

56.96 Acres Webster County
Alva Road
Eupora, MS 39744

\$99,680
56.96± Acres
Webster County



56.96 Acres Webster County
Eupora, MS / Webster County

SUMMARY

Address

Alva Road

City, State Zip

Eupora, MS 39744

County

Webster County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.5688 / -89.420562

Acreage

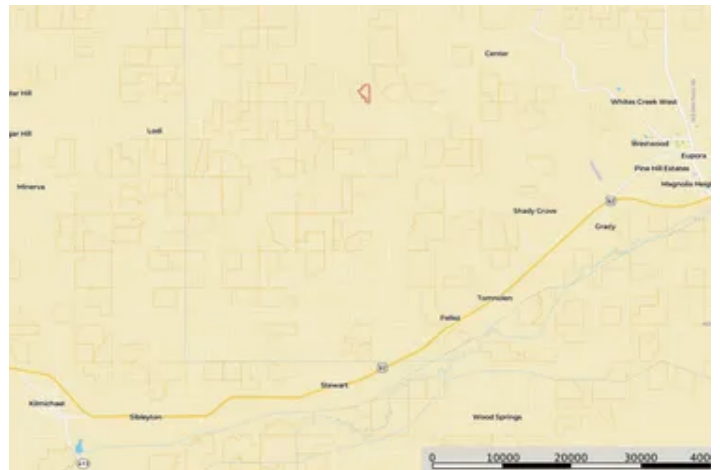
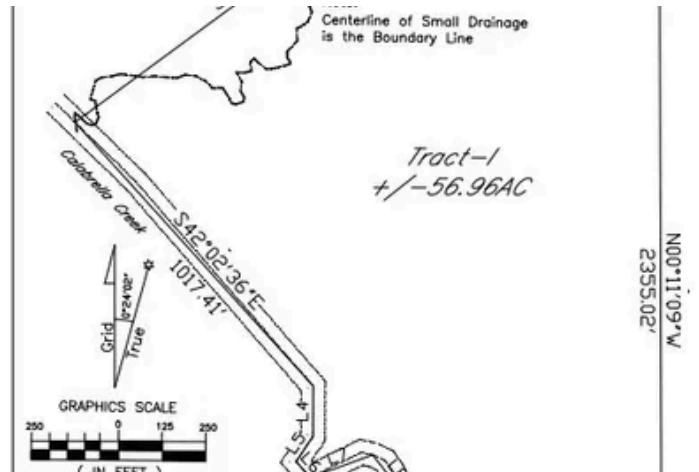
56.96

Price

\$99,680

Property Website

<https://www.mossyoakproperties.com/property/56-96-acres-webster-county/webster/mississippi/92953/>



56.96 Acres Webster County Eupora, MS / Webster County

PROPERTY DESCRIPTION

56.96± Acres - Alva Road, Webster County, MS

Blank Slate with Creek Frontage Near Eupora

Located just **9 miles west of Eupora, Mississippi**, this **56.96± acre** property off **paved Alva Road** offers the perfect foundation for your dream getaway, homestead, or recreational retreat. The land is a **2-year-old cutover**, giving you a true **blank slate** to shape into your ideal landscape-whether that's a private hunting tract, mini-farm, or secluded country home.

Property Highlights:

- **56.96± acres** of recently harvested timber-ready for replanting, clearing, or customized development
- **Frontage on paved Alva Road** for easy year-round access
- **Excellent house sites** with rolling topography and scenic views
- **Outstanding deer and turkey hunting** in a proven wildlife area
- **0.5 miles of Calabrella Creek frontage**-a beautiful year-round water feature providing natural habitat and recreational opportunity
- Conveniently located **9 miles west of Eupora** and within an easy drive to **Starkville or Winona**

This property has all the essentials for those looking to invest in **recreational land, timber potential, or a rural homesite** in the heart of **North Mississippi**. With its mix of creek frontage, wildlife, and accessible location, it's the kind of tract that offers both **immediate enjoyment and long-term value**.

