

SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



76± ACRES
WEBSTER COUNTY, MS
\$167,200



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

THE WEBSTER 76

PROPERTY PROFILE

LOCATION:

- Mantee Road
Mantee, MS 39751
- Webster County
- 5± Miles NW of
East Webster School
- 8.2± Miles SW of Mantee
- 9± Miles N of Mathiston
- 25± Miles NW of Starkville

PROPERTY USE:

- Potential Home Site
- Hunting
- Recreational

COORDINATES:

- 33.6703, -89.15385

TAX INFORMATION:

- 2025 Taxes TBD

PROPERTY INFORMATION:

- 76± Acres
- Rolling Terrain
- Paved Road Frontage
- Utilities Available at the Road
- 3± Year-Old Cutover



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MICHAEL COOPER

MANAGING BROKER

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mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WEBSTER 76

THE WEBSTER 76 IS A SOLID PLACE TO BUILD, INVEST, OR CREATE YOUR OWN HUNTING RETREAT! Located in Webster County, Mississippi, roughly nine miles north of Mathiston, the 76± acre property offers great opportunities for hunting, recreation, or a future homesite.

The land features frontage on the paved Mantee Road, and utilities are available along the road, providing convenient access and strong potential for building a cabin or your dream home. The gently rolling terrain includes approximately three-year-old cutover, creating a blank canvas for replanting, development, food plots, or establishing internal trail systems. Additionally, the rolling topography offers natural character and drainage, making it ideal for recreational use and wildlife habitat improvement. The Webster 76 provides the perfect balance of rural privacy with easy access to nearby amenities.

Call Michael Cooper to schedule a personal tour and experience #TheSmallTownWay!



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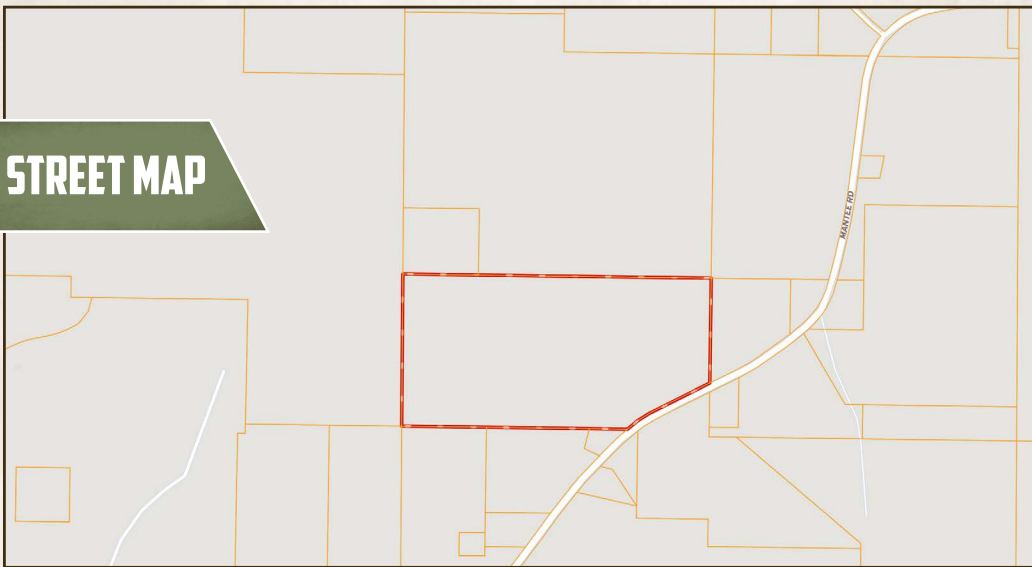
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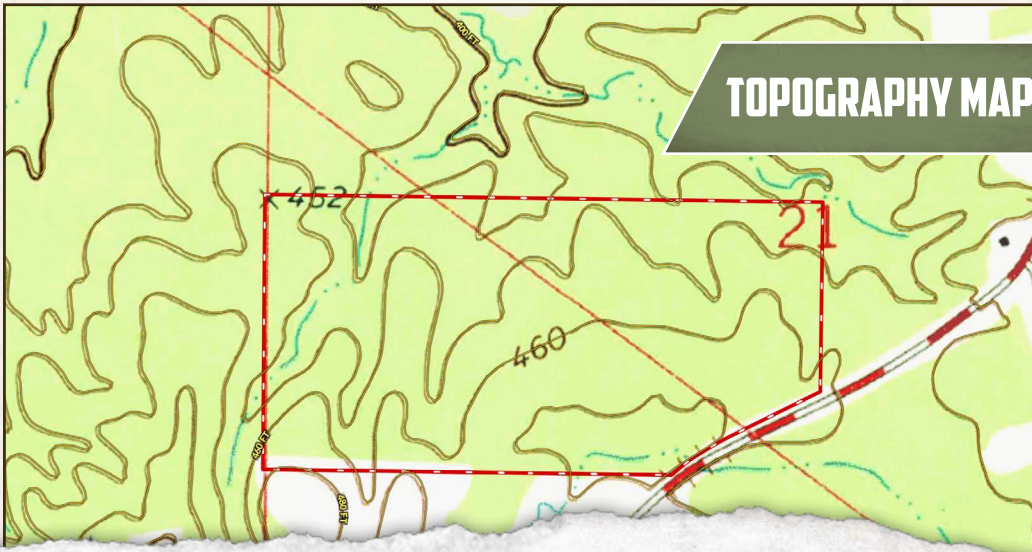
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STREET MAP



TOPOGRAPHY MAP



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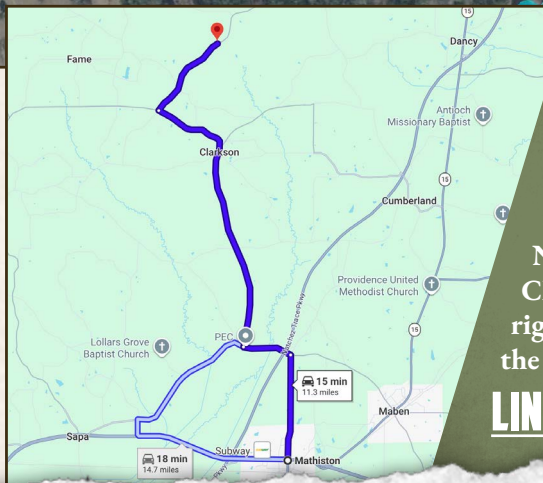
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WEBSTER COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of MS 403 N and Highway 82 in Mathiston, MS: Travel 2.3 miles north on MS 403. Turn left to stay on MS 403 N and continue 1.0 mile. Turn right on Clarkson Road and proceed 6 miles. Turn right on Mantee Road and travel 2 miles to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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