

RECREATIONAL HUNTING TRACT

56.96+/- Surveyed Acres in Webster County, MS



\$102,528

This surveyed 56.96+/- acre tract in Webster County, MS, is ready for its next owner. It is located on Alva Road in Eupora, MS, with over 450 feet of road frontage. The recent timber harvest has left a clean slate, offering plenty of potential for development. This property is ideal for building with multiple home sites throughout and all utilities available along Alva Road. It also features a couple of internal roads and Calabrella Creek flowing along the southern end, which is perfect for hunting, recreation, or a peaceful home site. Additional acreage is available 15 minutes from Eupora and 40 minutes from Starkville. To schedule a private showing, call or text Walker Trantum today!



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



Expect More. Get More.

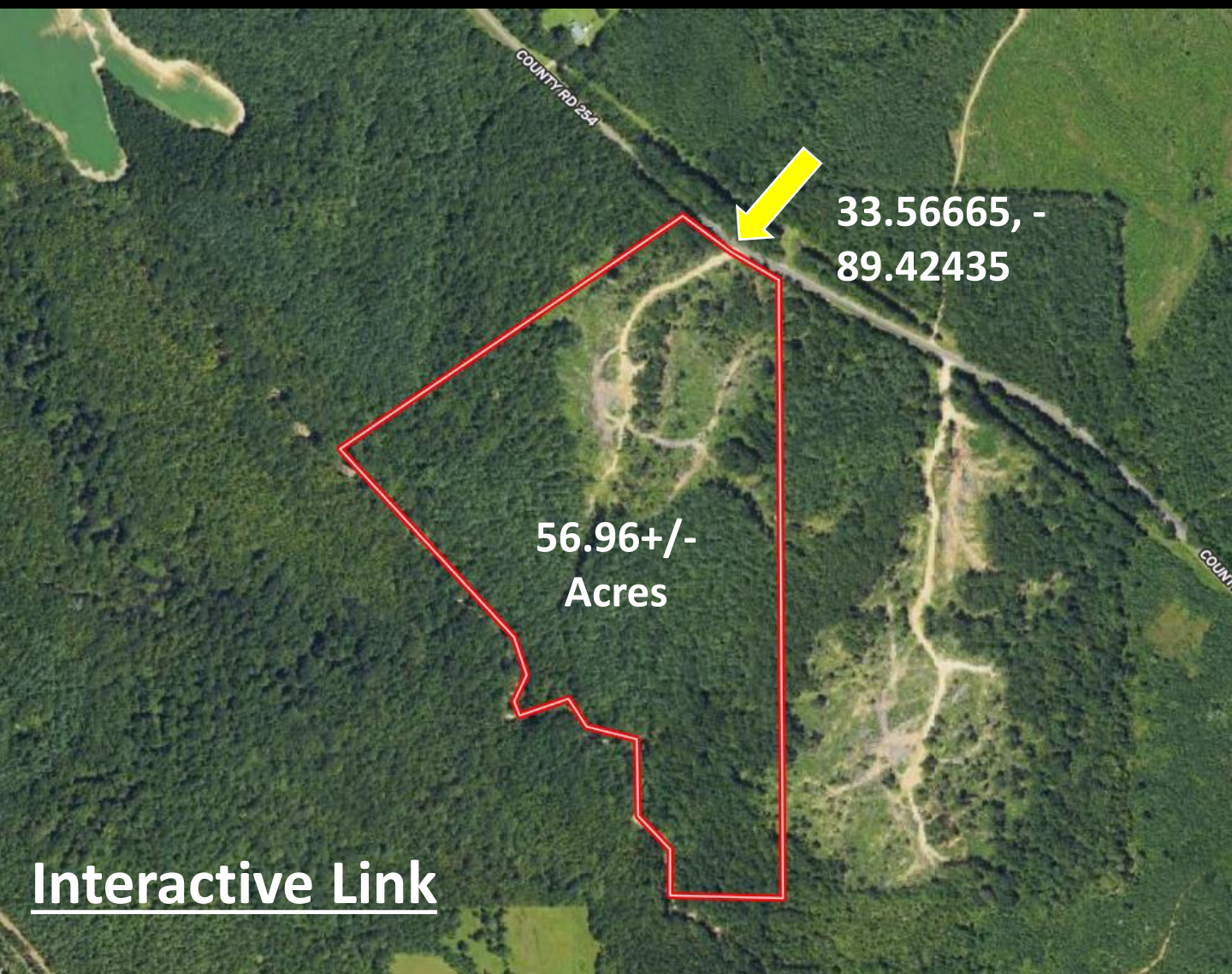
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map



[Interactive Link](#)



**WALKER
TRANUM**

REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



Expect More. Get More.

