

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

\$355,000
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

\$355,000

Property Website

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



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Eupora, MS / Webster County

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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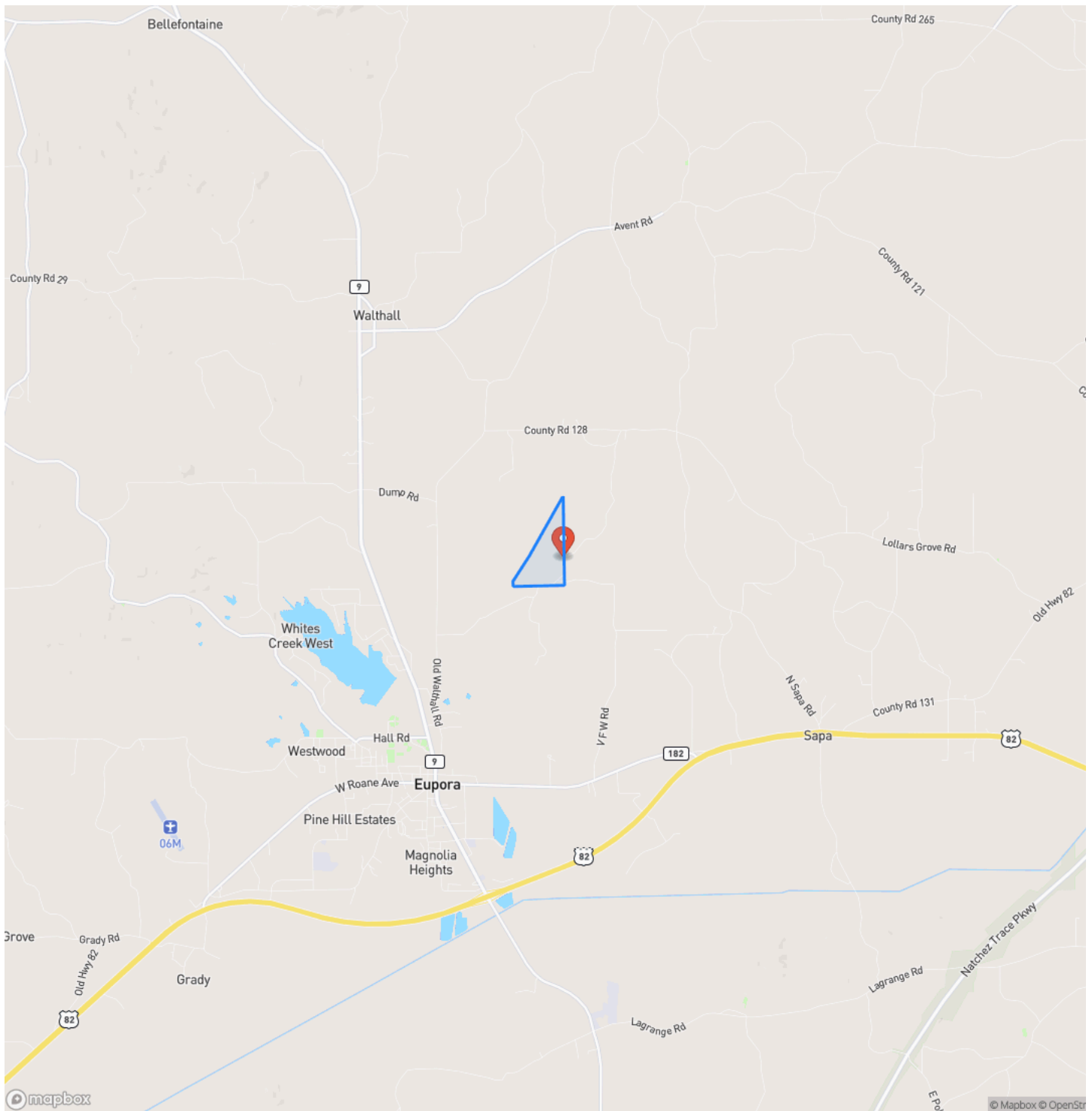
Mossy Oak Properties Bottomland Real Estates Office [662 495 1121](tel:6624951121)



