

80± ACRES
WEBSTER COUNTY, MS
\$116,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027

THE WEBSTER 80

PROPERTY PROFILE

LOCATION:

- Old Cove Heath Road
Eupora, MS 39744
- Webster County
- 9± Miles NW of Eupora
- 16± Miles NE of Kilmichael
- 34± Miles NW of Starkville

COORDINATES:

- 33.61824, -89.38703

PROPERTY USE:

- Recreational
- Hunting

PROPERTY INFORMATION:

- 80± Total Acres
- 6± Acre Open Field
- Fresh Cutover
- Rolling Terrain
- Gravel Road Frontage
- Abundant Game

TAX INFORMATION:

- Parcel # 0530000701.00
- 2024 Taxes: \$255.94



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MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

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

smalltownproperties.com

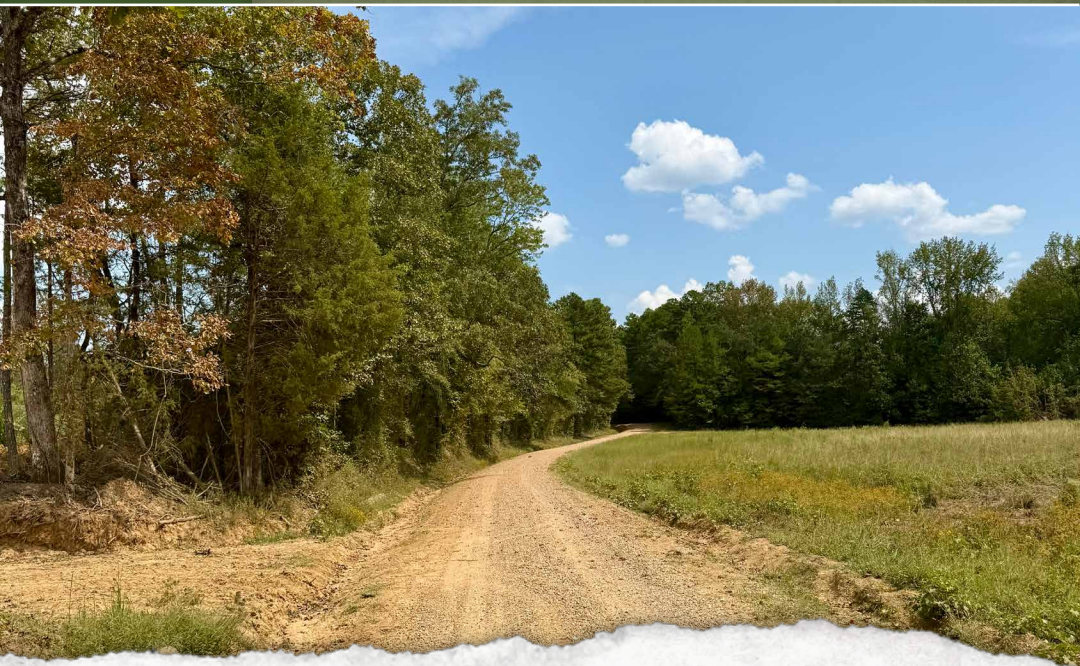
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WELCOME TO THE WEBSTER 80

IF YOU ARE LOOKING FOR A WEEKEND GETAWAY, A HUNTING SPOT, OR A LONG-TERM INVESTMENT, THE WEBSTER 80 SHOULD BE ON YOUR LIST! Located on Old Cove Heath Road roughly nine miles northwest of Eupora, Mississippi, this 80± acre tract offers a great mix of features for the sportsman or land investor.

Of the 80± Webster County acres, you will find a 6± acre open field up front, and the remaining balance is fresh cutover. The rolling terrain sets up well for future timber growth, wildlife habitat, or creating your own trail system. With gravel road frontage and abundant wildlife, this place can be a prime hunting and recreational tract!

Contact Michael Cooper today to learn more and schedule a private showing!



