

# Income Producing, Diversity, Hunting 195± Acres in Webster County, MS



## \$253,500



- 22± Acres of Crop Land
- 48± Acres of Timber
- 122± Acres of Fresh Cutover
- Rolling Terrain
- Established Roads and Trails
- Deer and Turkey Hunting
- Paved Road Frontage
- Utilities at the Road
- Home and Cabin Sites
- 45 Minutes from Starkville, MS

**Directions from Eupora, MS:** From the intersection of Highway 9 and Hall Road, drive west on Hall Road for 0.7 miles. Turn right onto Martin Luther King Jr. Drive and travel 7.9 miles. The property will be on the right.



*Call me today!*

**ADAM HESTER**, REALTOR®

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601.898.2772 office | 601.506.5058 cell



Expect More. Get More.

# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Simply put...this is a cool place! Located just north of Eupora, MS in Webster County, this 195± acre tract offers income, diversity and hunting. The property makeup consists of 22± acres of crop land, 48± acres of timber and 122± acres of fresh cutover. There are utilities at the road and multiple home and cabin sites. Hunters, you will like what you see! You have the option to hunt over crops, cutover or in the hardwoods! The property currently has 22± acres of certified crop land. This year, the ground was planted in beans. Not only does this help cover your taxes and other expenses, it also provides a great food source for the wildlife. The timber harvest was just completed. The gently rolling terrain allows great vantage points and offers multiple locations to create large food plots or to plant and hunt the existing loading ramps. Along the edges of the roads and in various spots, large oak trees remain to help supplement the wildlife's food source. There is also an established food plot in the center of the property. At the north end, you will find a 40± acre block of remaining timber with established trails. This timber was select cut approximately 25 years ago and is scattered with various species of large oak trees. Not only is this good for deer, but also an ideal habitat for turkey! To tie it all together, there is a small creek with a remaining SMZ of timber along the southern portion of the property. If you are looking for your own hunting property...this is the place! Call Adam Hester today for more details.