Hunter McCool, CLS

Central MS Managing Broker

Licensed in MS & AR

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

Cell: [662-295-7447](tel:662-295-7447)

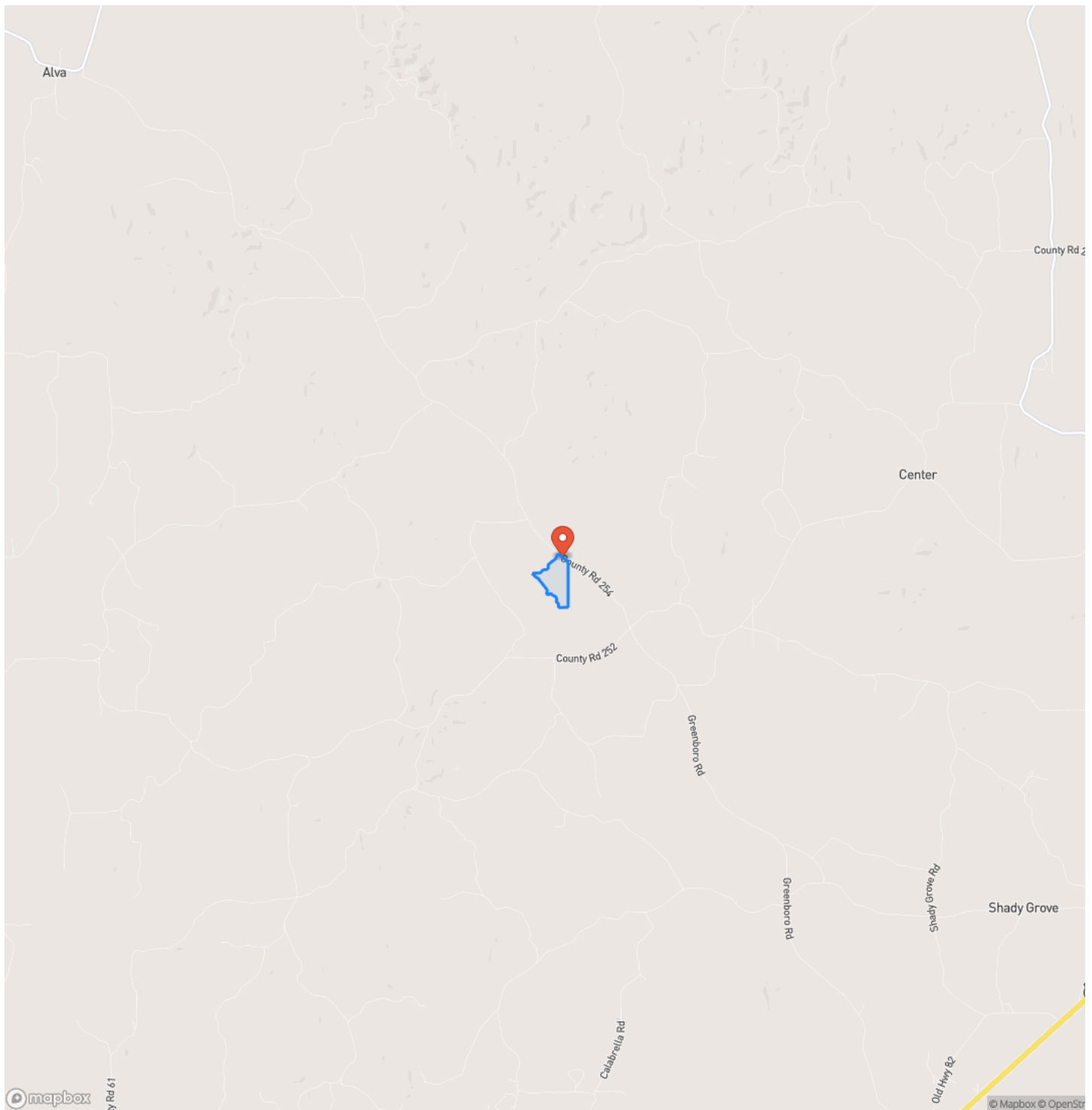
Email: hmccool@mossyoakproperties.com



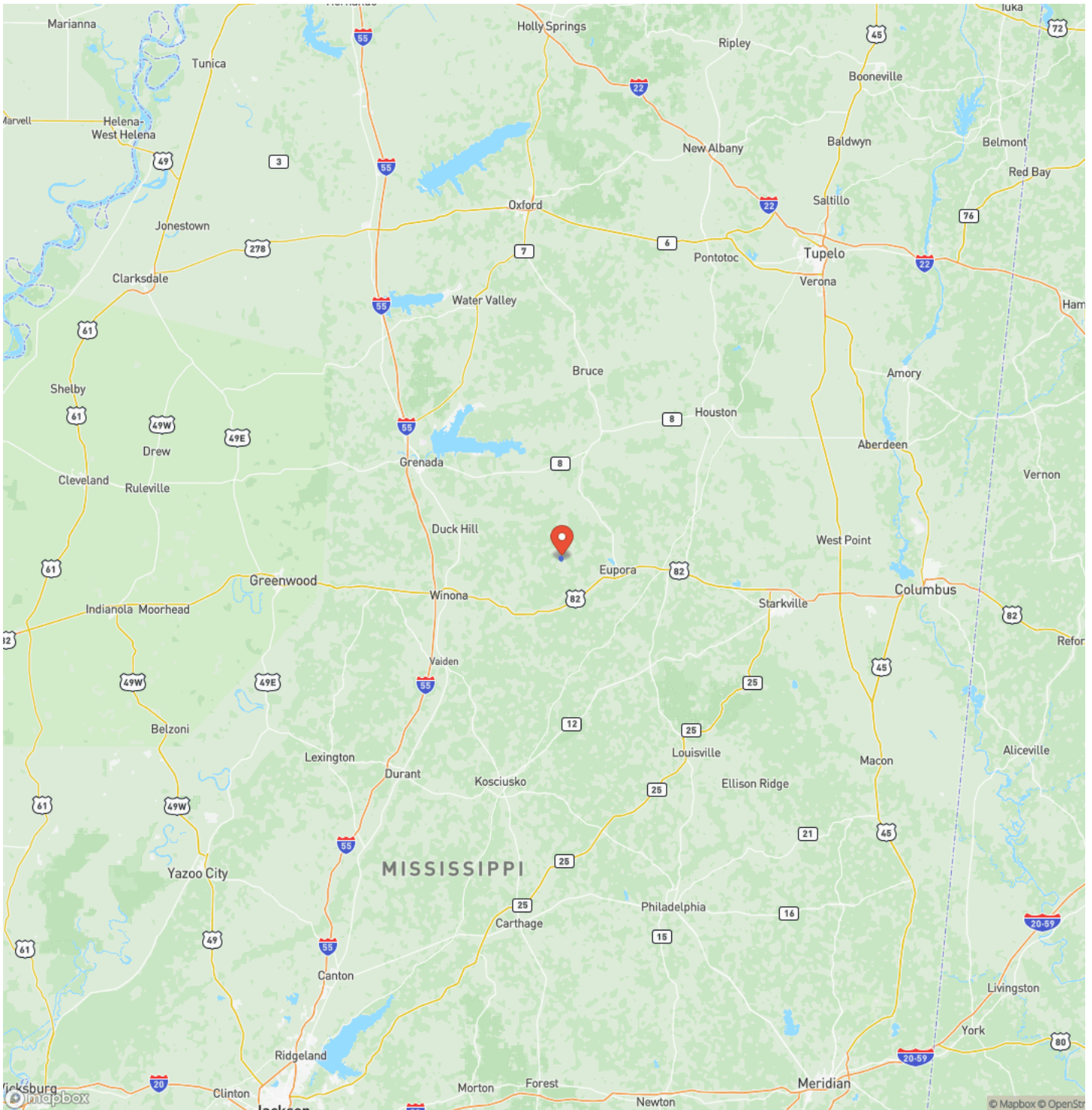
56.96 Acres Webster County
Eupora, MS / Webster County



