

# 81± Acres with a Pond Webster County, MS

# \$110,000



- 65± Acres of Cutover
- 13± Acres of Mature Timber
- 3± Acre Fishing Pond
- Live Running Creek
- Water and Power Available
- Multiple Home/Cabin Sites
- County Road Frontage
- 4 Miles from Eupora, MS

Directions from Eupora, MS: From the intersection of Hwy 9 and MS-182, drive east on MS-182 for 2.6 miles. Turn left onto Bowen Rd. and in 1.3 miles, the property will be on your left.



*call me today!*

**ADAM HESTER**, REALTOR®

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell



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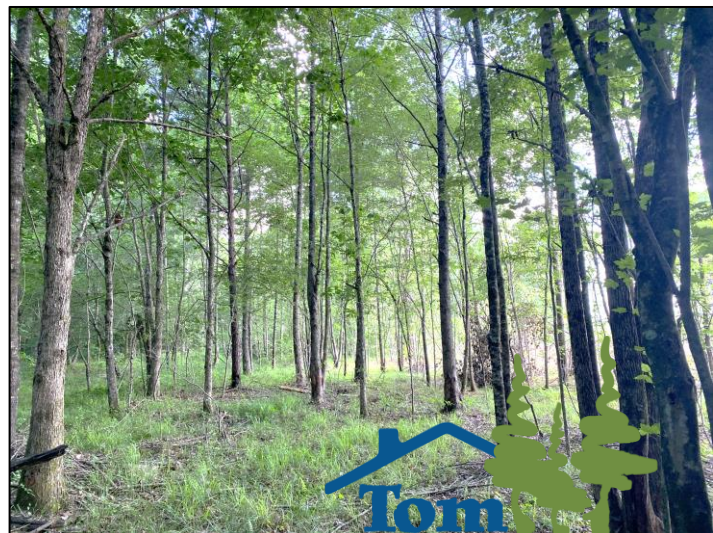
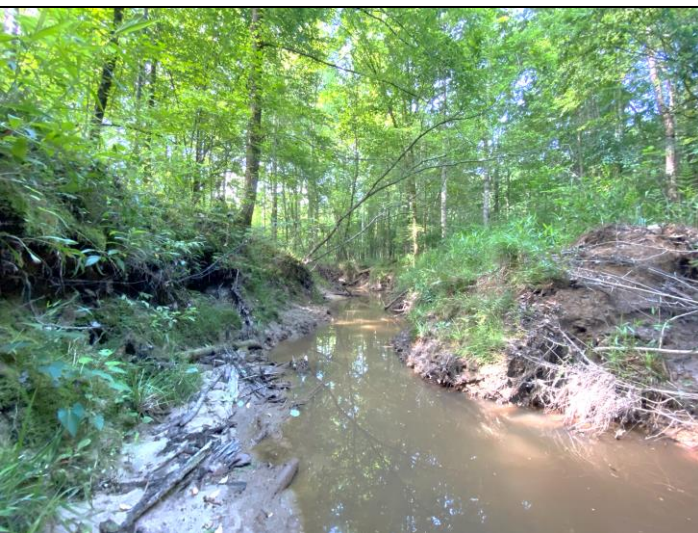
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Have you been looking for a property that can provide recreational enjoyment, home/cabin sites, and the opportunity for a future investment? Look no further than this 81± acre tract in Webster County, MS near the town of Eupora. Located off Bowen Road, the property offers a 3± acre fishing pond, 65± acres of cutover (June 2021) and 13± acres of remaining timber (estimated value of \$20,000). An established trail system navigates from Bowen Road to the pond and to the north end of the property.

The remaining timber primarily consists of mature pine and various hardwood species, which includes hickory and oak! The pond has the “fishy” look we all love to see and was stocked in years past by the previous owner. With the cutover portion, you can either create a honey hole for hunting or replant with timber for a future investment. Deer and turkey tracks were seen on inspection! Utilities are on Bowen Road and there is a great home/cabin site approximately 600 feet onto the property.

Build your forever home, create a weekend getaway, or replant in timber...the choice is yours! For more information, call Adam Hester today.