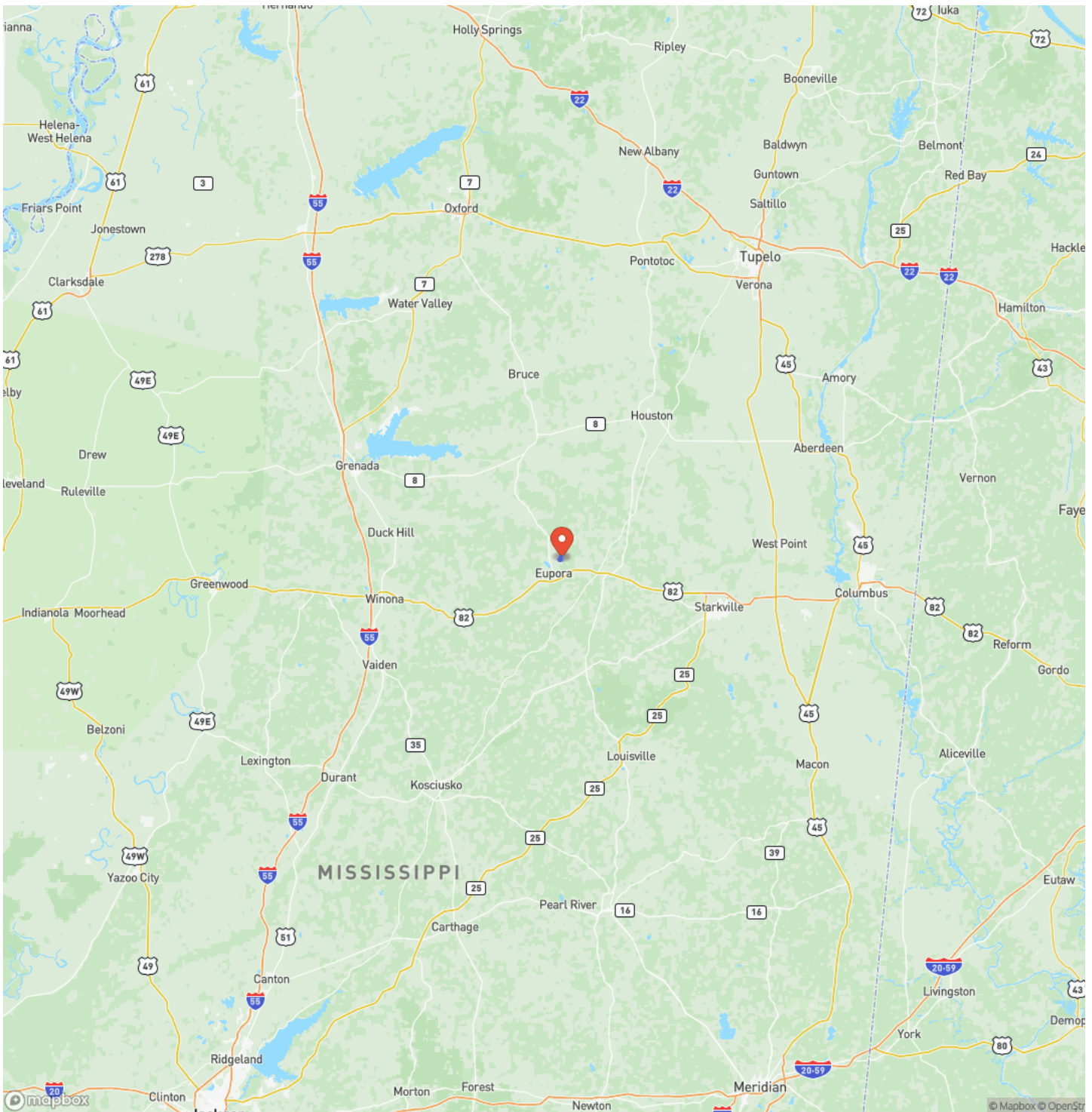
Hunting property in Webster county MS
Eupora, MS / Webster County



