

Webster County 125.59 Acres
001 Alva Rd
Eupora, MS 39744

\$169,546
125.59± Acres
Webster County



**Webster County 125.59 Acres
Eupora, MS / Webster County**

SUMMARY

Address

001 Alva Rd

City, State Zip

Eupora, MS 39744

County

Webster County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

33.569811 / -89.422747

Acreage

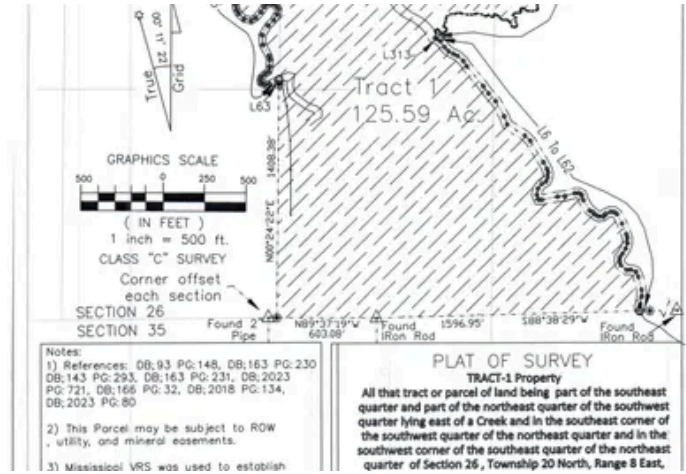
125.59

Price

\$169,546

Property Website

<https://www.mossoakproperties.com/property/webster-county-125-59-acres/webster/mississippi/38694/>



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Eupora, MS / Webster County**

PROPERTY DESCRIPTION

Webster County ±125.59 Acres – A Prime Recreational & Investment Opportunity

Welcome to **Webster County ±125.59 Acres**, a beautiful slice of the Mississippi countryside located along **paved Alva Road**, just **12 miles northwest of Eupora, MS**. This property offers diversity, investment potential, and recreational opportunities. Whether you're looking for a **hunting retreat, future homesite, or timber investment**, this land is full of possibilities!

Property Highlights:

- **Size:** ±125.59 acres of diverse terrain and mature timber
- **Location:** Conveniently positioned on paved Alva Road for easy access
- **Utilities:** Water and electricity available along Alva Road for future building opportunities
- **Water Features:** **Calabrella Creek** runs **year-round** through the southwestern portion of the property, attracting abundant wildlife
- **Hunting & Recreation:** Located in a **game-rich area**, this land is ideal for **whitetail deer, turkey, and small game hunting**

With its **prime location, year-round water source, and diverse timberland**, this property is a fantastic opportunity for outdoor enthusiasts, investors, or those looking for a peaceful country retreat.

Let's go take a look!

Hunter McCool, CLS

Managing Broker Central MS Office

Licensed in MS & AR

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

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

Email: hmccool@mossyoakproperties.com

Phil Barker, Certified Land Specialist

Licensed in MS

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

Cell: [662-295-1344](tel:662-295-1344)

Email: pbarker@mossyoakproperties.com



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Locator Map



Locator Map



Satellite Map



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
5795 Highway 45 Alt S
West Point, MS 39773
(662) 495-1121
MossyOakProperties.com

