250
9	17	\$2,500	\$42,500
10	29	\$2,550	\$73,950
11	26	\$2,600	\$73,950
ALL	213	\$2,200	\$468,600

- Parcel boundaries are open to negotiation.
- A survey will be required for each parcel sold prior to closing, with the contracted price per acre applied to surveyed acres for final sale price.
- All parcels will have an easement across adjacent pieces for power and water access from the central point on the aerial map.
- Topography varies across parcels
- Seller is open to offers for larger parcels or the entire property.
- Each parcel will have access via interior roads and/or the public gravel road CR 166 (Will Womack Road), some of which have recently been graveled.
- Merchantable timber was harvested in 2023, allowing for customizable development.
- There is no Homeowner Association; development decisions are up to the purchaser.
- The entire 213 acres can be purchased for \$2,200/acre.

A Real Estate Expert
You Can Trust!



Expect More. Get More.

MICHAEL HALFACRE

MANAGING BROKER

O: 662.268.6333 C: 662.242.4220

MHalfacre@TomSmithLand.com

TomSmithLandandHomes.com





A Real Estate Expert *You Can Trust!*

MICHAEL HALFACRE

MANAGING BROKER

O: 662.268.6333 C: 662.242.4220

MHalfacre@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.





A Real Estate Expert *You Can Trust!*

MICHAEL HALFACRE

MANAGING BROKER

O: 662.268.6333 C: 662.242.4220

MHalfacre@TomSmithLand.com

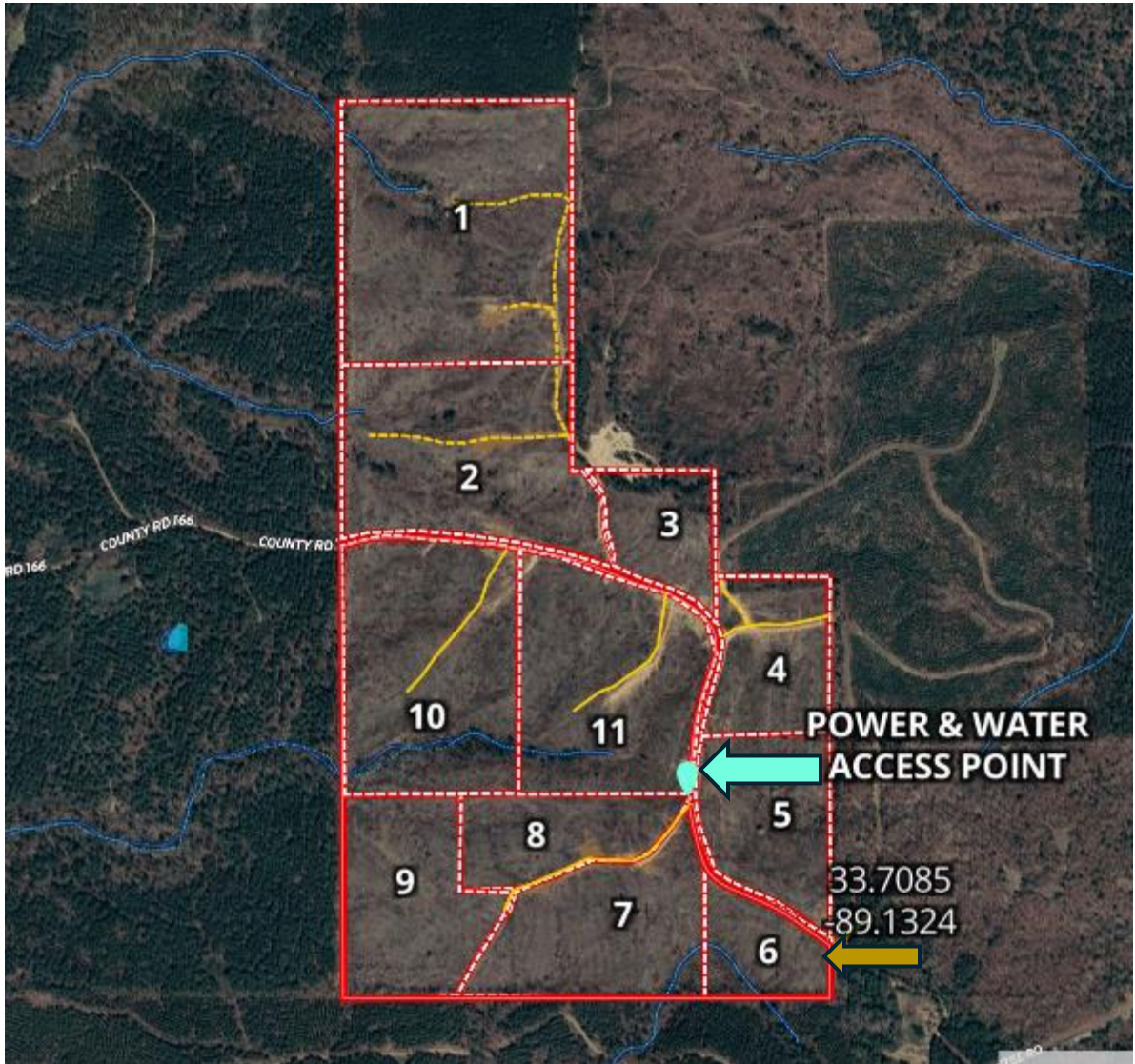
TomSmithLandandHomes.com



Expect More. Get More.



AERIAL MAP



[INTERACTIVE MAP LINK](#)

A Real Estate Expert
You Can Trust!



MICHAEL HALFACRE

MANAGING BROKER

O: 662.268.6333 C: 662.242.4220

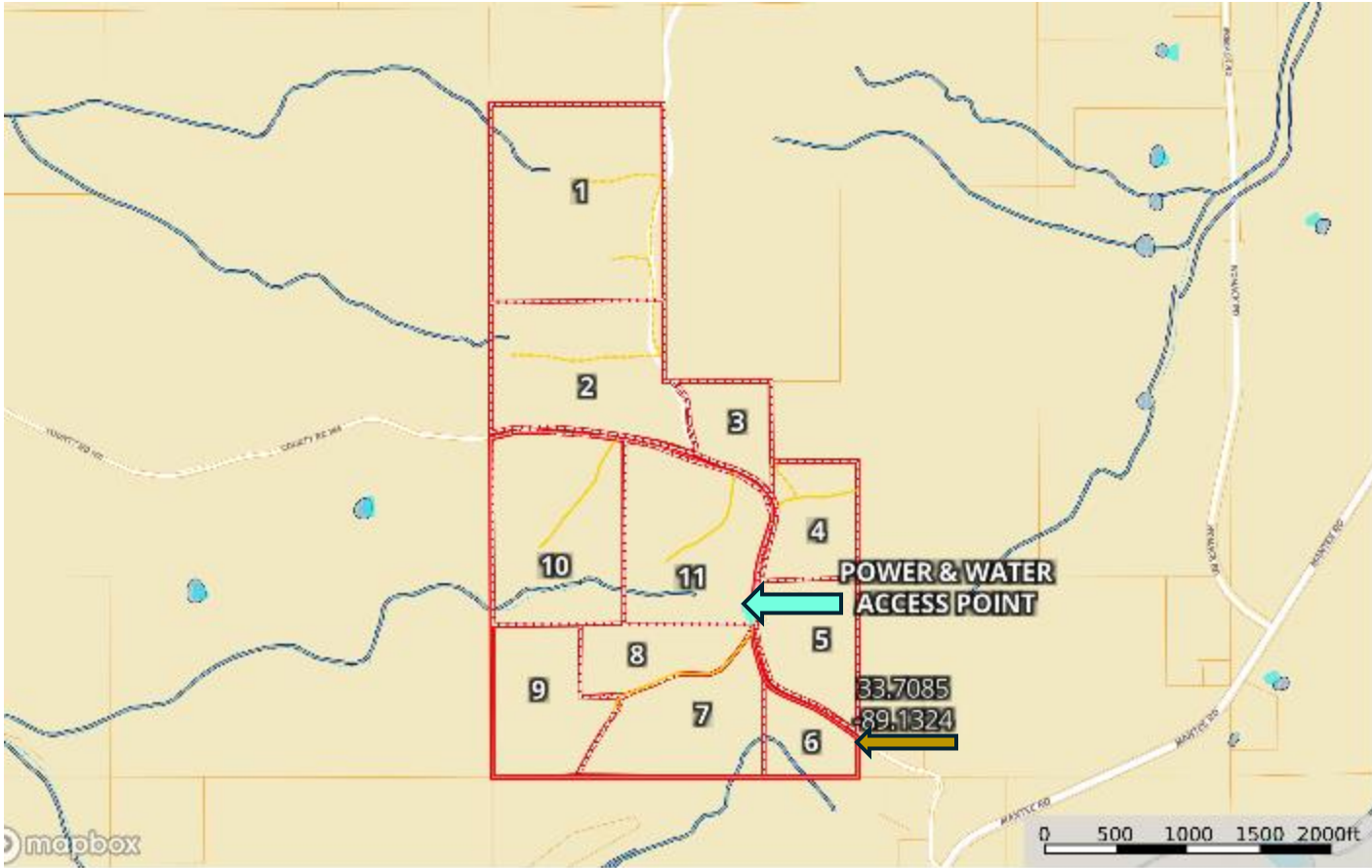
MHalfacre@TomSmithLand.com

TomSmithLandandHomes.com

Expect More. Get More.