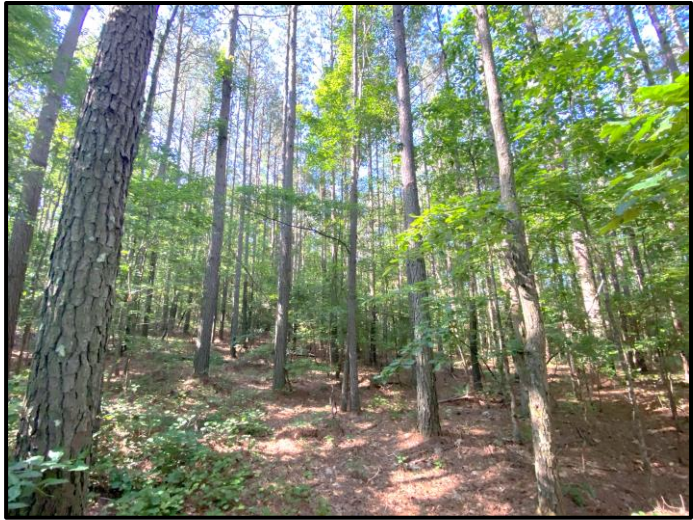
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81± Acres

33.561990, -89.224214

Aerial Map



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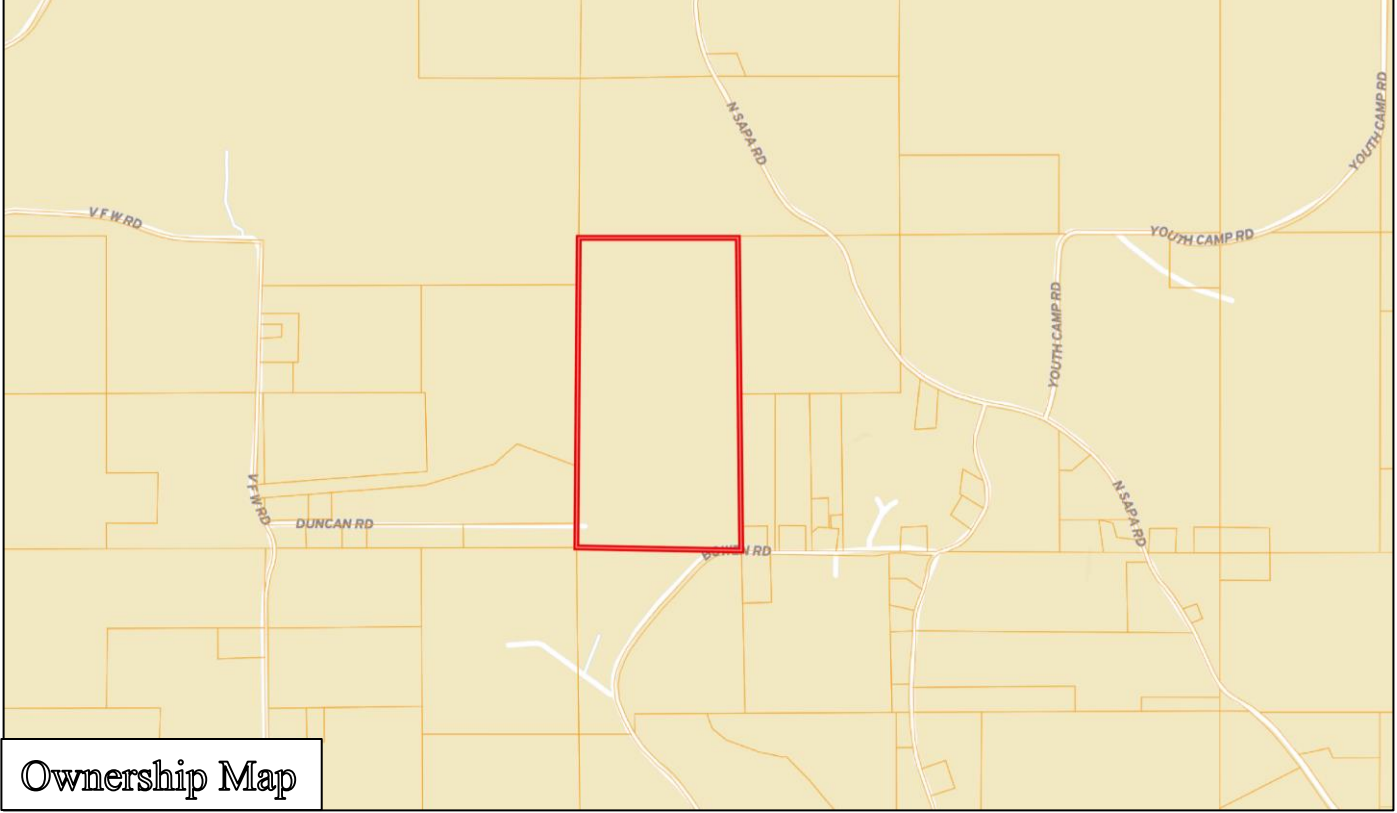
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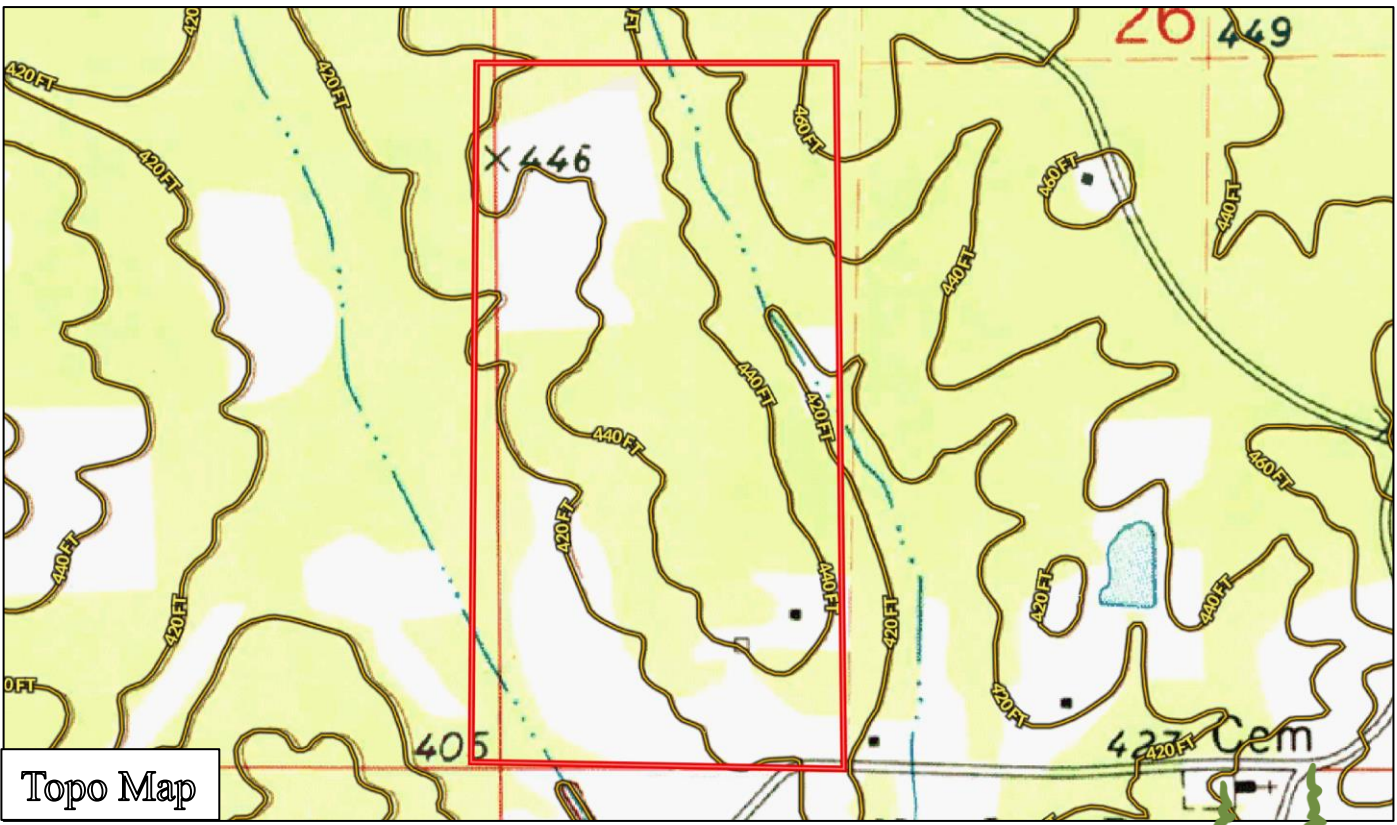
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Ownership Map



