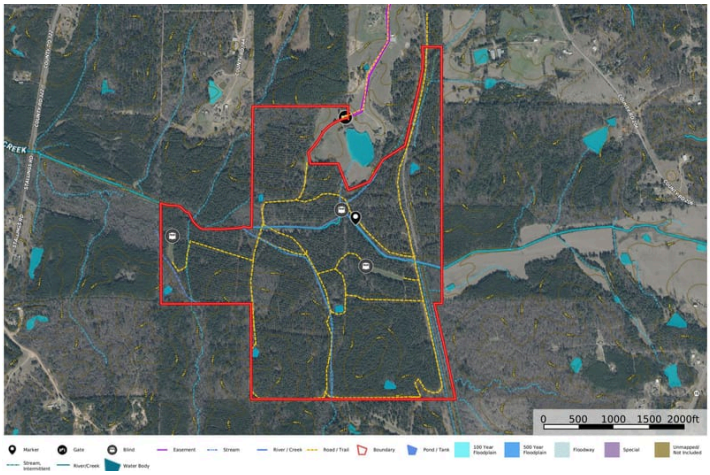
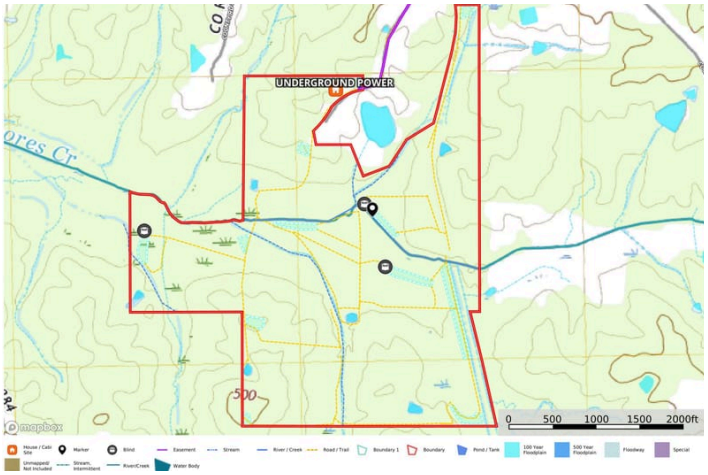
Webster County 267 Acres – Merchantable Timber, Food Plots, Trails and a Homesite with Utilities near Mathiston and Maben, MS
Moores Creek Road
Maben, MS 39750

$915,000
267± Acres
Webster County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Webster County 267 Acres – Merchantable Timber, Food Plots, Trails and a Homesite with Utilities near Mathiston and Maben, MS
Maben, MS / Webster County

SUMMARY

Address
Moores Creek Road

City, State Zip
Maben, MS 39750

County
Webster County

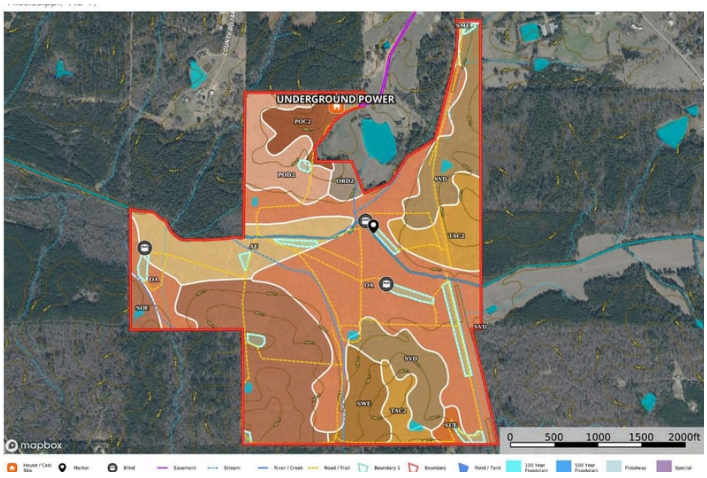
Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
33.601345 / -89.089521

Acreage
267

Price
$915,000

Property Website
www.mossyoakproperties.com



Boundary 266.45 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Oa	Oaklimeter 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	Sweatman-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
PoD2	Providence silt loam, 8 to 12 percent slopes, eroded	16.83	6.32	0	37	4e
SWE	Sweatman-Providence association, 12 to 35 percent slopes	11.41	4.28	0	39	7e
PoC2	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	Sweatman 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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Webster County 267 Acres – Merchantable Timber, Food Plots, Trails and a Homesite with Utilities near Mathiston and Maben, MS
Maben, MS / Webster County

PROPERTY DESCRIPTION

267 +/- Acres of Merchantable Timber scheduled for Thinning, Established Food Plots, an Interior Trail System, Creek and Ponds, and an Open Homesite with Underground Utilities - Webster County, Mississippi

