

**30.5± ACRES**  
**WEBSTER COUNTY, MS**  
**\$89,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

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# THE WEBSTER 30.5

## 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:

- 33.57029, -89.02816

### PROPERTY USE:

- Recreational
- Hunting
- Potential Homesite
- Weekend Retreat

### PROPERTY INFORMATION:

- 30.5± Acres
- Mixed Mature Timber
- Young Pines
- Abundant Game
- East Webster School District
- Road Frontage
- Utilities at the Road
- Additional Acreage Available

### TAX INFORMATION:

- Part of Parcel #1380002711.00  
TBD



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**MICHAEL COOPER**

MANAGING BROKER

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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 30.5

**WELCOME TO THE WEBSTER 30.5—AN EXCELLENT OPPORTUNITY FOR A FUTURE HOMESITE, HUNTING, OR WEEKEND RETREAT.** This 30.5± acre Webster County, MS, tract is located in the East Webster School District. On the back of the property, you will find mature mixed timber, while young plantation pine is on the front. This land is ready for your vision—whether that's building your dream home or enjoying a peaceful getaway. There is an established entrance from Bluitt Road, where the utilities are located.

Just a short drive from Starkville, the Webster 30.5 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 personal tour and experience #TheSmallTownWay!**



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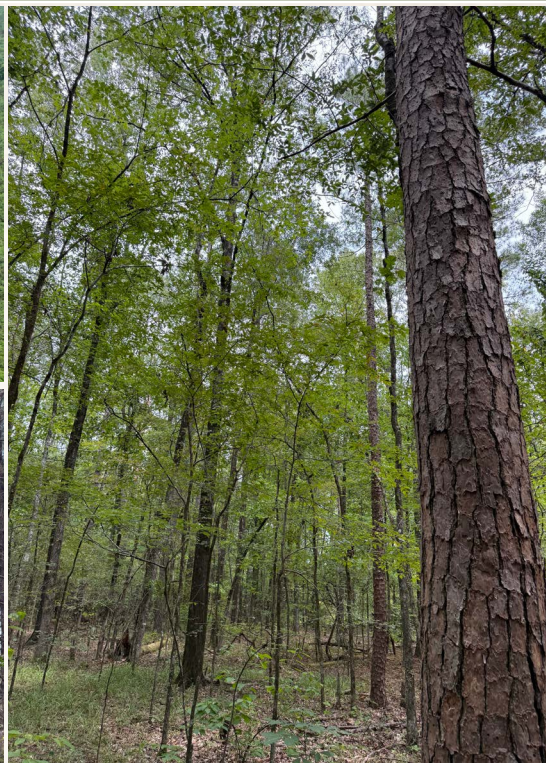
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**WEBSTER COUNTY, MISSISSIPPI**



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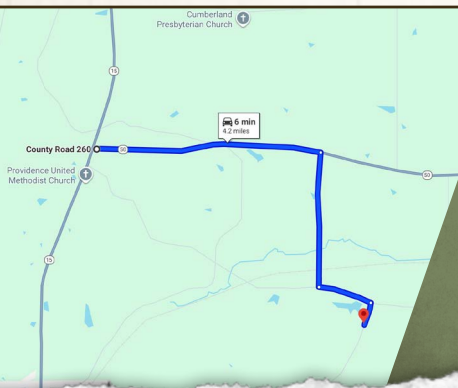
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30.5± ACRES

WEBSTER COUNTY, MISSISSIPPI

land id. LINK



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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