

**37.25± ACRES**  
**WEBSTER COUNTY, MS**  
**\$109,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE WEBSTER 37.25

## PROPERTY PROFILE

### LOCATION:

- Bluit Road  
Maben, MS 39750
- Webster County
- 3.5± Miles NE of Maben
- 5± Miles SE of East  
Webster School
- 14± Miles NW of Starkville

### COORDINATES:

- 33.5724, -89.02772

### PROPERTY USE:

- Recreational
- Hunting
- Potential Homesite
- Weekend Retreat

### PROPERTY INFORMATION:

- 37.25± Acres
- Mixed Mature Timber
- Internal Trail
- Abundant Game
- Established Foot Plot Location
- East Webster School District
- Road Frontage
- Utilities at the Road
- Additional Acreage Available

### TAX INFORMATION:

#### 2024 Taxes

- Parcel# 1380002712.02: \$96.08
- Part of Parcel# 1380002711.00:  
TBD



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**MICHAEL COOPER**

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

[mcooper@smalltownproperties.com](mailto:mcooper@smalltownproperties.com)

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

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WEBSTER 37.25

**A 37.25± ACRE TRACT IN WEBSTER COUNTY, MS, IS CALLING YOUR NAME!** Situated in the East Webster School District, this property offers an excellent opportunity for a future homesite, hunting, or weekend retreat.

The property features an established food plot and a trail system that makes it easy to navigate the land. With utilities available at the road, it's ready for your vision—whether that's building your dream home or enjoying a peaceful getaway. Just a short drive from Starkville, this tract offers convenience with recreational and hunting opportunities for those who enjoy spending time outdoors. Additional acreage is available.

**Contact Michael Cooper today to schedule a private tour!**



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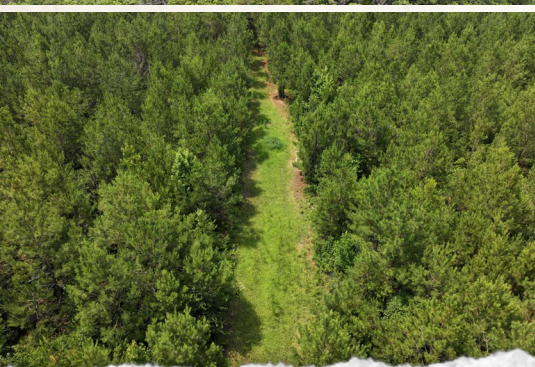
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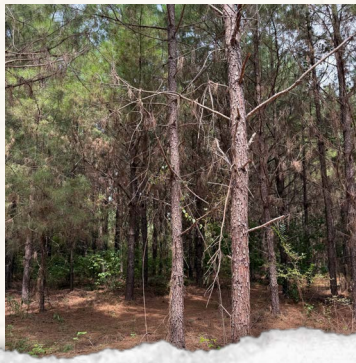
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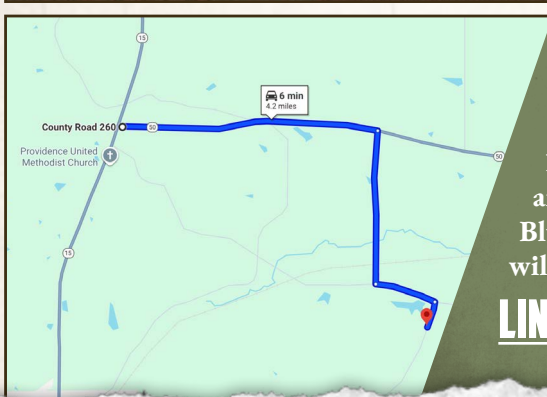
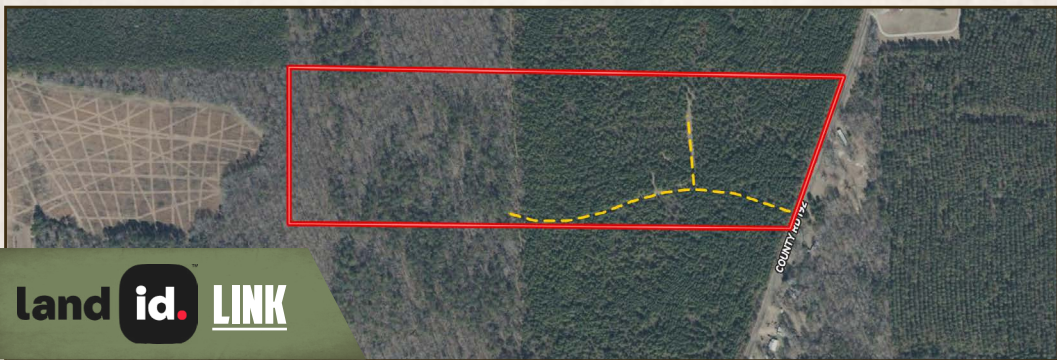
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Directions From the Intersection of Hwy 50 and Hwy 15 in Maben, MS: Travel 2.2 miles east on Hwy 50. Turn right onto Hatcher Road and continue 1.3 miles. Turn left onto Harpole Road and proceed 0.5 miles. Turn right onto Bluitt Road and in 0.2 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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