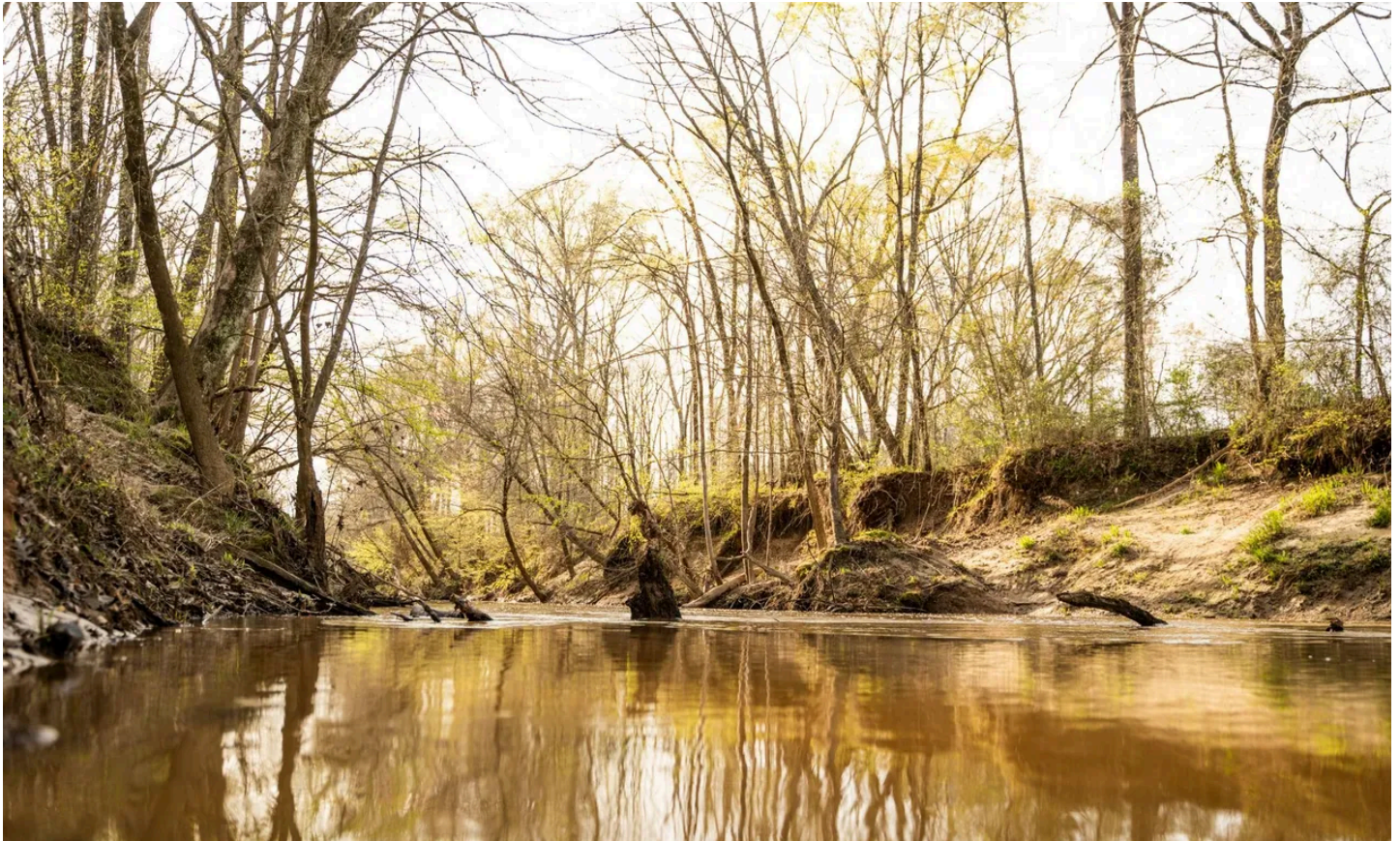


**Webster/Choctaw - Big Black River Hunting & Timber  
Tract - 508 Acres  
000 Hwy 9  
Eupora, MS 39744**

**\$1,500,315**  
**508.580± Acres**  
**Webster County**



**Webster/Choctaw - Big Black River Hunting & Timber Tract – 508 Acres**  
**Eupora, MS / Webster County**

---

**SUMMARY**

**Address**

000 Hwy 9

**City, State Zip**

Eupora, MS 39744

**County**

Webster County

**Type**

Undeveloped Land, Timberland, Recreational Land, Hunting Land

**Latitude / Longitude**

33.511101 / -89.244542

**Acreage**

508.580

**Price**

\$1,500,315

**Property Website**

<https://www.mossyoakproperties.com/property/webster-choctaw-big-black-river-hunting-timber-tract-508-acres-webster-mississippi/90719/>



