

Hunting property in Webster county MS
Willingham bottom rd
Eupora, MS 39744

\$289,000
145± Acres
Webster County



**Hunting property in Webster county MS
Eupora, MS / Webster County**

SUMMARY

Address

Willingham bottom rd

City, State Zip

Eupora, MS 39744

County

Webster County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

33.572789 / -89.245614

Acreage

145

Price

\$289,000

Property Website

<https://www.mossoakproperties.com/property/hunting-property-in-webster-county-ms/webster/mississippi/82015/>



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PROPERTY DESCRIPTION

Recreational Paradise on Little Black Creek | 145± Acres in Webster County, MS

Discover an exceptional opportunity to own 145± acres of prime recreational and hunting land in Webster County, Mississippi, just northeast of Eupora. This tract is nestled along the banks of *Little Black Creek*, offering a secluded yet easily accessible retreat for outdoorsmen, investors, or families seeking a weekend getaway.

Located only minutes from downtown Eupora and within 35–40 minutes of the thriving communities of Starkville, Winona, and Grenada, this property sits in the heart of Mississippi's wildlife-rich corridor. With convenient access to **U.S. Highway 82**, you're never far from dining, supplies, or larger amenities — yet you'll feel miles away from the hustle and bustle.

Property Highlights:

- **145± Acres of Timberland**
Recently cut approximately three years ago, the property is regenerating naturally and already providing excellent habitat for wildlife.
- **Abundant Wildlife**
This tract is loaded with **whitetail deer**, **wild turkey**, and **small game**, making it ideal for year-round hunting and recreation.
- **Water Features**
 - Frontage along *Little Black Creek*, a seasonal waterway that enhances wildlife travel corridors
 - **Potential lake site** offers long-term recreational or aesthetic value
 - Separate low-lying area suitable for **developing a duck impoundment**
- **Existing Improvements**
 - Three well-placed **shooting houses** remain with the property
 - Internal trails and access points in place (some areas may require ATV or UTV access)
- **Merchantable Timber Value**
Approximately **\$10,000 of standing merchantable timber** still present for potential short-term return

Location & Access:

- **5 minutes to Eupora, MS**
- **35 minutes to Starkville, MS (Mississippi State University)**
- **40 minutes to Grenada Lake & Winona, MS**
- **1 hour to Columbus and Golden Triangle Regional Airport**
- Easy access via well-maintained **county roads** and **U.S. Hwy 82**

Area Overview:

Eupora and the surrounding region are known for their **rich hunting traditions, rolling pine and hardwood terrain**, and a strong sense of rural community. The area benefits from proximity to **major universities, manufacturing hubs, and conservation areas**, offering a mix of recreational opportunity and long-term value growth.

This tract is ready to go! Whether you're a seasoned hunter, land investor, or outdoor enthusiast, this is a turnkey opportunity that checks all the boxes. Call me today to schedule your private showing.

Sonny Jameson, Sales Agent

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Eupora, MS / Webster County



Locator Map



Locator Map



Satellite Map



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