OWNERSHIP MAP



A Real Estate Expert
You Can Trust!

MICHAEL HALFACRE

MANAGING BROKER

O: 662.268.6333 C: 662.242.4220

MHalfacre@TomSmithLand.com

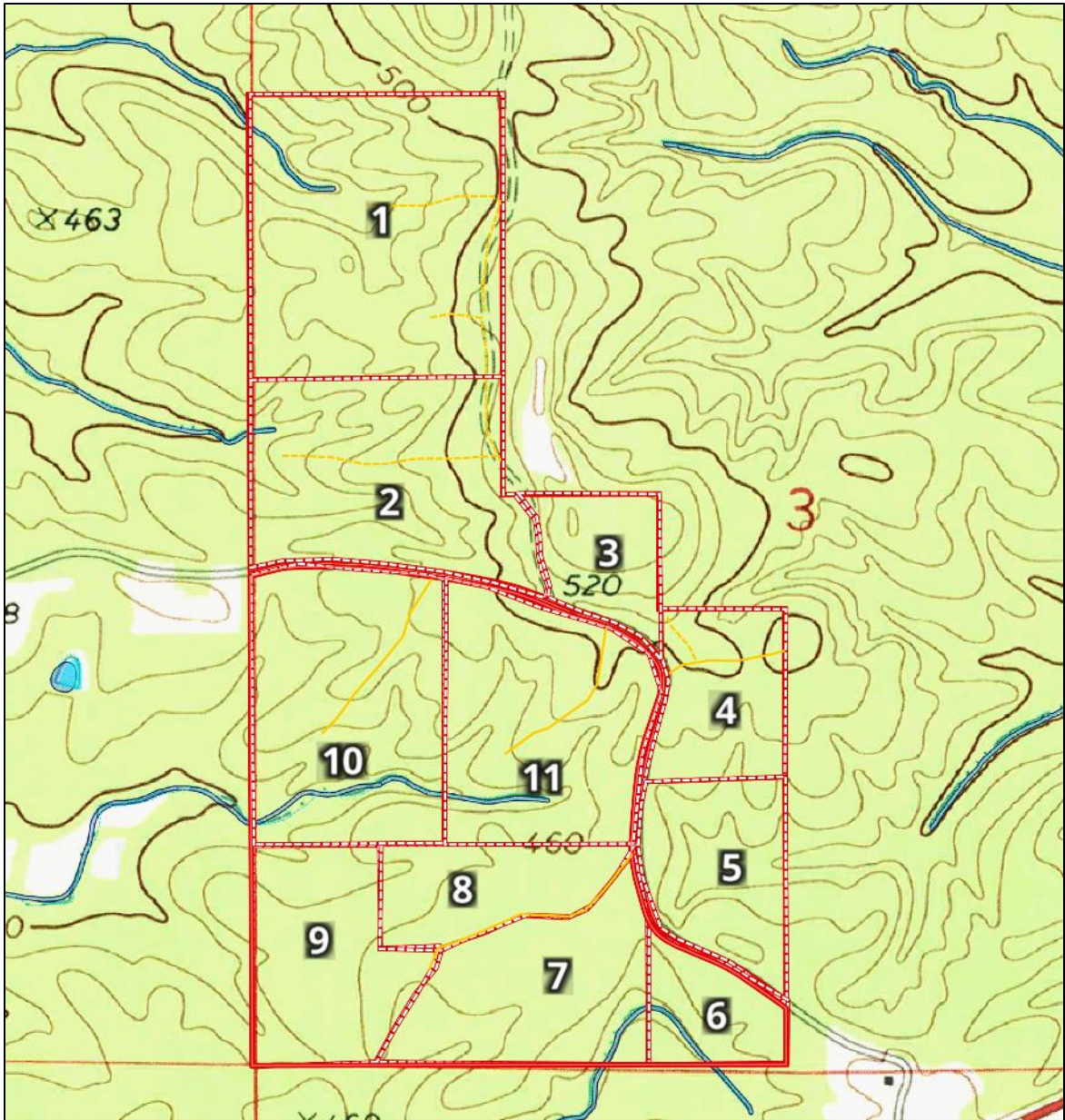
TomSmithLandandHomes.com



Expect More. Get More.



TOPOGRAPHY MAP



A Real Estate Expert
You Can Trust!

MICHAEL HALFACRE

MANAGING BROKER

O: 662.268.6333 C: 662.242.4220

MHalfacre@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.

Information is believed to be accurate but not guaranteed.