Quick facts

- Acreage: 267 +/- acres
- Location: Maben, Webster County, Mississippi 39750
- Price: $915,000 ($3,427 per acre)
- Property type: Hunting Land, Recreational Land, Timberland
- Road access: Easement (gravel surface)
- Land cover: Wooded
- Water: Creek, Pond
- Wildlife: Small Game, Turkey, Whitetail Deer
- Utilities: Electricity Available, Water Available, Underground Utilities
- Current use: Hunting, Recreational, Timber
- Possible uses: Hunting, Investment, Recreational, Residential, Timber
- Timber: merchantable stand scheduled for thinning in October 2026
- Access: deeded, well-maintained gravel easement
- Parcels: several; see agent
- Parcel ID: Several
- Listing agent: Fred Zepponi III, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

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.

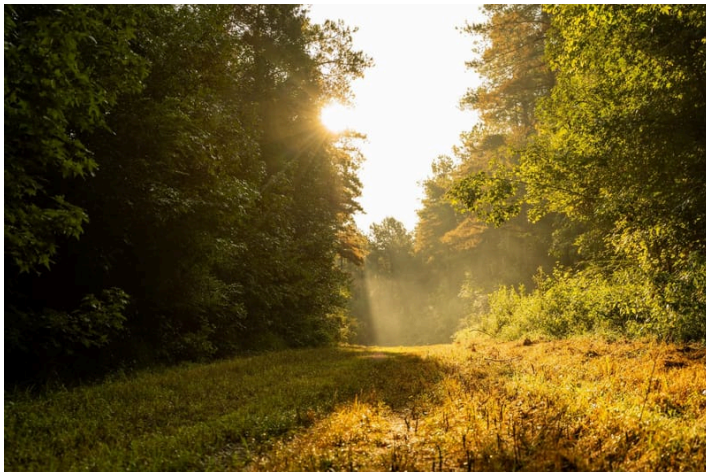
Webster County residents may also be eligible, subject to program requirements, for educational assistance through the E.H. Sumners Endowed Scholarship Fund, which serves qualifying residents of Webster County and several other Mississippi counties and is available through Mississippi State University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

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Fred Zepponi III with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

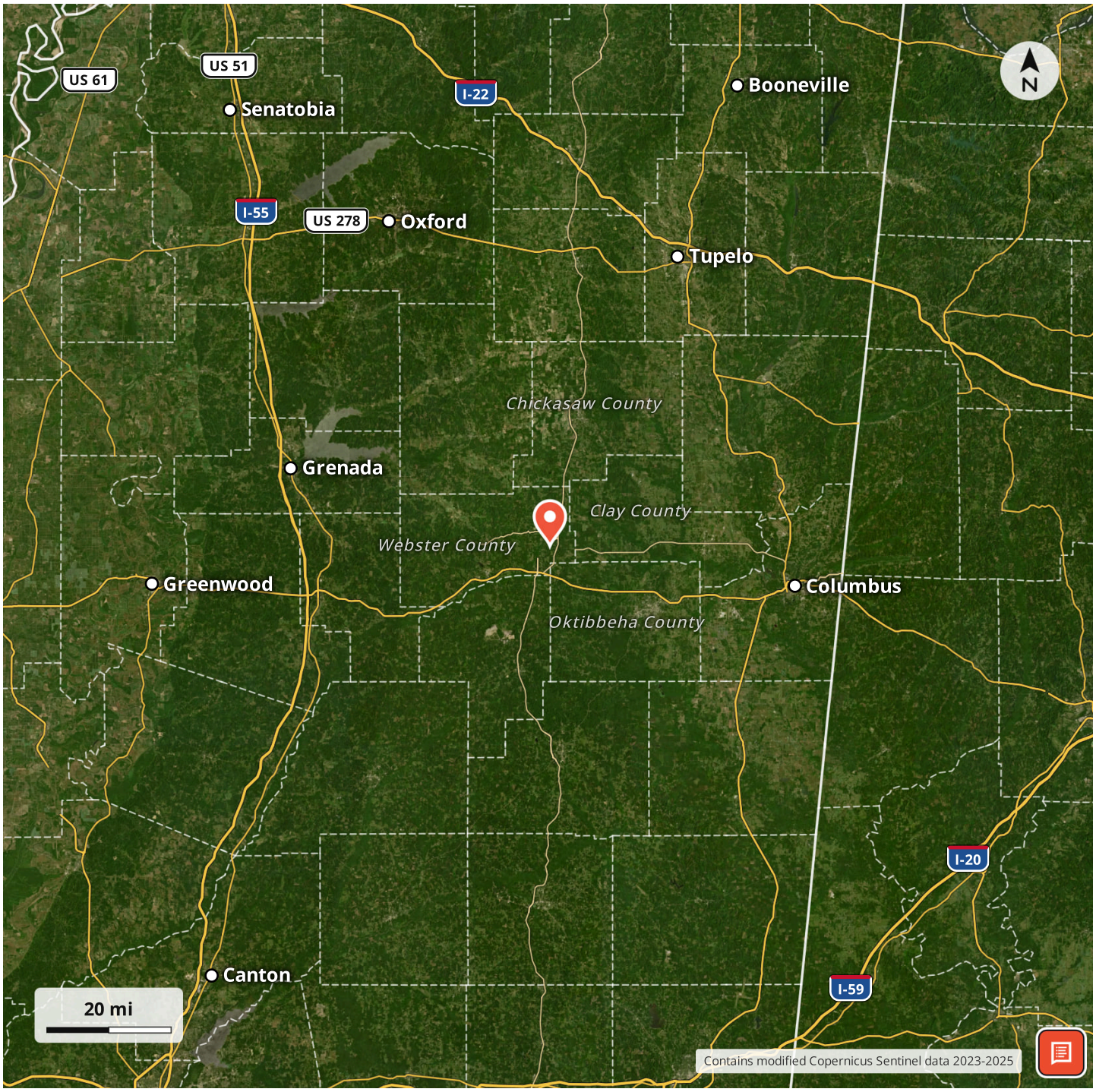
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.