## Webster/Choctaw - Big Black River Hunting & Timber Tract – 508 Acres Eupora, MS / Webster County

---

### PROPERTY DESCRIPTION

#### The Pinnacle of the Big Black: 508-Acre Trophy Timber & Hunting Legacy

**Location:** Choctaw & Webster Counties, MS (South of Eupora)

Own a piece of one of Mississippi's most legendary hunting corridors. This **508-acre premier tract** offers the rare trifecta of **world-class recreation, mature timber investment**, and **1.8 miles of Big Black River frontage**. Properties in this basin are tightly held for a reason: the soil is richer, the genetics are better, and the heritage is unmatched.

#### Elite Hunting & Recreation

The Big Black River basin is the "Gold Standard" for Mississippi sportsmen. This property is a turnkey engine for outdoor adventure:

- **Trophy Whitetails:** Fertile river-bottom soils and natural browse produce the heavy-racked bucks the Big Black is famous for.
- **Thunder on the Ridges:** A thriving eastern wild turkey population with ideal hardwood roosting sites and strutting bottoms.
- **Year-Round Water Access:** 1.8 miles of scenic river frontage plus a private pond for fishing and seasonal waterfowl in the sloughs.
- **Diverse Game:** Abundant squirrel and rabbit populations for high-action small game hunting.

#### Timber & Investment Value

This isn't just a playground; it's a high-performing asset.

- **Mature Stand:** A mix of merchantable hardwoods and pine timber.
- **Ready to Manage:** Includes an approved timber management plan and a **recent timber cruise** (available for serious inquiries).
- **Conservation Legacy:** Protected by a Conservation Easement, ensuring this wild landscape remains pristine for generations while providing potential tax advantages.

#### Strategic Location

Tucked away for total privacy, yet perfectly positioned near North Mississippi's hubs:

- **Starkville (MSU):** 26 miles
- **Winona:** 28 miles
- **Columbus:** 49 miles
- **Madison/Jackson Metro:** 89 miles

---

#### Why this tract?

It is rare to find over 500 contiguous acres that offer both high-yield timber and "bucket-list" hunting quality. Whether you are looking for a family legacy property or a strategic land investment, this Big Black River tract stands in a league of its own.

**Schedule Your Private Tour:** Experience the majesty of the Big Black River in person.

**Fred Zeponi** | [662-495-1121](tel:662-495-1121) | [Fred@mossyoakproperties.com](mailto:Fred@mossyoakproperties.com)

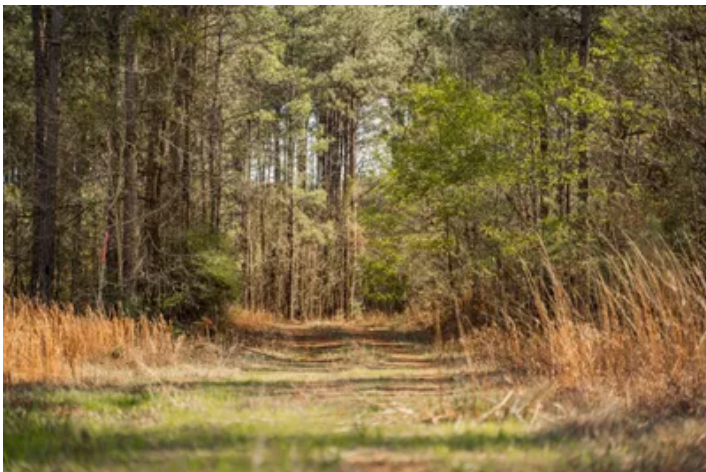


Les Penn | [601-260-5544](tel:601-260-5544) | [lpenn@mossyoakproperties.com](mailto:lpenn@mossyoakproperties.com)

Mossy Oak Properties, BRE [662 494 1121](tel:662-494-1121)



**Webster/Choctaw - Big Black River Hunting & Timber Tract - 508 Acres**  
**Eupora, MS / Webster County**



## Locator Map

---



## Locator Map



## Satellite Map

---







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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**  
5795 Highway 45 Alt S  
West Point, MS 39773  
(662) 495-1121  
[MossyOakProperties.com](http://MossyOakProperties.com)

---