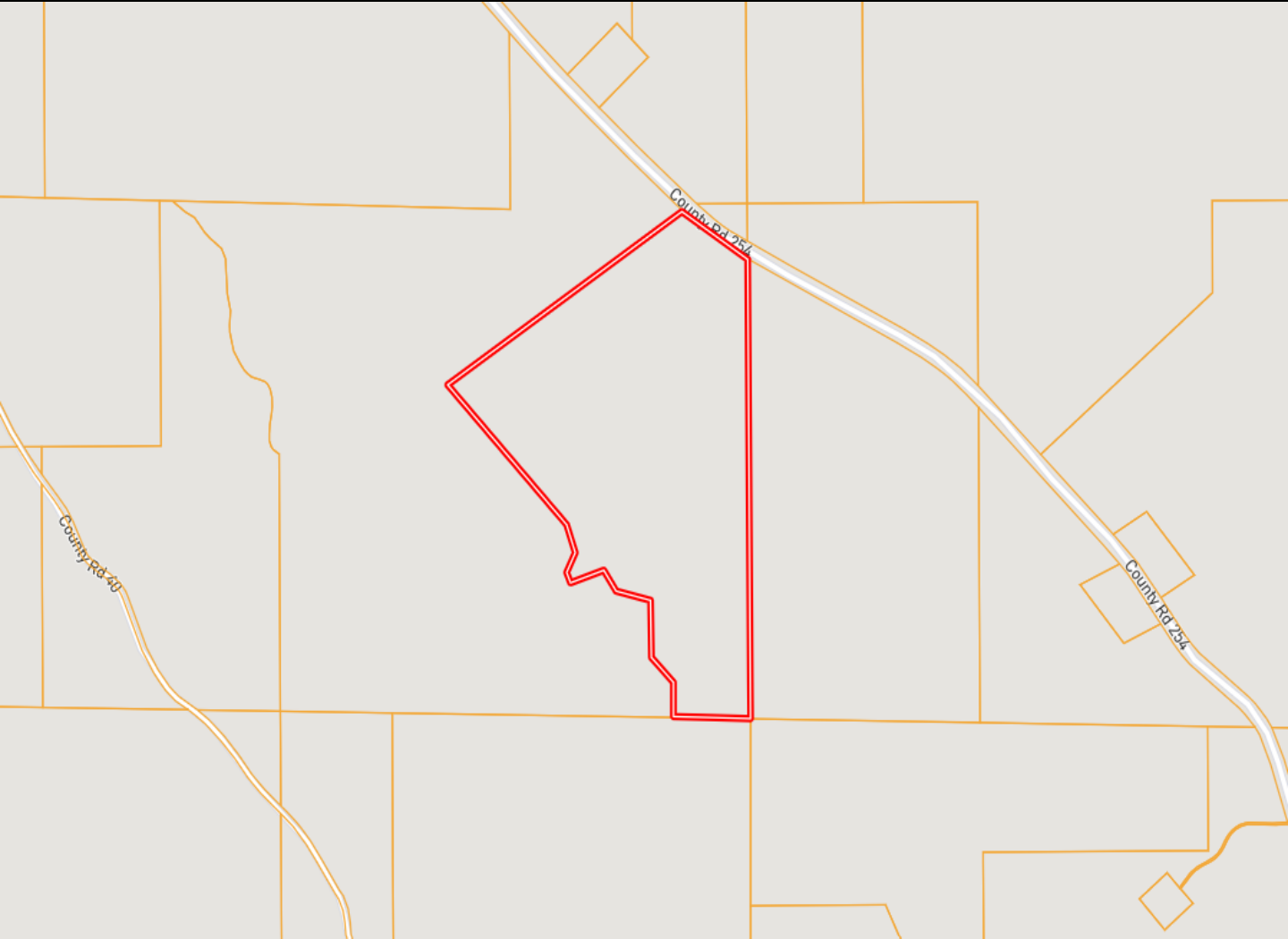
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



Expect More. Get More.

