

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

\$885,000
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

Single Family, Lakefront, Horse Property, Timberland, Residential Property, Recreational Land, Ranches, Hunting Land

Latitude / Longitude

33.611532 / -89.296974

Dwelling Square Feet

2564

Bedrooms / Bathrooms

2 / 2

Acreage

131

Price

\$885,000

Property Website

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



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PROPERTY DESCRIPTION

Modern Farmhouse Retreat: 131± Acres of Lakeside Luxury in Webster County, MS

Experience the perfect harmony of refined modern living and classic pastoral charm. Perched atop a rolling hill overlooking a **3± acre private lake**, this 2,564± sq. ft. modern farmhouse offers unparalleled privacy and scenic beauty.

While originally built in 2008, the residence underwent a **massive luxury expansion and remodel in 2023**, transforming it into a move-in-ready masterpiece designed for both high-end entertaining and functional country living. The home also features a **lifetime, transferable foundation warranty through GroundWorks**, offering added peace of mind for years to come.

The Residence: Modern Elegance & Comfort

The 2023 renovation reimagined the home's footprint, focusing on light, flow, and premium finishes:

- **New Primary Wing:** A spacious primary suite featuring a luxury bathroom, dedicated laundry room, and integrated office nook.
- **Chef's Kitchen:** Fully redesigned and expanded for maximum storage and effortless culinary flow.
- **Living Spaces:** A new, expansive great room centered around a cozy fireplace, plus an upstairs loft that has been used-and can easily function-as a third bedroom, flex space, or secondary office.
- **Outdoor Living:** Relax on the front porch with panoramic lake views or enjoy the covered patio featuring a stunning **stacked-stone outdoor fireplace**.

Exceptional Improvements

- **2023 Triple Garage:** Fully insulated with 220V power, water, and gas (ready for climate control).
- **Bonus Suite:** A 784± sq. ft. finished space above the garage-ideal for a guest apartment, gym, or workshop.
- **The "Showpiece" Barn:** A majestic, historic barn and twin grain bins add irreplaceable character and utility to the landscape.

The Land: Recreation, Income & Agriculture

Spanning 131± total acres, the property is a diverse haven for sportsmen and hobby farmers alike:

- **Water Features:** A 3± acre stocked lake, a secondary pond, and frontage along **Hayes Creek**.
- **Income & Timber:** 41± acres of 25-year-old pine timber currently enrolled in **CRP**, providing immediate passive income.
- **Hunting & Wildlife:** Exceptional deer and turkey hunting with diverse habitats and natural corridors.
- **Farm Ready:** Open pastures ready for hay production, horses, or cattle.

Investment Snapshot

Total Acreage: 131± (Offered as one contiguous sale)

Note: This property offers a rare combination of modern infrastructure, recreational water features, and agricultural utility that is difficult to replicate in today's market.

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



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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