

Webster County - 167 Acres - Hays Creek Haven
3934 Hays Road
Eupora, MS 39744

\$630,000
167± Acres
Webster County



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Eupora, MS / Webster County

SUMMARY

Address

3934 Hays Road

City, State Zip

Eupora, MS 39744

County

Webster County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Timberland, Single Family

Latitude / Longitude

33.609067 / -89.291643

Taxes (Annually)

2500

Dwelling Square Feet

2400

Bedrooms / Bathrooms

3 / 3

Acreage

167

Price

\$630,000

Property Website

<https://www.mossyoakproperties.com/property/webster-county-167-acres-hays-creek-haven-webster-mississippi/61391/>



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PROPERTY DESCRIPTION

Hays Creek Haven – 167± Acres of Hunting, Timber, and Country Living in Webster County, MS

Escape to the heart of **Webster County, Mississippi**, with this unique 167± acre rural retreat that blends **recreational hunting land, timber investment, pasture ground, and residential living**. Located just 1 mile from **Walthall**, 6 miles from **Eupora**, and less than 35 miles from **Starkville, Winona, and Grenada**, this property offers convenient access to **US Highway 82** while delivering the peace and privacy of country living.

Property Overview

- **Total Acreage:** 167± Acres
 - **Location:** Webster County, MS (Near Walthall and Eupora)
 - **Access:** Paved road frontage | 1 mile from US Hwy 82
 - **Topography:** Rolling terrain, creeks, pond, and pastures
 - **Price:**
 - **\$230,000** for house + 3 acres (Approx. \$95.83/SF)
 - **\$2,600 per acre** for remaining 164± acres
 - **Note:** Sellers prefer to sell the property as a whole.
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Land Features & Investment Potential

- **30± Acres of Hay Fields:** Productive open ground for **farming, hay production, or grazing**—generates potential rental income.
 - **50± Acres of 24-Year-Old Natural Regeneration: Mixed pine and hardwood timber** with future harvest value.
 - **37± Acres of Mature 30+ Year-Old Timber: Established stand** of pine and hardwood offering immediate timber value.
 - **50± Acres of 18-Year-Old CRP Pines:** Enrolled in the **Conservation Reserve Program (CRP)**—providing **annual income** and **wildlife habitat**.
 - **1,800+ Feet of Hays Creek Frontage:** Beautiful, clear-running creek ideal for **fishing, exploring, or enhancing wildlife corridors**.
 - **2.5-Acre Stocked Pond:** Perfect for **fishing** and **scenic views**, visible from the back porch of the home.
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Premier Hunting & Wildlife Habitat

Hays Creek Haven is a **hunter's paradise** with diverse habitat for year-round action:

- **Trophy Whitetail Deer Hunting:** Mature hardwoods, CRP, and hay fields create a balanced ecosystem for deer movement and bedding.
- **Strong Turkey Population:** Open fields and timber edges offer **ideal roosting and strutting zones** for wild turkeys.
- **Small Game Hunting:** Thickets, hardwood draws, and creek bottoms provide top habitat for **squirrels, rabbits, and more**.

- **Internal Trail System:** Easy navigation across the property with established **trails for UTVs, hunting access, and food plot prep.**
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Charming Brick Home

- **2,400 Sq. Ft. Brick Home (Built in 1987)**
- **3 Bedrooms | 3 Full Bathrooms**
- **Office (Optional 4th Bedroom)**
- **Formal Living Room, Den & Dining Room**
- **Large Kitchen with Ample Cabinetry**
- **Covered Back Patio Overlooking Pond & Fields**
- **Peaceful Setting** with sunrise views and abundant wildlife

Note: An additional old white home is also on the property but is currently uninhabitable.

Infrastructure & Improvements

- **Multiple Storage Sheds:** Perfect for storing **farm equipment, ATVs, hunting gear, or tools**
 - **Paved Road Frontage:** Provides both **accessibility and seclusion**
 - **Income-Producing CRP & Hay Fields:** Built-in **return on investment**
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Location Highlights

- 1 mile to **Walthall, MS**
 - 6 miles to **Eupora, MS**
 - ~30–35 miles to **Starkville, Grenada, Winona, and Mississippi State University**
 - Easy access to **US Highway 82**
 - Under 1 hour to **Interstate 55**
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Schedule Your Private Tour Today

Don't miss your chance to own a **turnkey recreational property** with residential comfort, **timber investment**, and **outdoor adventure** in one of Mississippi's most peaceful rural settings.