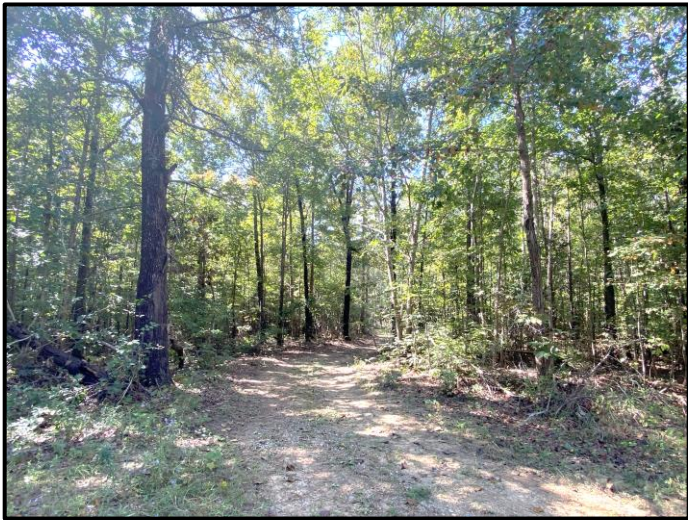


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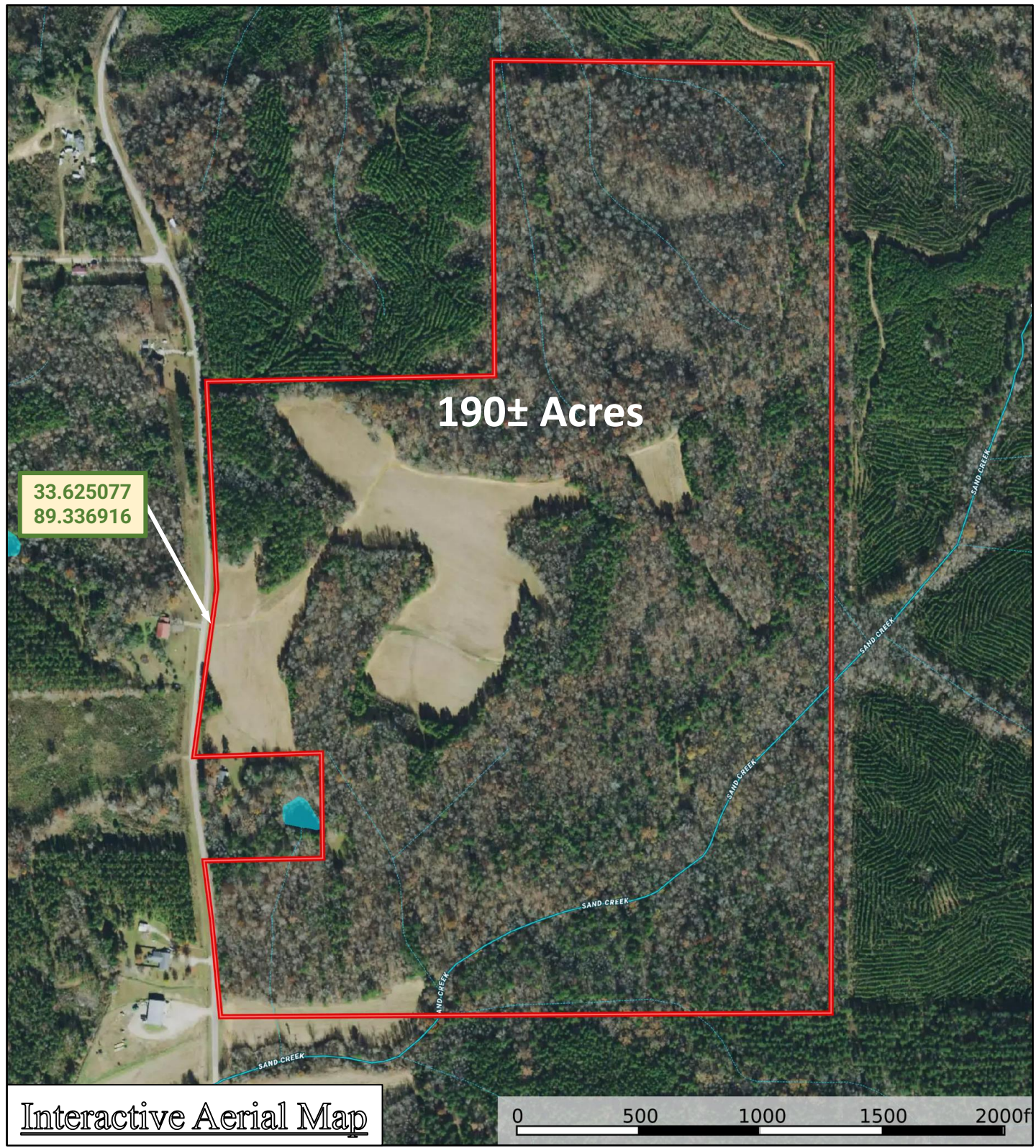


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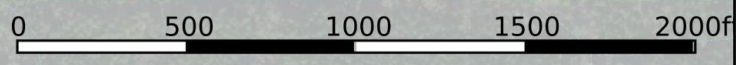
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190± Acres

