

Modern Farmhouse on 131± Acres Overlooking the Lake
3542 Hays Rd
Eupora, MS 39744

\$954,980
131± Acres
Webster County



Modern Farmhouse on 131± Acres Overlooking the Lake Eupora, MS / Webster County

SUMMARY

Address

3542 Hays Rd

City, State Zip

Eupora, MS 39744

County

Webster County

Type

Hunting Land, Ranches, Residential Property, Single Family

Latitude / Longitude

33.611532 / -89.296974

Dwelling Square Feet

2564

Bedrooms / Bathrooms

2 / 2

Acreage

131

Price

\$954,980

Property Website

<https://www.mossyoakproperties.com/property/modern-farmhouse-on-131-acres-overlooking-the-lake-webster-mississippi/95883/>



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PROPERTY DESCRIPTION

Located in Webster County, Mississippi, this stunning 2,564± sq ft modern farmhouse sits on top of a hill overlooking a 5± acre lake, offering privacy, long-range views, and an exceptional blend of comfort and land. The home was extensively remodeled and expanded in 2023, including the addition of a spacious living room, outdoor seating area, and a three-car garage, making this property truly move-in ready.

The home features two bedrooms and two full bathrooms, highlighted by a spacious master suite with a large walk-in closet and a beautifully updated master bathroom offering double vanities, a walk-in shower, and a large soaking tub. An upstairs loft provides flexible space ideal for an office, sitting area, or additional living space. Two gas fireplaces add warmth and character, enhancing both the interior and outdoor living areas.

The kitchen is both inviting and functional, featuring beautiful finishes and a pantry for ample storage. Outdoor living is a major highlight, with a large patio and outdoor fireplace perfect for entertaining or relaxing year-round. A welcoming front porch overlooks the lake and surrounding pasture, creating an ideal setting for morning coffee or evening wildlife viewing.

A standout feature of the property is the fully insulated three-car garage, complete with a 784 sq ft bonus room above, offering excellent potential for a guest suite, home office, gym, or additional living space. The garage is equipped with a 220-volt plug, water line, and gas line, allowing for easy conversion into a fully climate-controlled workshop or hobby space.

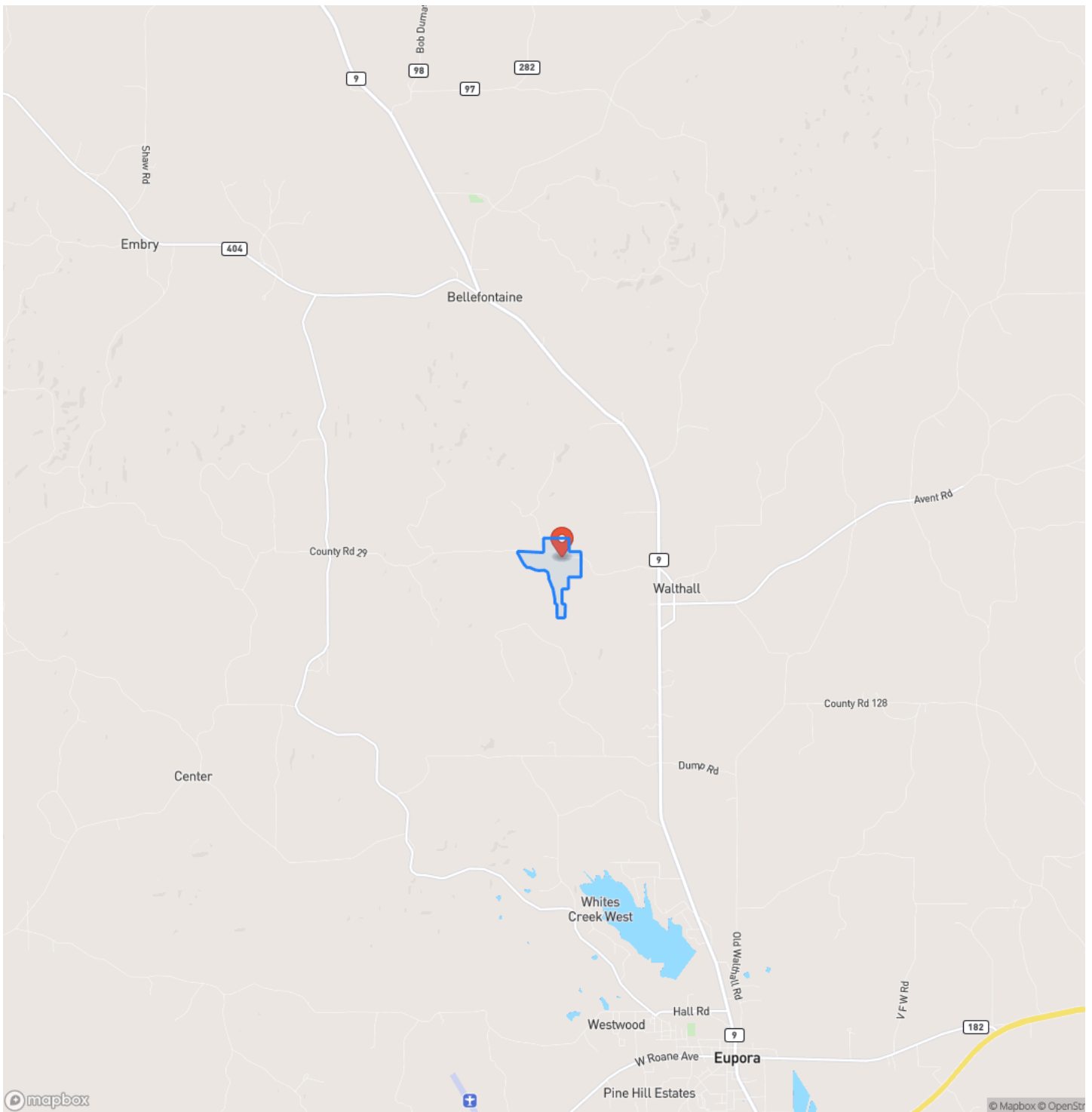
The property totals 131± acres, with 101± acres surrounding the home and an additional 30.5± acres located across the road, which includes a small pond. The land features approximately 41 acres of 25-year-old pine timber enrolled in CRP. The property offers excellent hunting and recreational opportunities, with abundant deer and turkey, as well as room for pasture use, land management, or future improvements.

