



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**53 MCCAIN ESTATE DRIVE W
EUPORA | WEBSTER COUNTY, MS**
\$218,400



OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

53 MCCAIN ESTATE DRIVE W

PROPERTY PROFILE

LOCATION:

- 53 McCain Estate Drive W
Eupora, MS 39744
- Webster County
- 0.5± Miles from White's
Creek Lake Campground
- 10± Miles NW of Mathiston
- 30± Miles NW of Starkville
- 33± Miles NE of Winona

COORDINATES:

- 33.5613, -89.276

PROPERTY USE:

- Residential
- Weekend Home
- Investment

PROPERTY INFORMATION:

- 1± Acre Corner Lot
- 1,258± SqFt Home
- 2 Bedrooms/2 Baths
- Large Primary Bedroom
- New Appliances
- Front Porch
- Back Deck
- Partial View of the Lake
- Shade Trees
- Established Slab

TAX INFORMATION:

- Parcel ID: 089B003204.01
- \$1,327.33 for 2025



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AMEILA SANSING
RESIDENTIAL & LAND SPECIALIST
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501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 53 MCCAIN ESTATE DRIVE W

WELCOME HOME TO 53 MCCAIN ESTATE DRIVE W IN EUPORA, MISSISSIPPI. Nestled on a peaceful 1± acre lot near White's Creek Lake is a charming home that blends privacy and comfort.

The Webster County home offers 1,258± square feet of heated and cooled living space with two bedrooms and two bathrooms. A welcoming full-length front porch is ideal for relaxing and taking in the natural surroundings, and the back deck is perfect for entertaining, grilling, or enjoying quiet evenings outdoors.

The exterior includes a durable metal roof and a convenient one-car carport for covered parking. An established slab is ideal for adding a pole shed or covered storage for a boat or outdoor equipment. The spacious corner lot features mature trees in a quiet, scenic setting with plenty of space to enjoy the outdoors.



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MORE ABOUT 53 MCCAIN ESTATE DRIVE W

Located just minutes from White's Creek Lake, a beautiful 300± acre lake, you'll have access to various amenities including fishing, boating, and outdoor recreation—making it perfect for weekend getaways or everyday enjoyment.

Whether you're looking for a weekend retreat, investment opportunity, or a serene place to call home, this property offers a rare chance to enjoy country living with lake access nearby.

**Contact Ameila Sansing today to schedule a personal tour
and make 53 McCain Estate Drive W your new address!**



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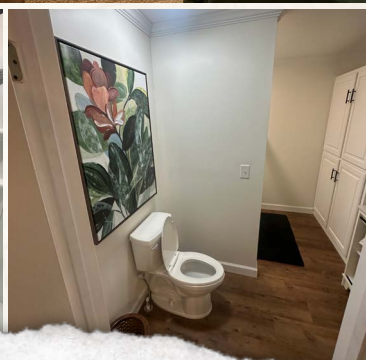
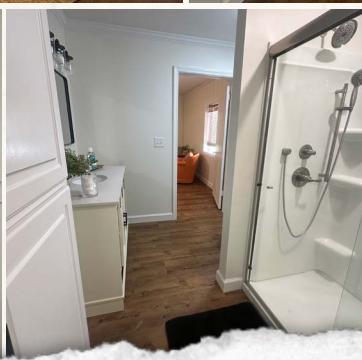
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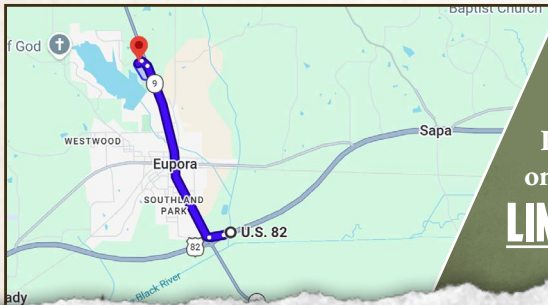
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land **id.** LINK

Directions From McDonald's in Eupora, MS: Travel 2.5 miles north on MS-9. Turn left on Lake Drive S, then make another left on McCain Estate Drive W and the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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