

Webster County 267 +/- - Timber, Hunting and
Residential
Moore's Creek Road
Maben, MS 39750

\$915,000
267± Acres
Webster County



Webster County 267 +/- - Timber, Hunting and Residential Maben, MS / Webster County

SUMMARY

Address

Moores Creek Road

City, State Zip

Maben, MS 39750

County

Webster County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.601345 / -89.089521

Acreage

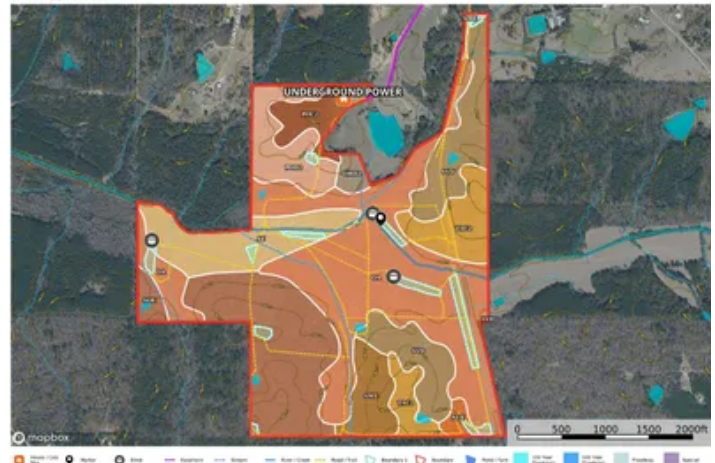
267

Price

\$915,000

Property Website

<https://www.mossyoakproperties.com/property/webster-county-267-timber-hunting-and-residential-webster-mississippi/116603/>



Boundary 266.45 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CP	NCOP	CAP
Oa	Oaklinter silt loam, 0 to 2 percent slopes, occasionally flooded	94.12	35.32	0	65	2w
SOE	Smithdale-Ora association, hilly	47.58	17.86	0	47	7e
SvD	Sweetman-Providence complex, 8 to 12 percent slopes	33.5	12.57	0	68	6e
Ae	Ariel silt loam	25.05	9.4	0	76	2w
TaC2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	21.02	7.89	0	70	3e
PcD2	Providence silt loam, 8 to 12 percent slopes, eroded	16.83	6.32	0	37	4e
SWE	Sweetman-Providence association, 12 to 35 percent slopes	11.41	4.28	0	39	7e
PcC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	8.92	3.35	0	32	3e
OrD2	Ora loam, 8 to 12 percent slopes, eroded	4.53	1.7	0	37	4e
SuE	Sweetman loam, 15 to 25 percent slopes	2.68	1.01	0	64	7e
SmE	Smithdale sandy loam, 15 to 25 percent slopes	0.81	0.3	0	63	7e
TOTALS		266.45(*)	100%	-	59.11	3.95

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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PROPERTY DESCRIPTION

267± Acres | Timber Investment, Hunting & Recreational Property | Webster County, Mississippi

This 267± acre property in Webster County offers an outstanding combination of **timber investment, hunting and recreation, and rural homesite** potential in a highly desirable location just minutes from Mathiston, Maben, East Webster Schools, and the Natchez Trace Parkway.

The property features a strong stand of merchantable timber that is scheduled to be thinned in October 2026, providing an immediate timber-management component while positioning the remaining stand for continued growth and future income potential. For the recreational buyer, the property is already set up for hunting and land management with established food plots and an extensive interior road and trail system providing excellent access throughout the tract.

Access is provided by a well-maintained deeded gravel easement, offering dependable year-round access while maintaining the privacy buyers want in a large recreational property. An **open homesite** is already in place with underground utilities extending to the site, and community water is available nearby.

This combination creates a rare opportunity to build a primary residence, weekend retreat, or hunting lodge and walk out the back door onto your own **267± acre** hunting, timber, and recreational property. The mix of timber, food plots, interior roads, privacy, utilities, and convenient access makes this a property that can be enjoyed immediately while also offering long-term land and timber investment potential.

The location is another major advantage. The property is approximately five minutes from Mathiston and Maben, just minutes from East Webster Schools, and convenient to the Natchez Trace Parkway. Buyers looking for land in the Mathiston, Maben, Starkville, and greater Golden Triangle region will appreciate the ability to own a large private tract without being isolated from schools, services, and surrounding communities.