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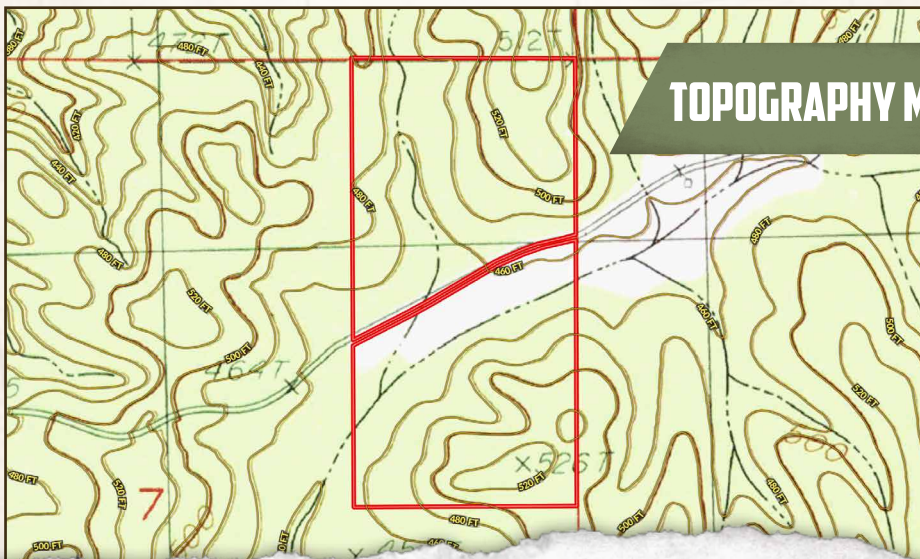
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land id. **LINK**



TOPOGRAPHY MAP



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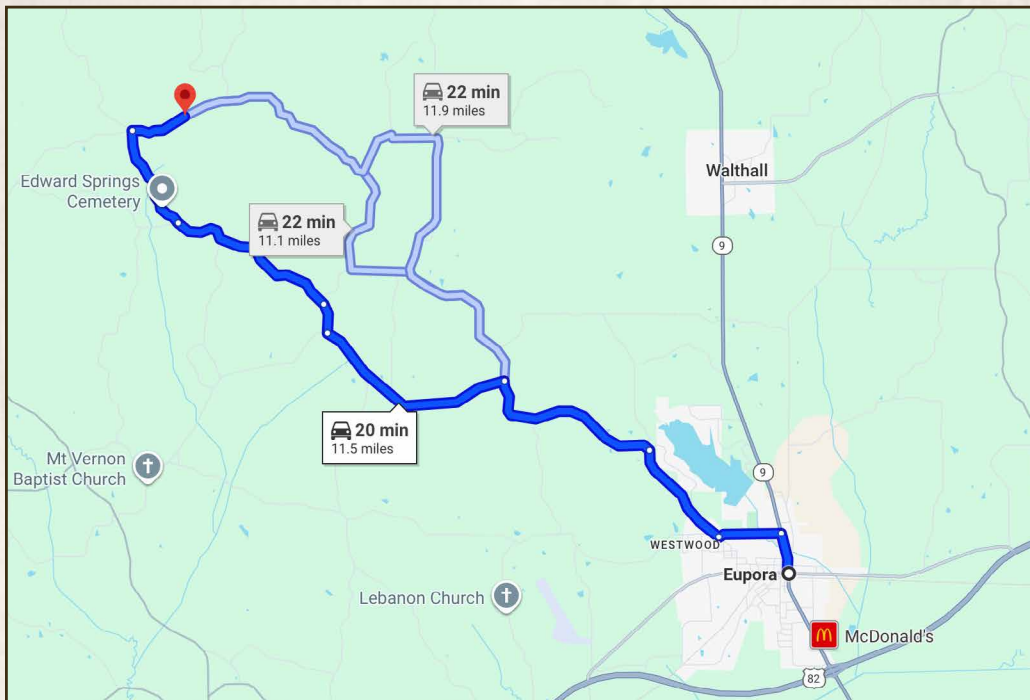
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Directions From the Intersection of Hall Road and Hwy 9 in Eupora, MS: Travel 0.7 miles on Hall Road. Turn right on Gibson Drive/Martin Luther King Jr. Drive and continue 1.3 miles. Make a slight left to stay on Martin Luther King Jr. Drive and proceed 2.2 miles. Turn left on Center Road and travel 2.4 miles. Turn right on Middleton Road/South Union Road and continue 0.3 miles. Make a slight left to stay on South Union Road and travel 2.1 miles. Continue straight on Edward Springs Road for 1.3 miles. Turn right on Old Cove Heath Road and in 0.7 miles the property will be on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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