33.625077  
89.336916

Interactive Aerial Map

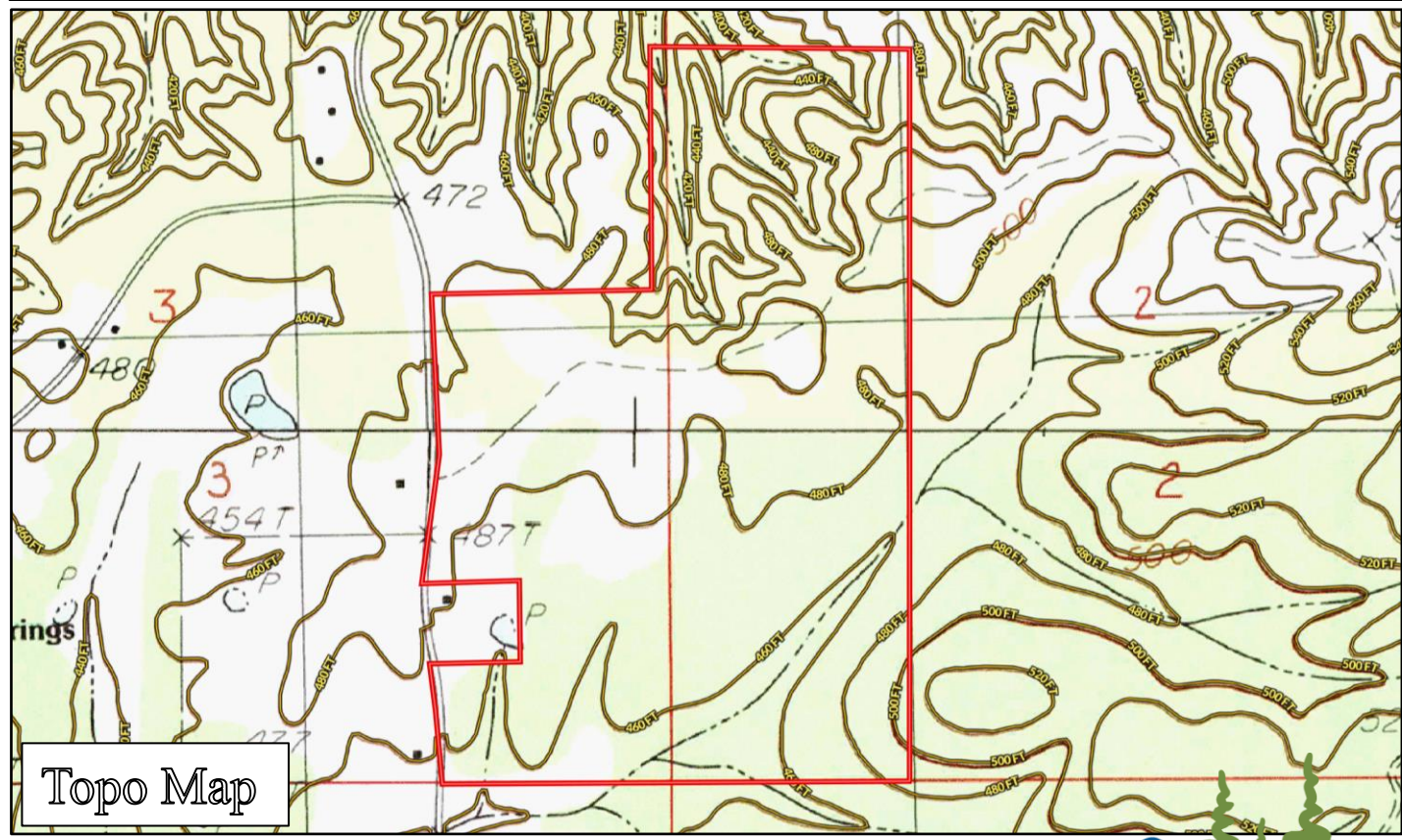
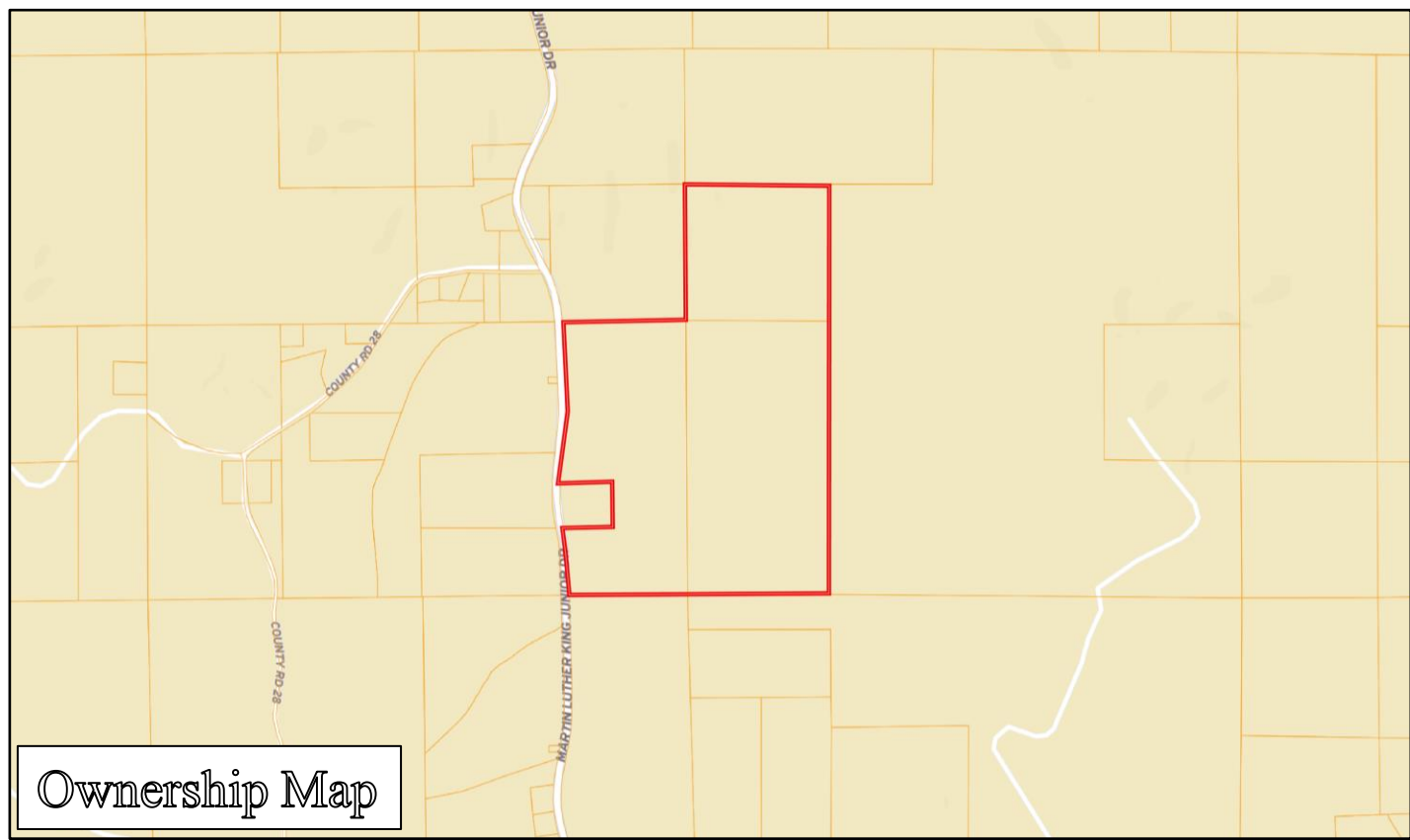