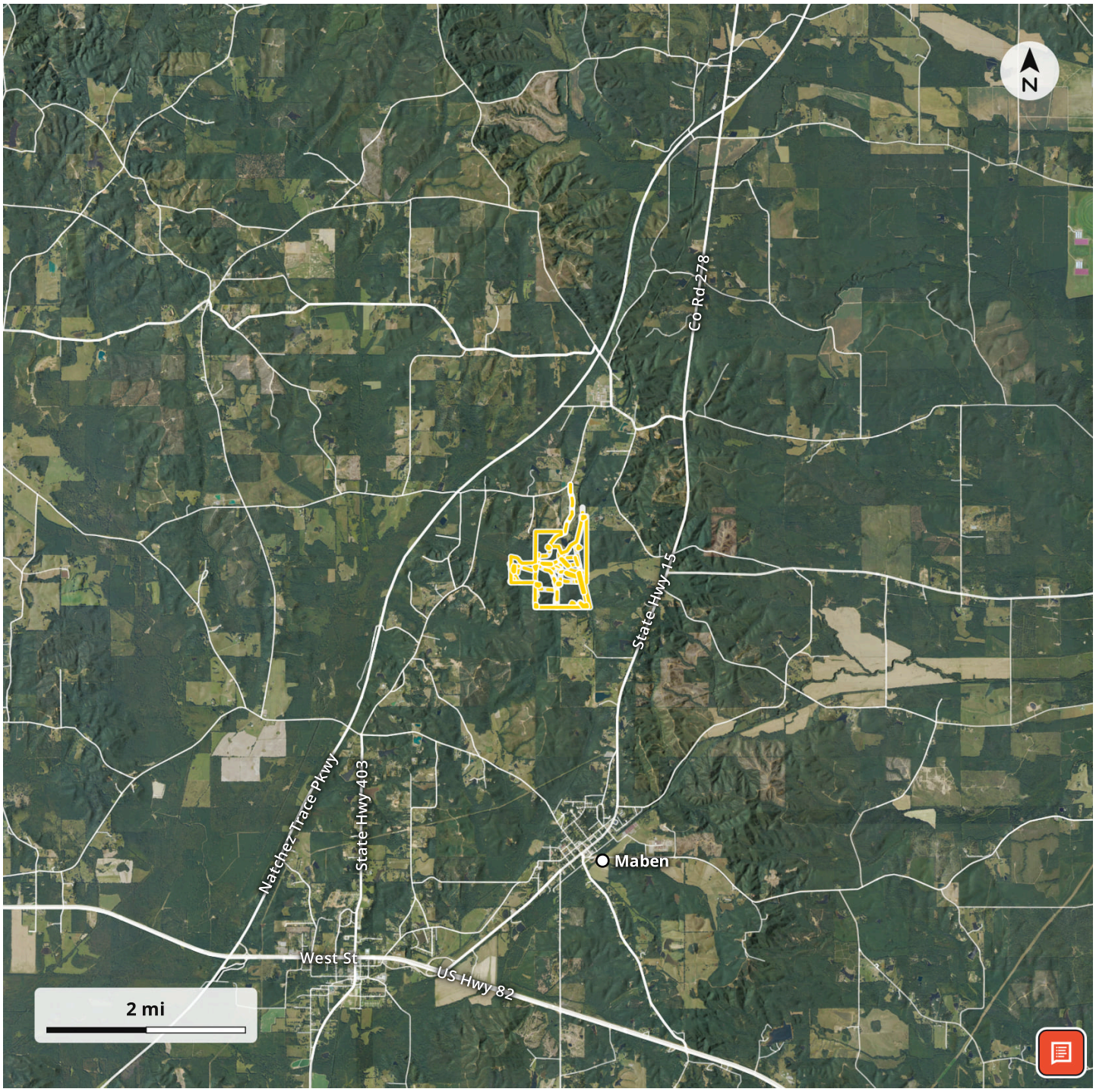




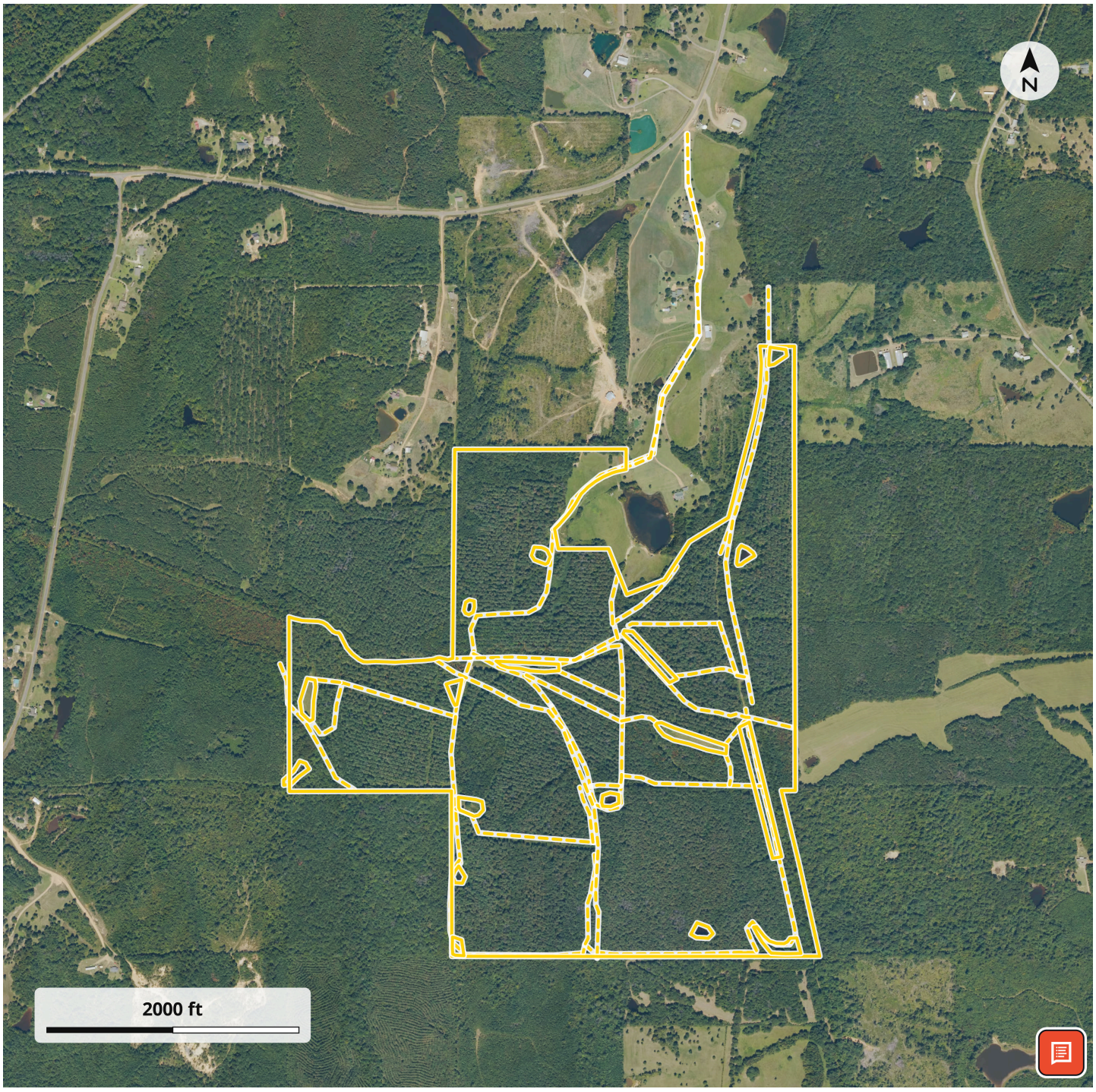
Regional Map



Locator Map


N
Co Rd 278
State Hwy 15
Natchez Trace Pkwy
State Hwy 403
Maben
West St
US Hwy 82
2 mi

Aerial Map



LISTING REPRESENTATIVE

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City / State / Zip
West Point, MS 39773

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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