

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

**\$929,980**  
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**

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**

\$929,980

**Property Website**

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



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

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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 **5± 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 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 perfect for a 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 5± 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.

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#### **Investment Snapshot**

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

- **Home Value:** \$499,980 (Based on \$195/sq. ft.)
- **Land Value:** \$455,000 (Based on \$3,500/acre)

**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.

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Eupora, MS / Webster County**



## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

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