Webster County residents may also be eligible, subject to program requirements, for educational assistance through the E.H. Sumners Endowed Scholarship Fund, which serves qualifying residents of Webster County and several other Mississippi counties and is available through Mississippi State University and other participating Mississippi institutions.

Whether your goal is Mississippi hunting land, timberland investment, a recreational retreat, a private homesite, or a legacy property for your family, this 267± acre Webster County tract deserves a serious look. Properties combining this much acreage, managed timber, established wildlife improvements, interior access, utilities, a potential homesite, and proximity to East Webster Schools are increasingly difficult to find.

Fred Zeponii III, Broker- Listing Agent

Cell: [662-418-6767](tel:662-418-6767)

Office: [662-495-1121](tel:662-495-1121)

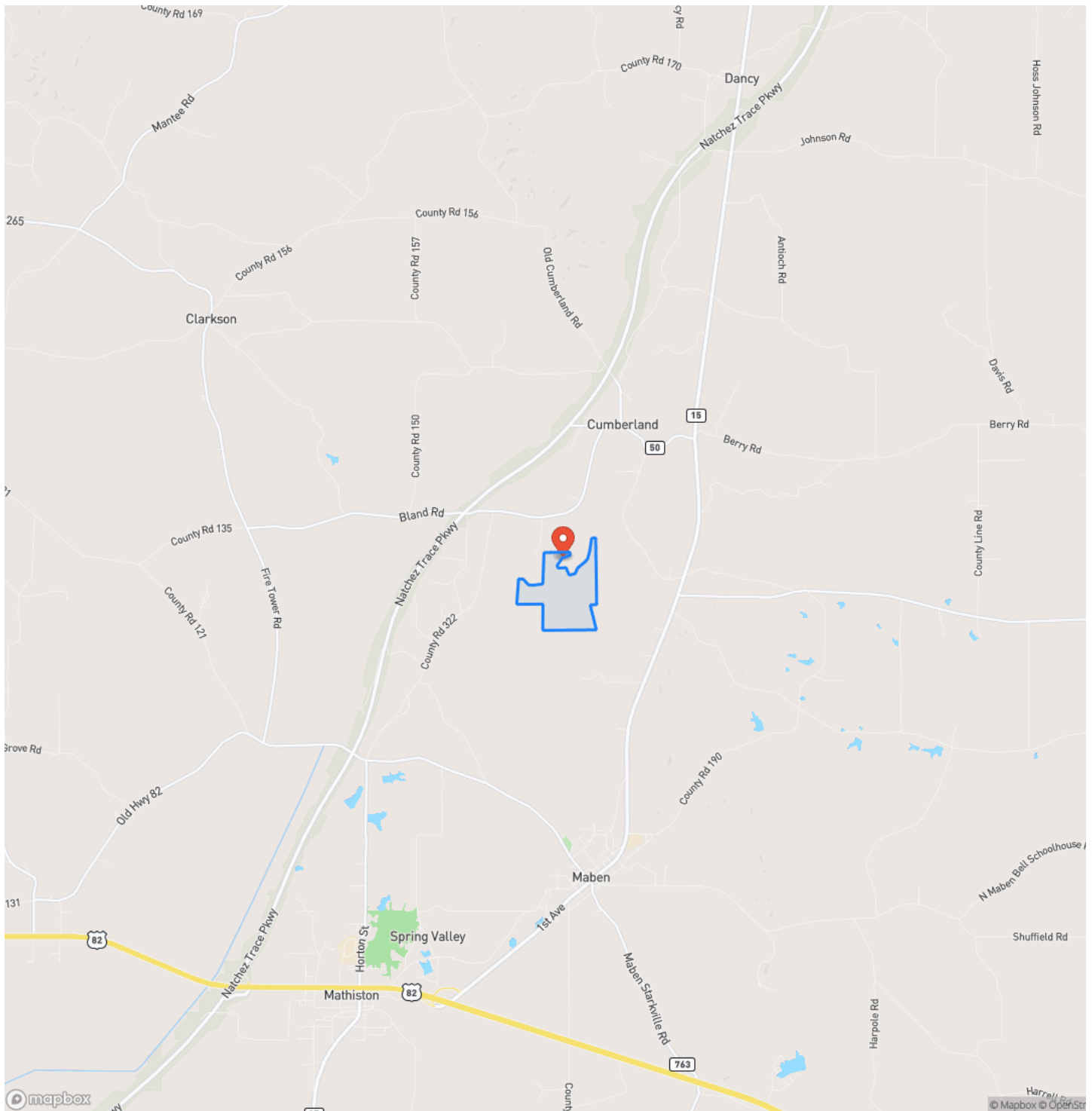
Email: Fred@mossyoakproperties.com



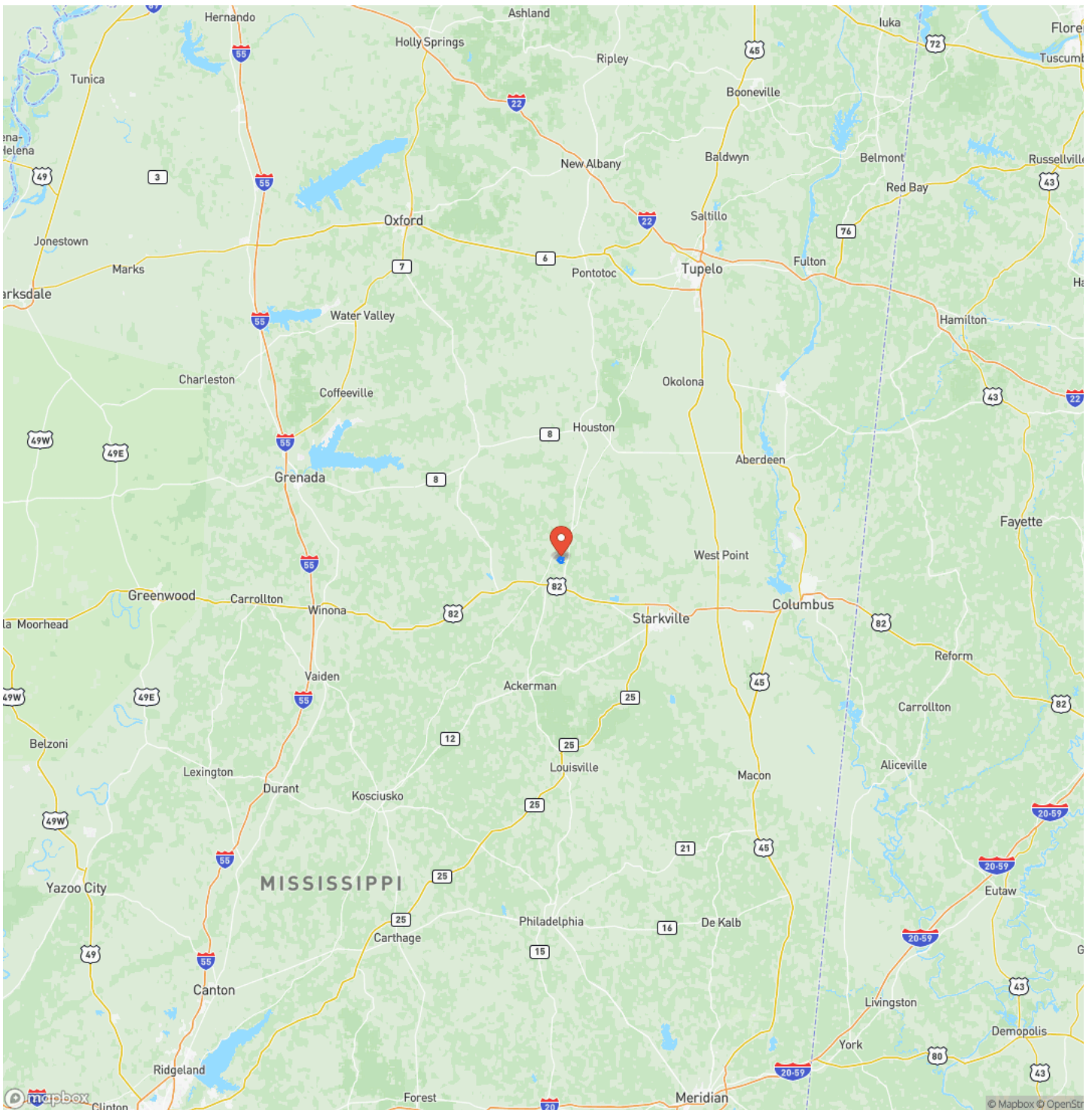
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Maben, MS / Webster County