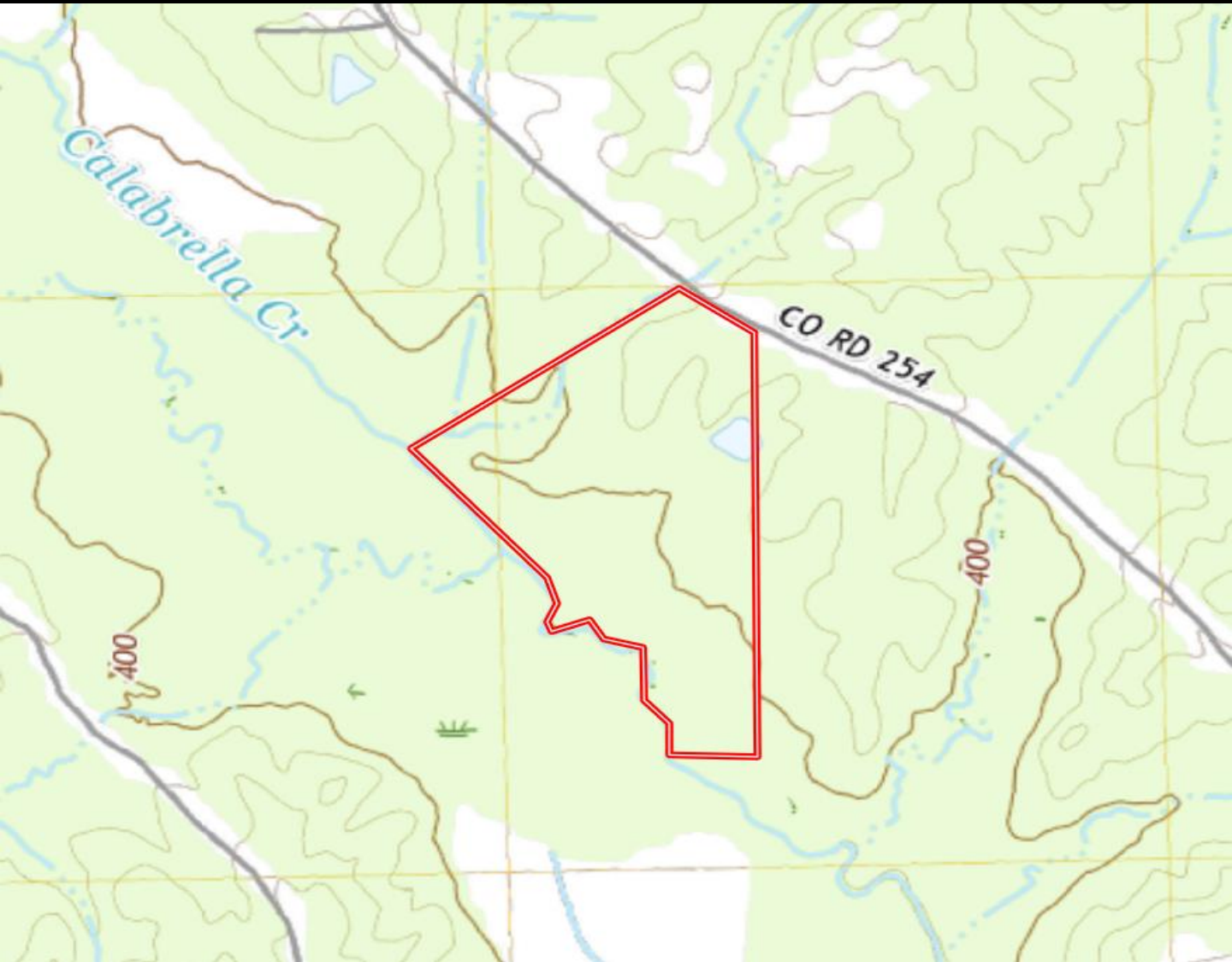
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Topo Map



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



Expect More. Get More.