This hilltop modern farmhouse delivers a rare combination of upgraded living space, water features, quality timber, and recreational acreage, making it an outstanding opportunity for a full-time residence, weekend retreat, or legacy property in Webster County.

**Modern Farmhouse on 131± Acres Overlooking the Lake
Eupora, MS / Webster County**

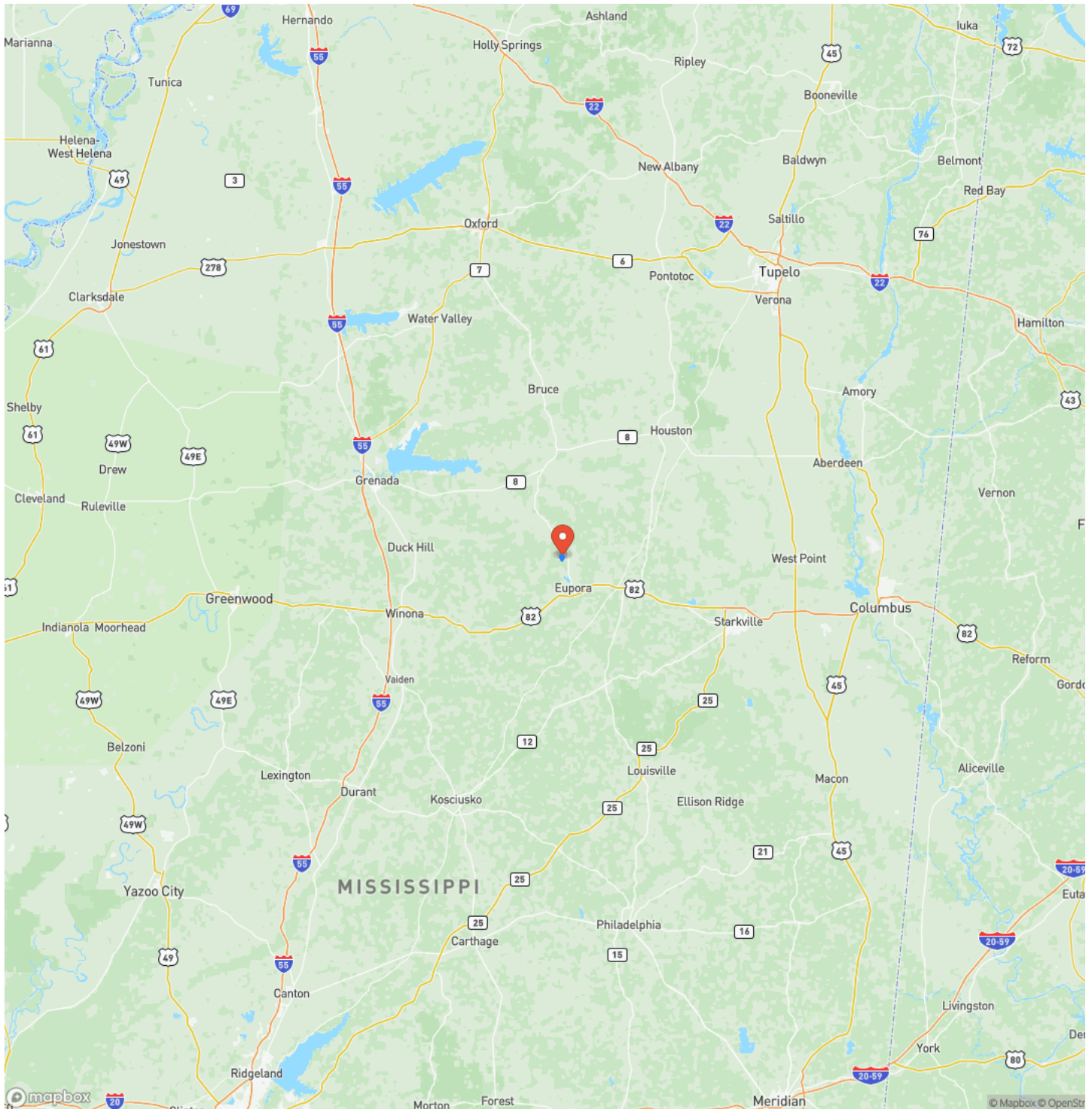


Locator Map

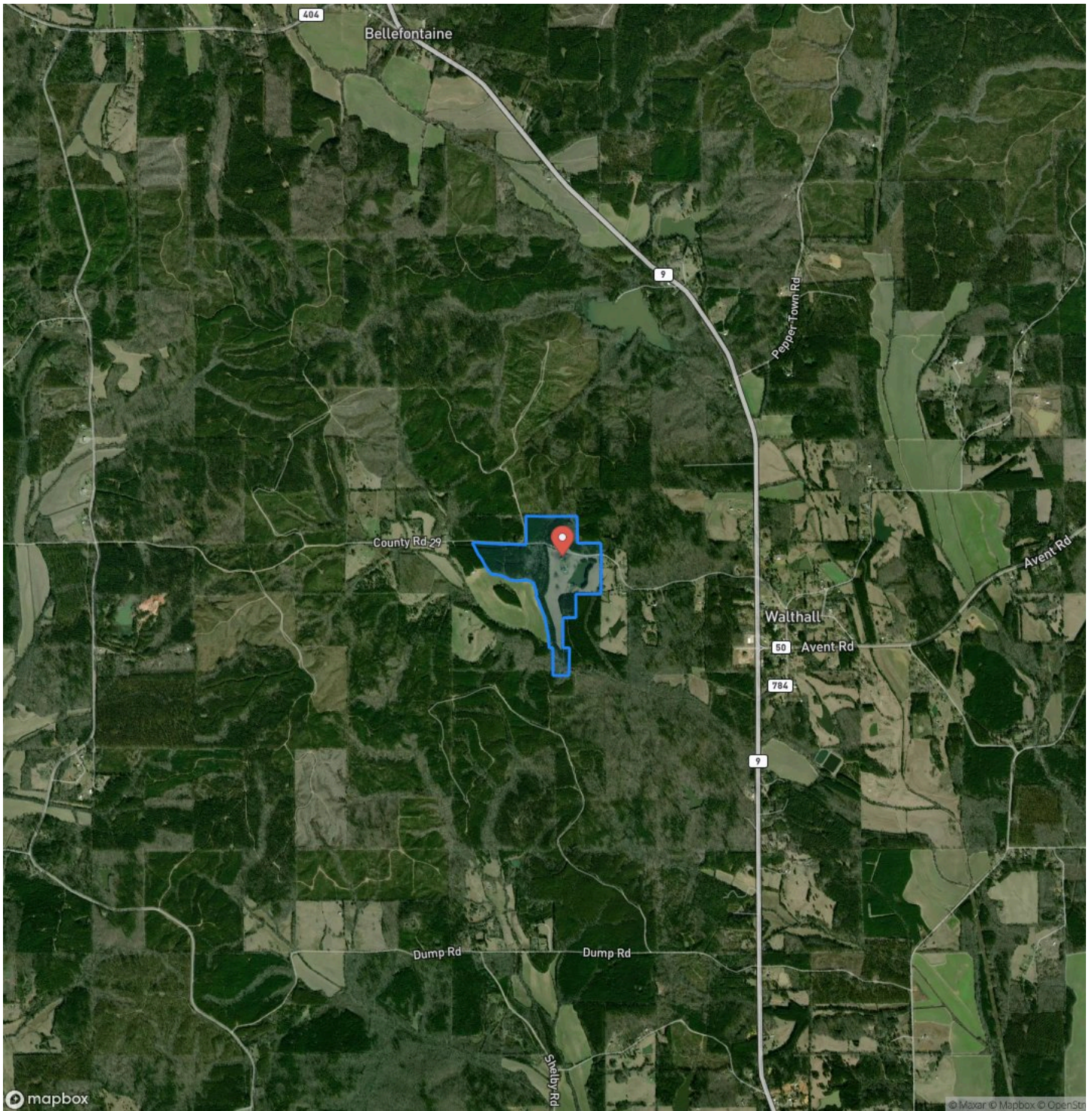


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Eupora, MS / Webster County**

Locator Map



Satellite Map



Modern Farmhouse on 131± Acres Overlooking the Lake Eupora, MS / Webster County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

5795 Highway 45 ALT S.

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MossyOakProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

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