Contact us today to schedule your private showing of **Hays Creek Haven**—your future home, hunting camp, or legacy investment awaits!

Fred Zepponi III, Broker

Mossy Oak Properties, Bottomland Real Estate



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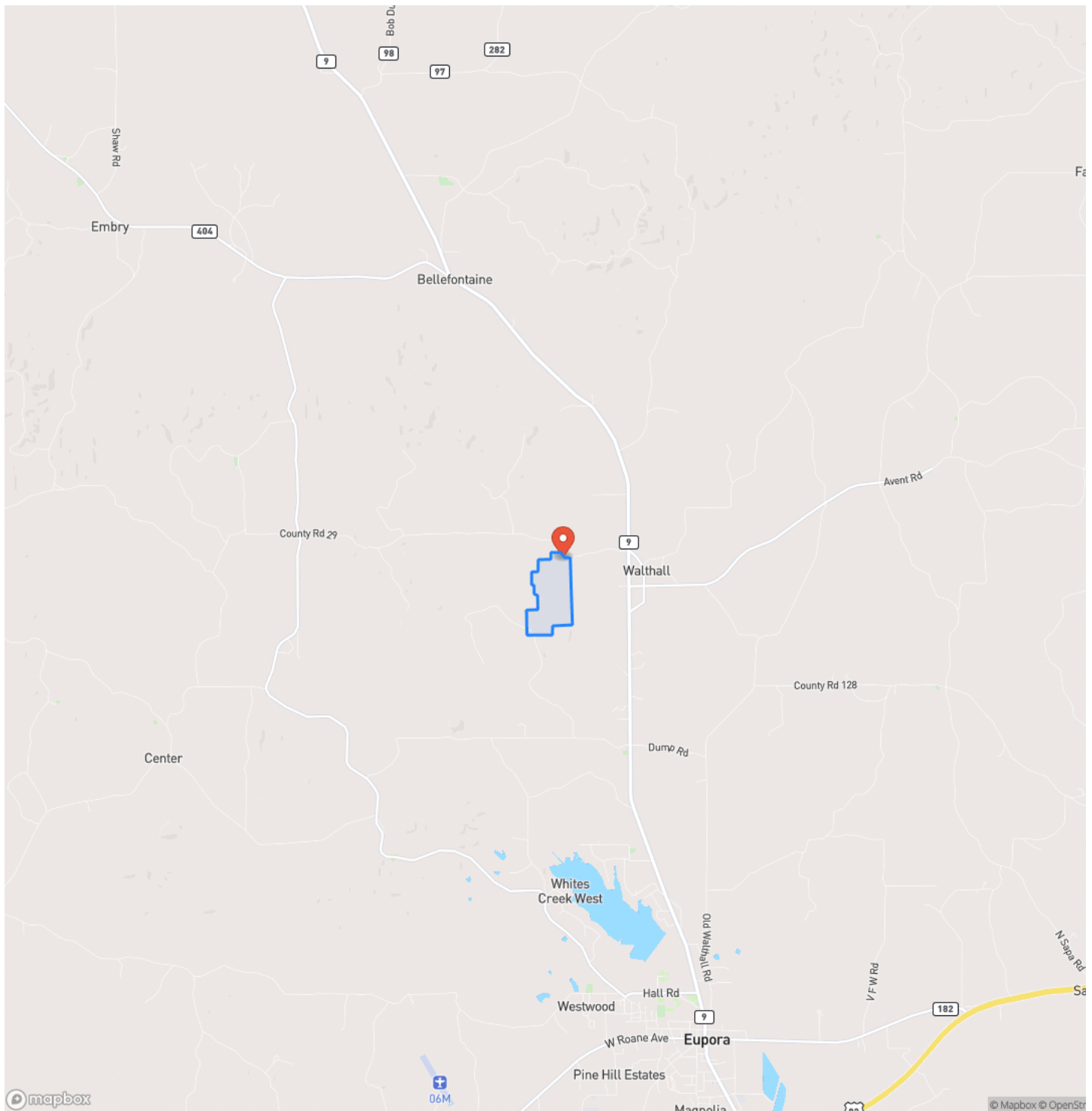
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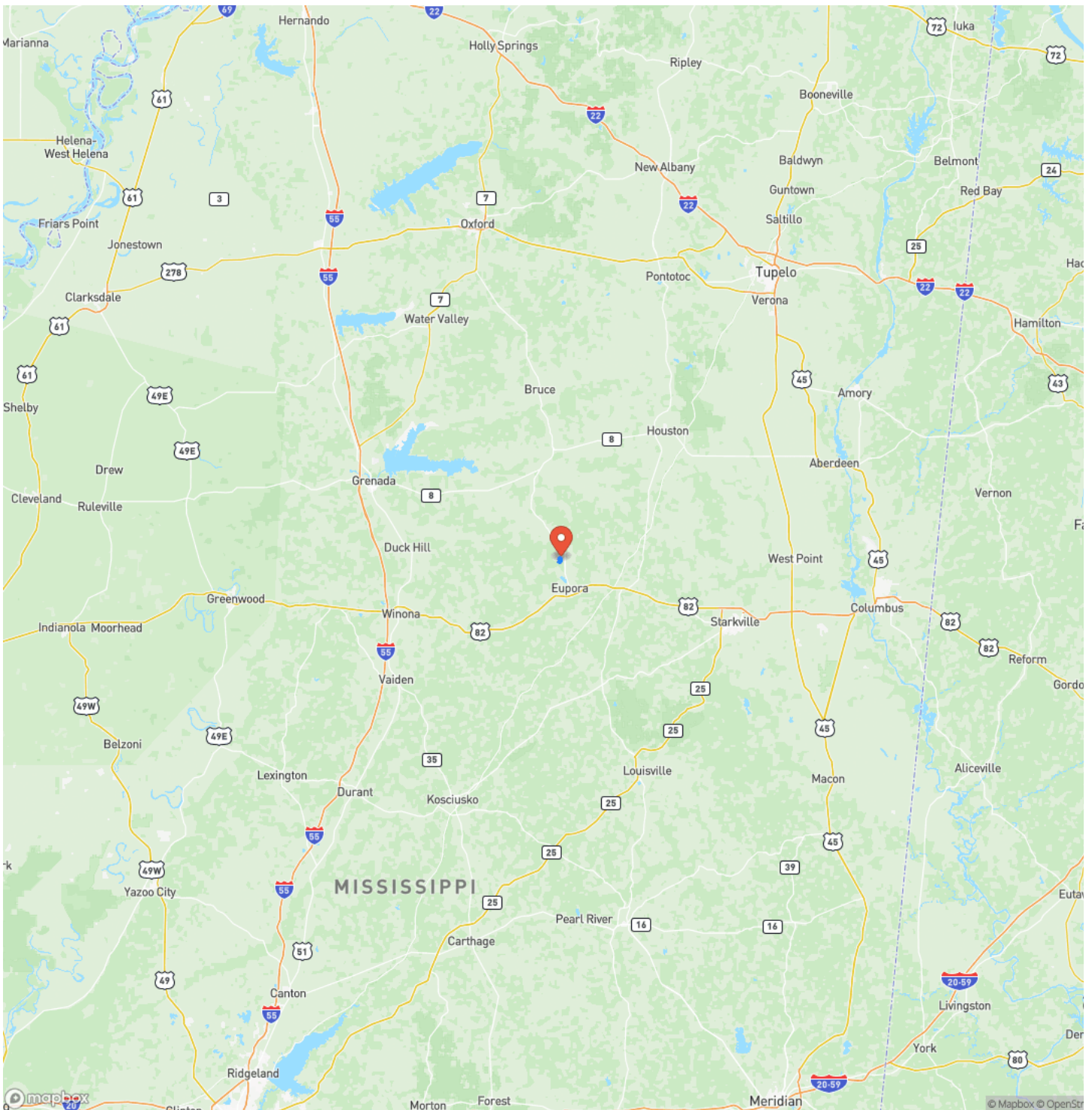
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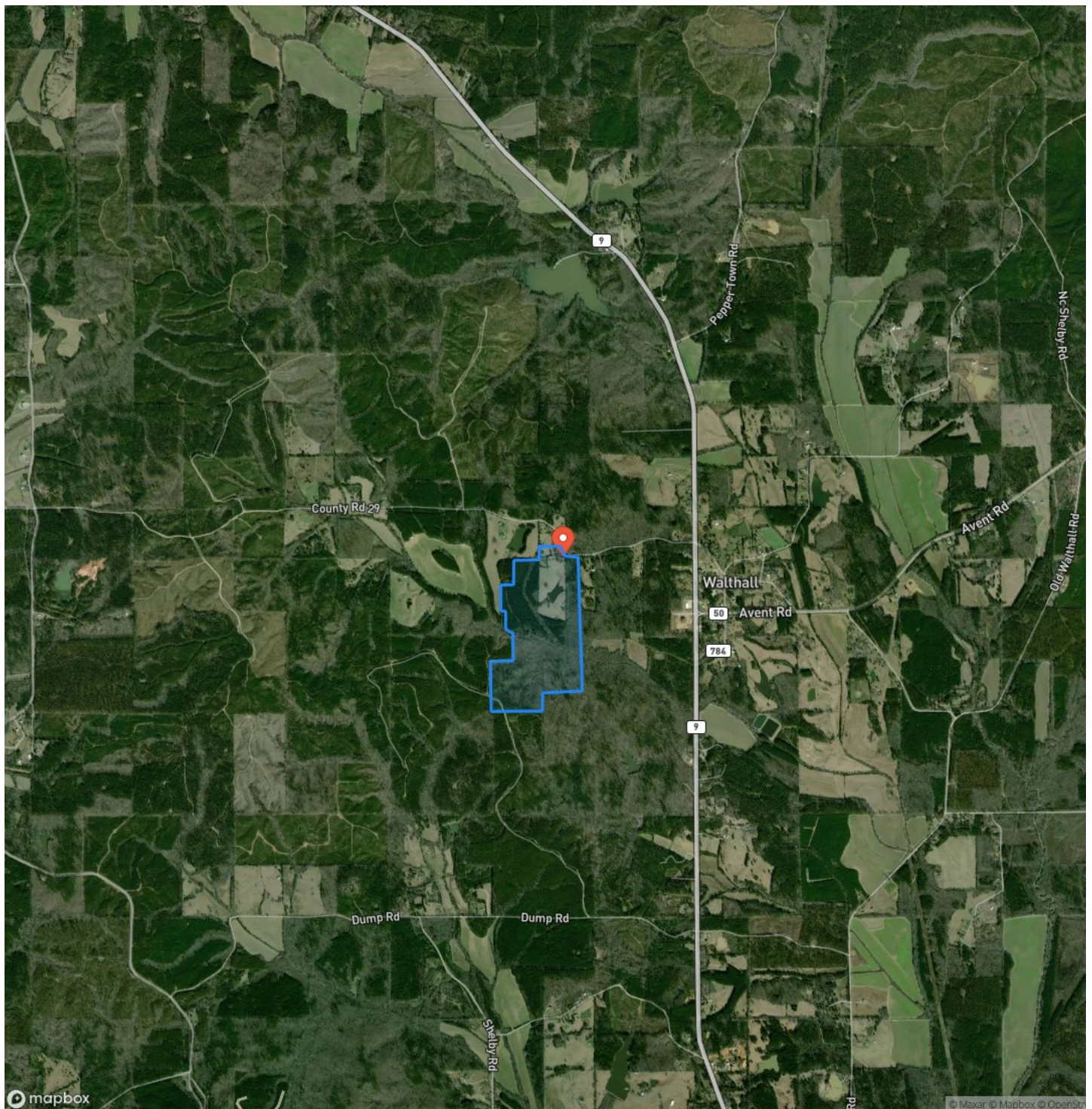
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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Mossy Oak Properties Bottomland Real Estate

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