Topo Map



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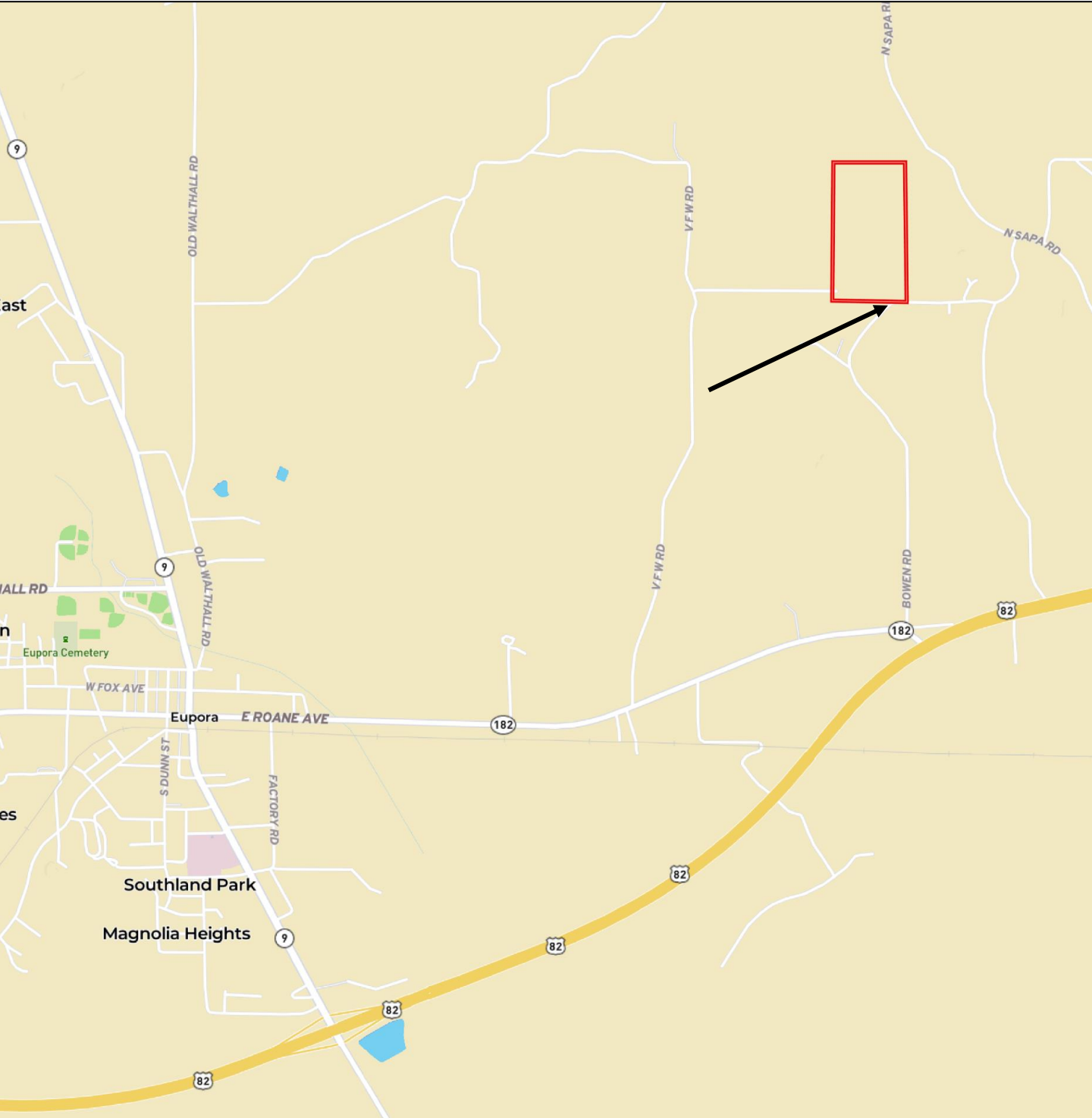
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