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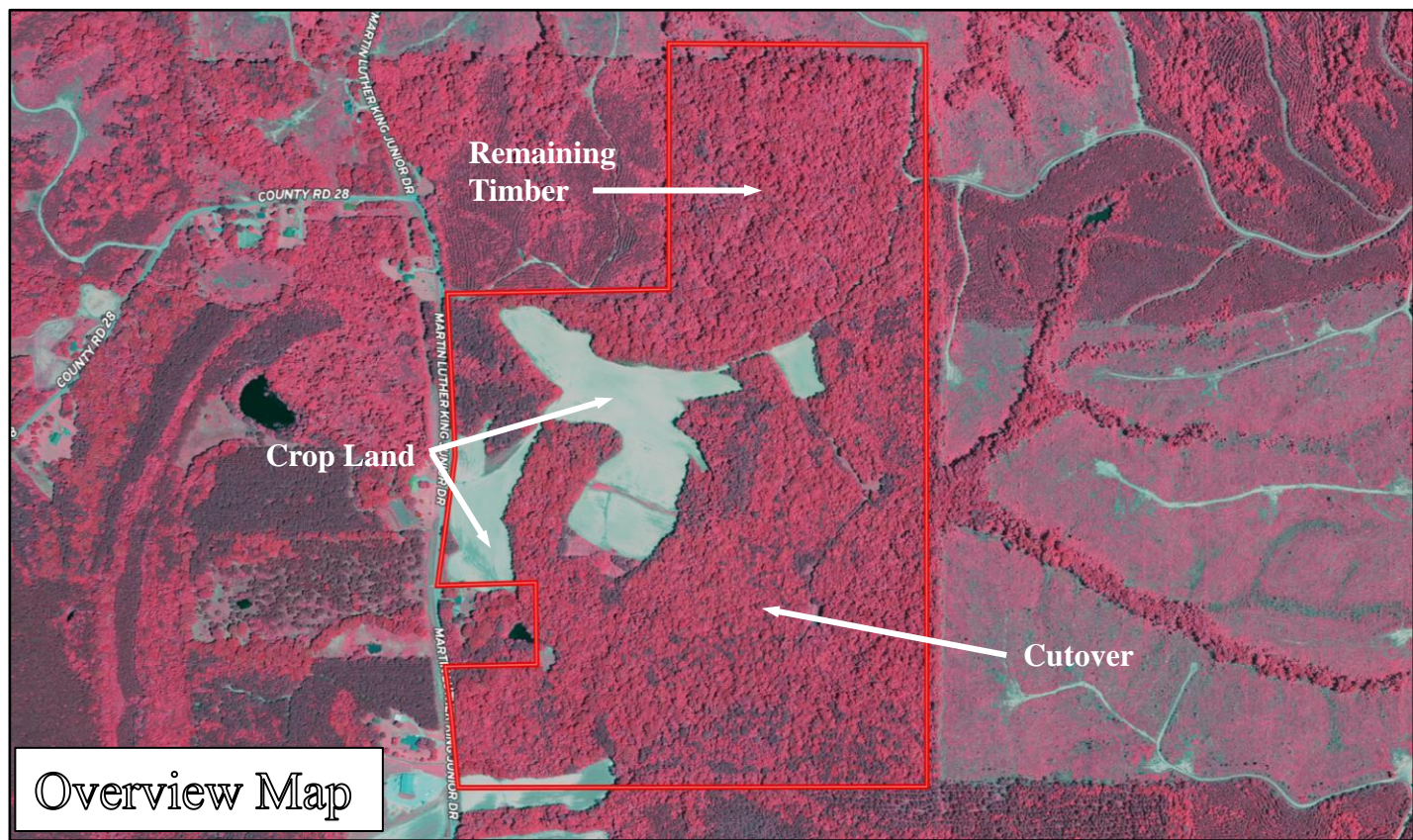
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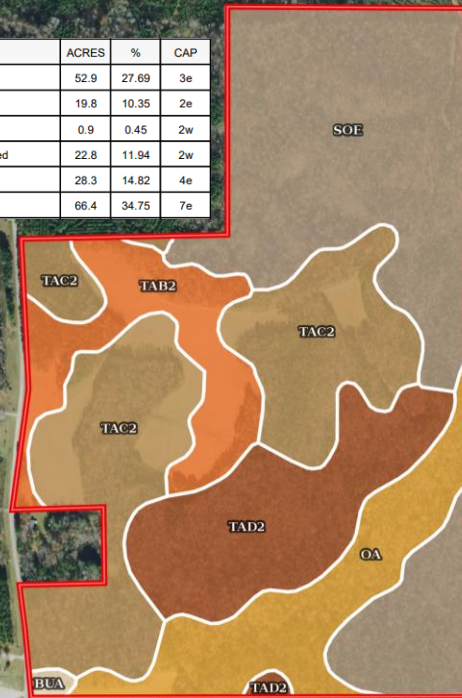