SCHOOL DISTRICT MAP



A Real Estate Expert
You Can Trust!

MICHAEL HALFACRE

MANAGING BROKER

O: 662.268.6333 C: 662.242.4220

MHalfacre@TomSmithLand.com

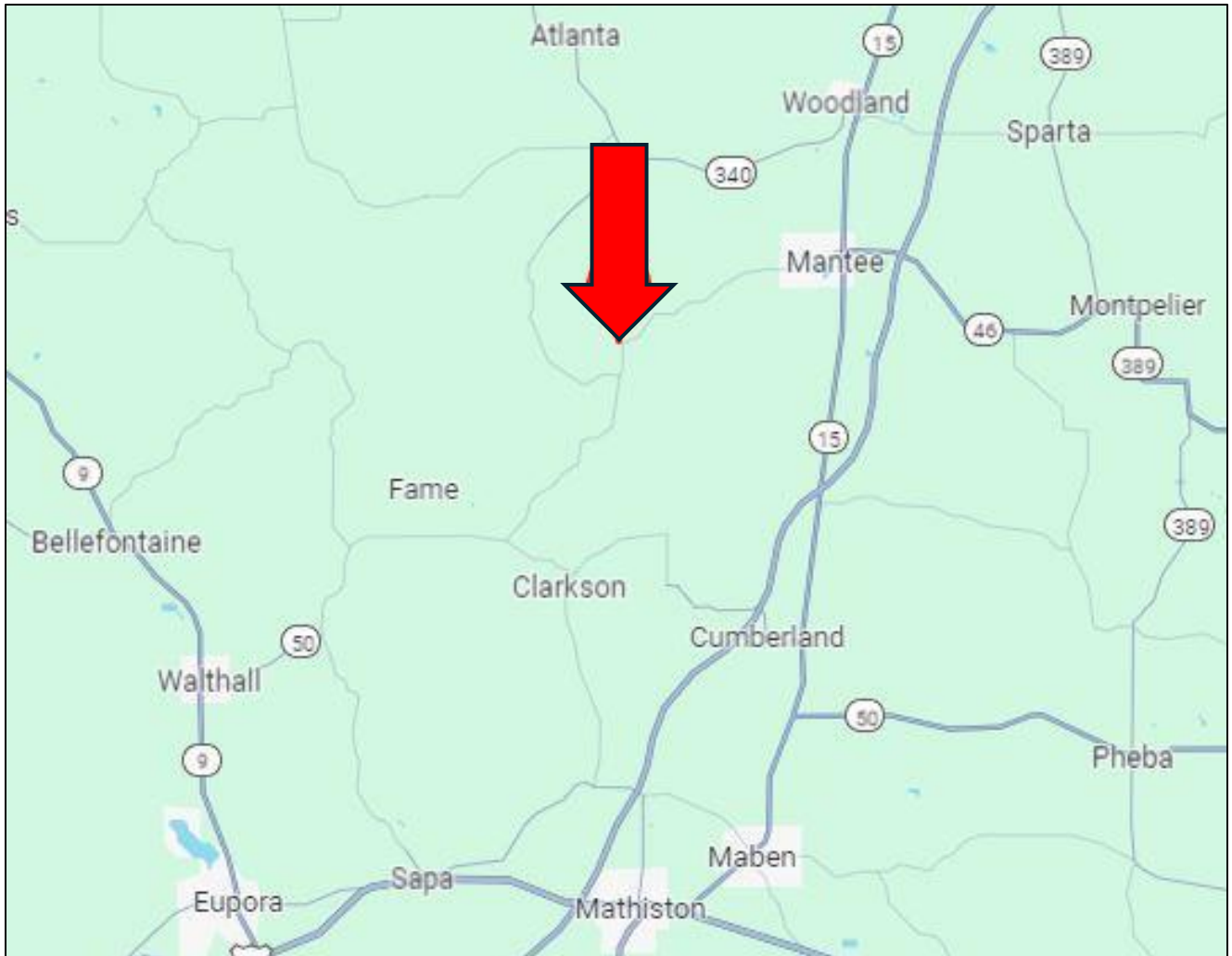
TomSmithLandandHomes.com



Expect More. Get More.



DIRECTIONAL MAP



DIRECTIONS: From Highway 15, turn west to downtown Mantee and from First Street at the 3-Way Stop, travel west down Main Street which becomes Mantee Road. Travel Mantee Road for five miles and then turn right onto Will Womack Road (166); travel approximately one-half mile to beginning of parcels.

A Real Estate Expert
You Can Trust!

MICHAEL HALFACRE

MANAGING BROKER

O: 662.268.6333 C: 662.242.4220

MHalfacre@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.