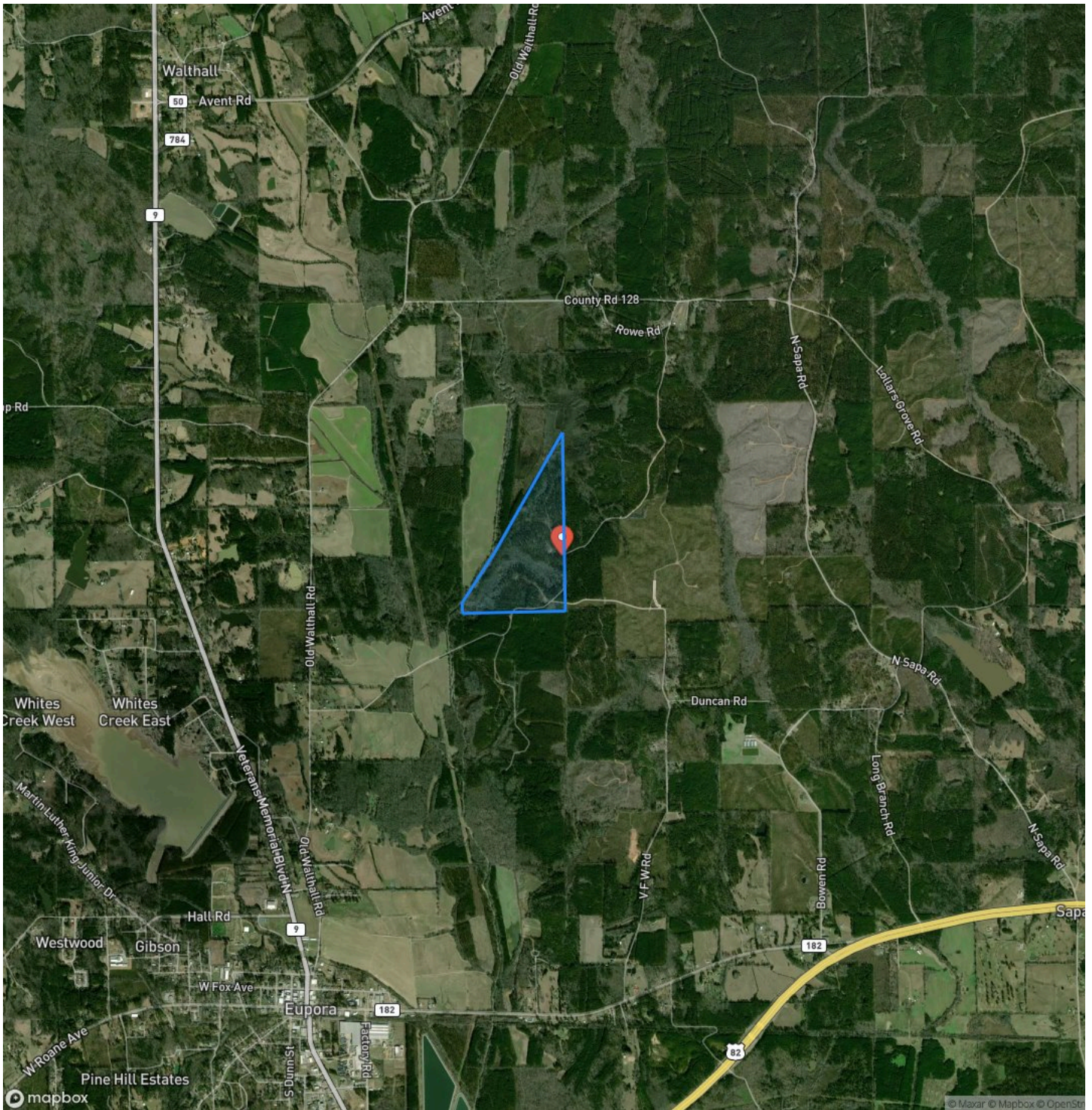
Locator Map



Locator Map



Satellite Map



Hunting property in Webster county MS

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES



This image shows a single 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.



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

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