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Overview Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
TaC2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	52.9	27.69	3e
TaB2	Tippah silt loam, 2 to 5 percent slopes, eroded	19.8	10.35	2e
BuA	Bude silt loam, 0 to 2 percent slopes	0.9	0.45	2w
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	22.8	11.94	2w
TaD2	Tippah silt loam, 8 to 12 percent slopes, eroded	28.3	14.82	4e
SOE	Smithdale-Ora association, hilly	66.4	34.75	7e



Soil Map



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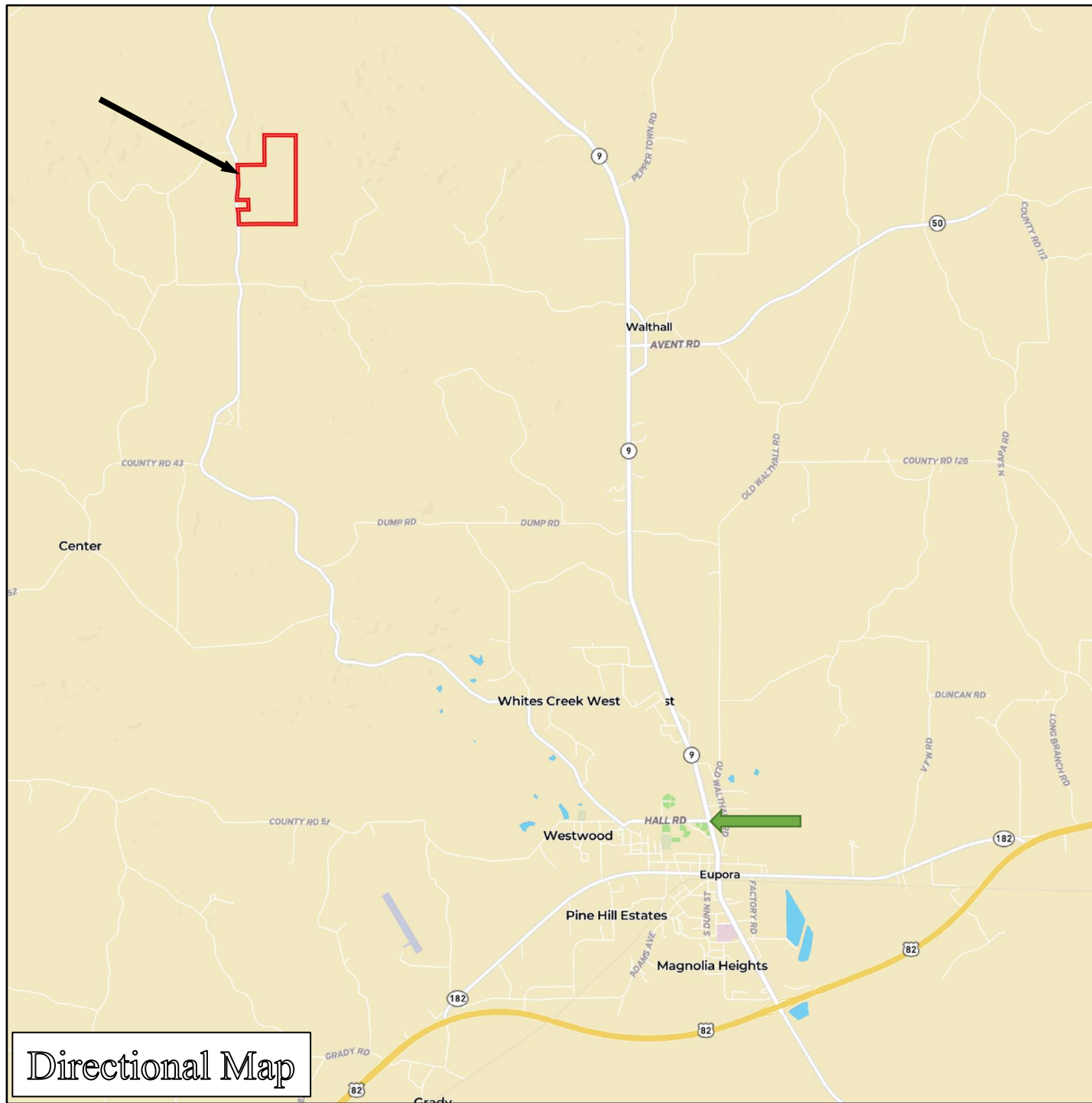
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Directional Map

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