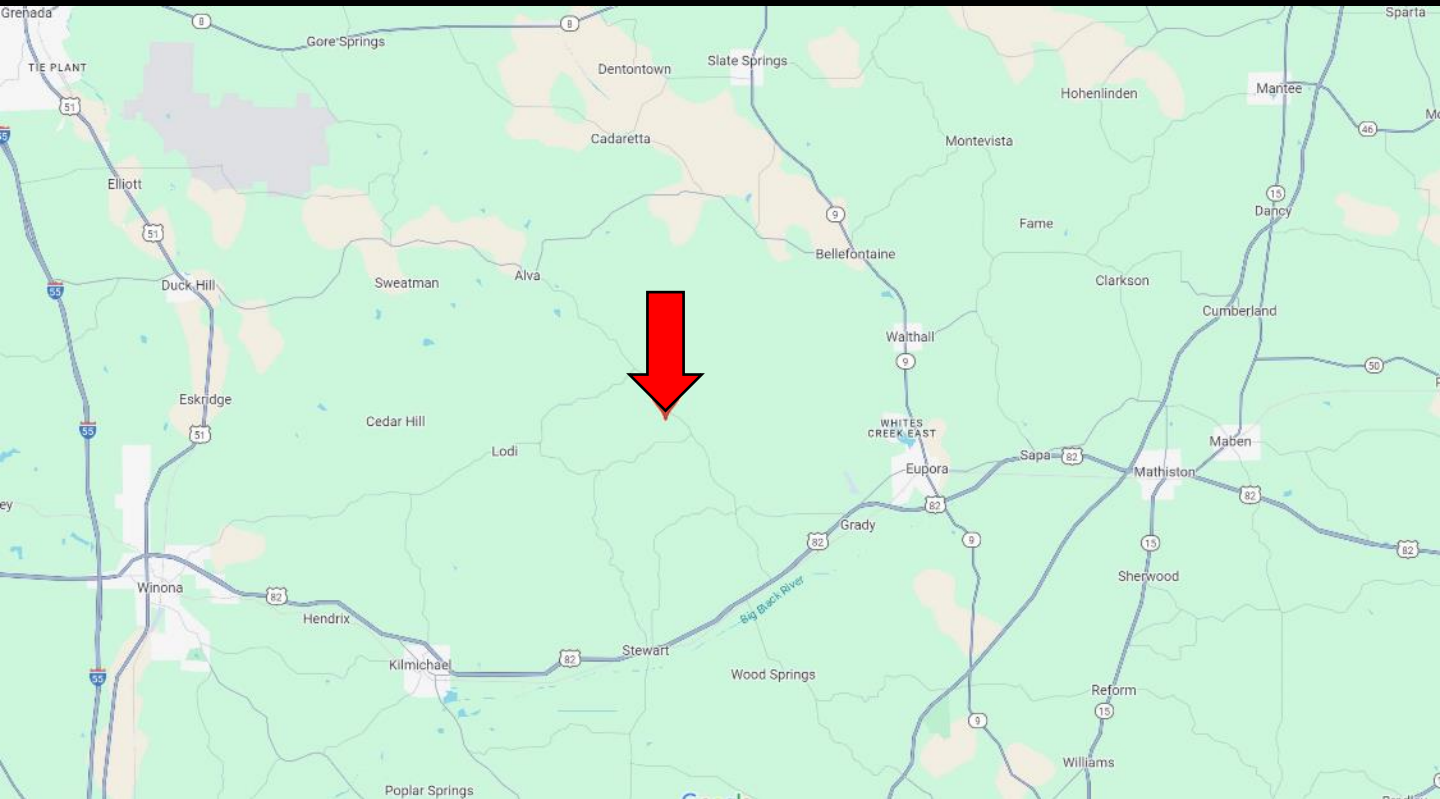
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map



Directions from the Intersection of Hwy 9 and Hwy 82 in Eupora, MS: Travel Hwy 82 W for 3.6 miles. Make a slight right to merge onto Grady Road and travel 4 miles. Turn right onto Greensboro Road and travel 3.3 miles. Continue onto Alva Road. After 1.1 miles, the property will be on your left.

[GOOGLE MAP LINK](#)



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