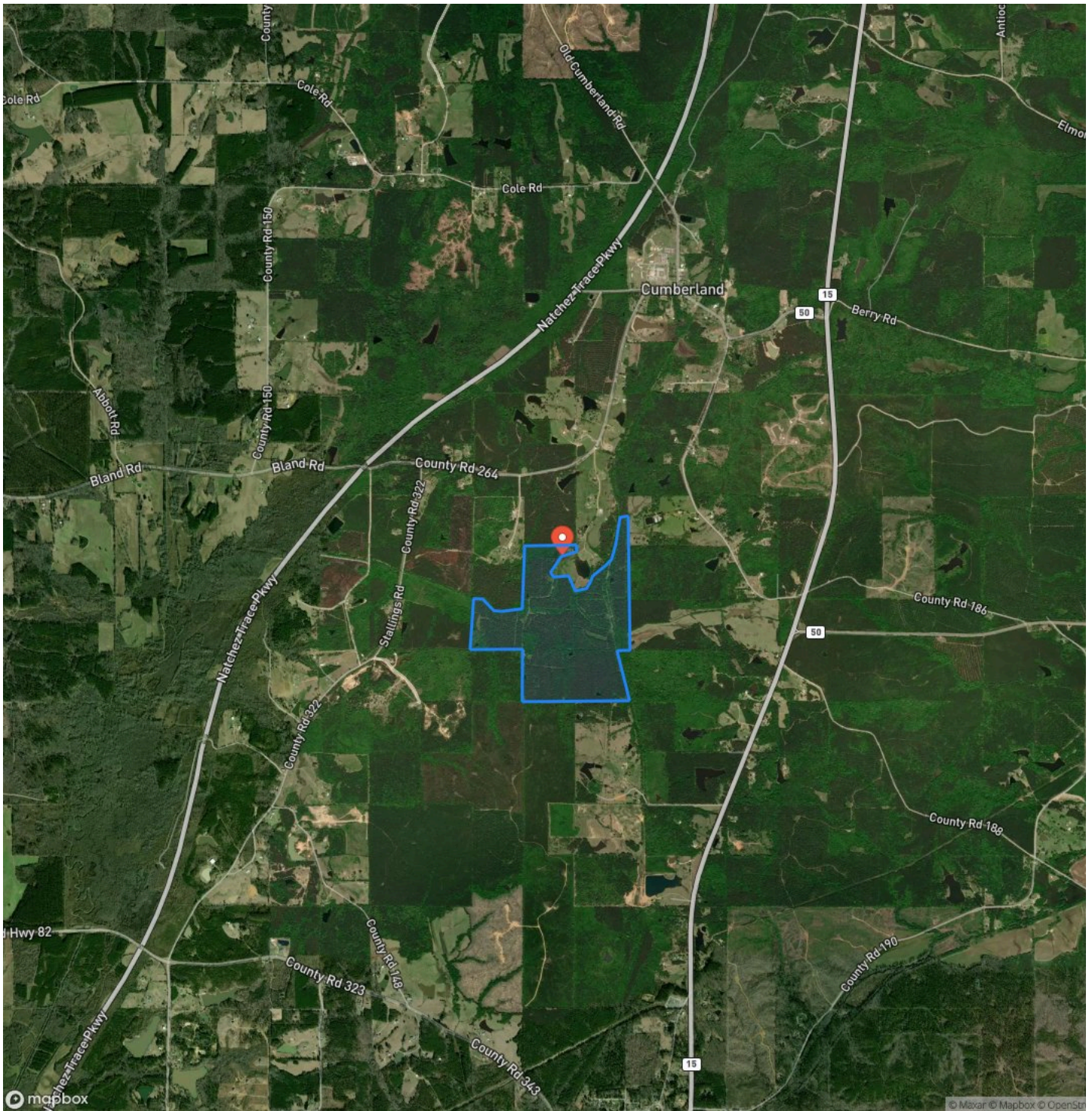
Locator Map



Locator Map



Satellite Map



**Webster County 267 +/- - Timber, Hunting and Residential
Maben, MS / Webster County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Fred Zepponi III

Mobile

(662) 495-1121

Office

(662) 495-1121

Email

fred@mossyoakproperties.com

Address

5795 Highway 45 ALT S.

City / State / Zip

West Point, MS 39773

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page, providing a template for handwriting practice or general writing. There are no margins, text, or other markings present.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

<https://www.mossyOakproperties.com/>