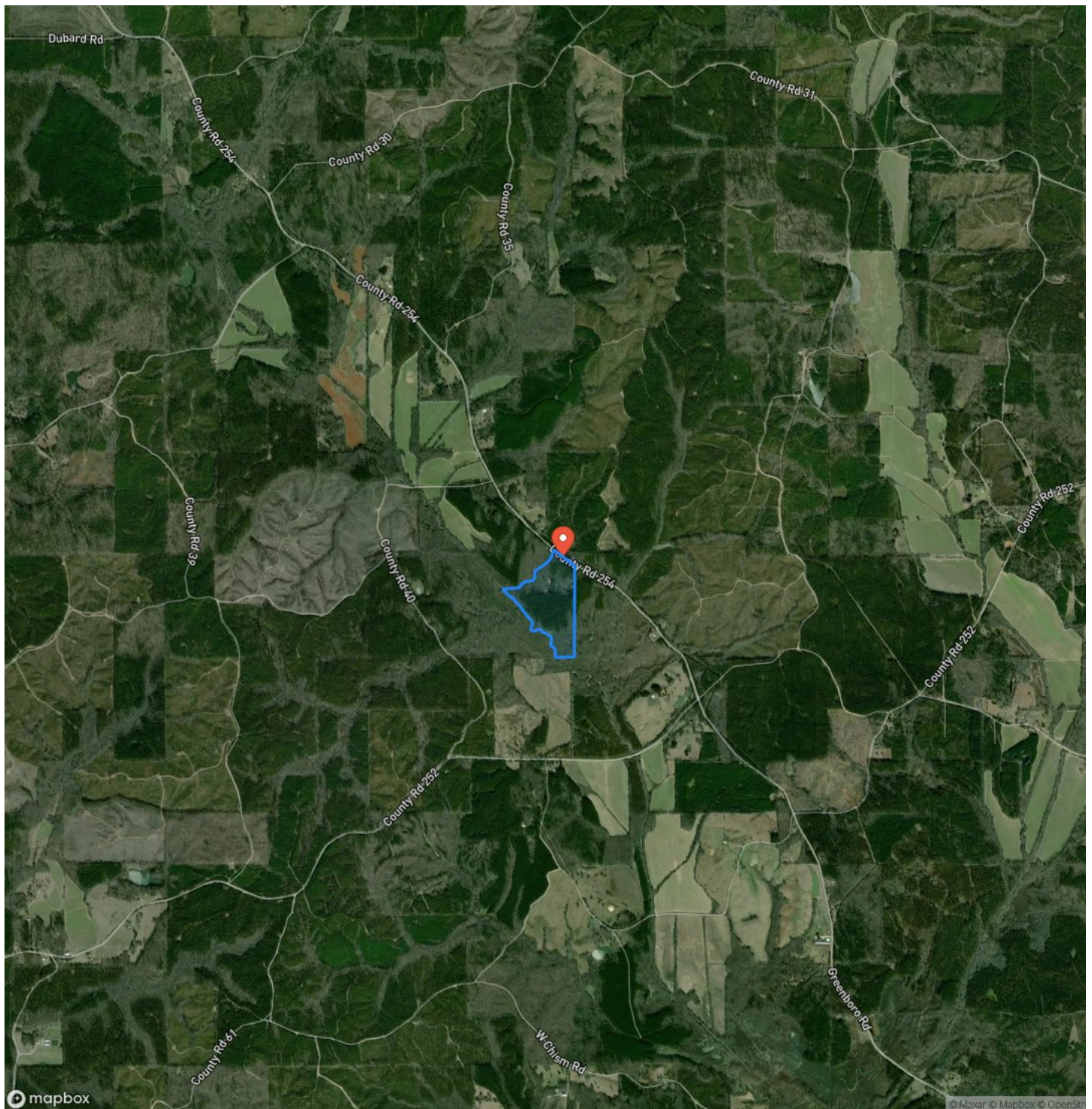
Locator Map



Locator Map



Satellite Map



**56.96 Acres Webster County
Eupora, MS / Webster County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter McCool

Mobile

(662) 295-7447

Office

(662) 495-1121

Email

hmccool@mossyoakproperties.com

Address

108 Lone Wolf Drive

City / State / Zip

Madison, MS 39110

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.

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.



MossyOakProperties.com

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.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

MossyOakProperties.com

