



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522

80.23± ACRES IN WEBSTER COUNTY, MS  
\$119,900

# Property Profile

## The Webster 80.23

### Location:

- Webster County, MS
- Accessed via Deeded Easement
- Approximately 10 Miles NW of Eupora, MS

### Coordinates:

- 33.6592, -89.4507

### Property Information:

- 80.23± Acres
- Secluded Property
- Mainly Hardwood Timber
- Good Deer and Turkey Hunting

### Property Use:

- Timberland Investment
- Recreational
- Off-Grid Property

### Tax Information:

- Parcel #: 0380002702.00
- 2021 Taxes: \$261.32



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**MICHAEL OSWALT**

PRINCIPAL BROKER | *Licensed in MS and AR*

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P.O. Box K - Flora, MS 39071

 15,000+ Followers

Information is believed to be accurate but not guaranteed.



Welcome to The Webster 80.23 just 10 miles northwest of Eupora, Mississippi! If you have been looking for an off the grid or satellite farm, we need to take a ride. This farm is made up of primarily natural regeneration hardwoods (looks to have been clearcut between 1997 & 2004 according to maps). The long-term timberland investment should be excellent. When you are one of the only hardwood tracts in the middle of a bunch of pines, they're coming!



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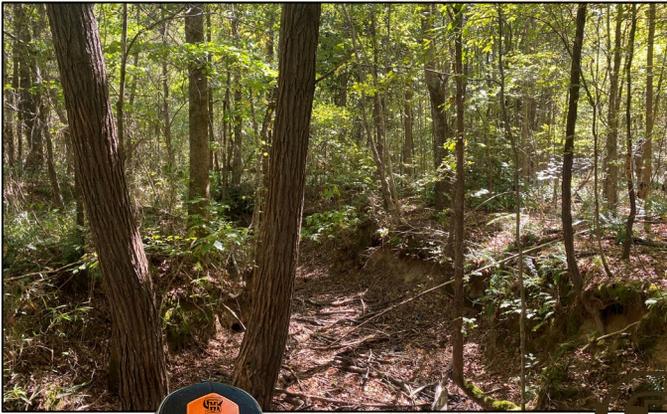
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This tract is loaded with deer and turkey (look at the trail camera photos). The current owner has left the property raw with just a dim perimeter road in place. This gives the wildlife plenty of room to bed without being disturbed. The access is via deeded easement along an abandoned, graveled county road currently maintained by Weyerhaeuser Timber Company. In return, Weyerhaeuser and one other landowner have an easement through this 80.23± acres as well. No utilities available in close proximity.



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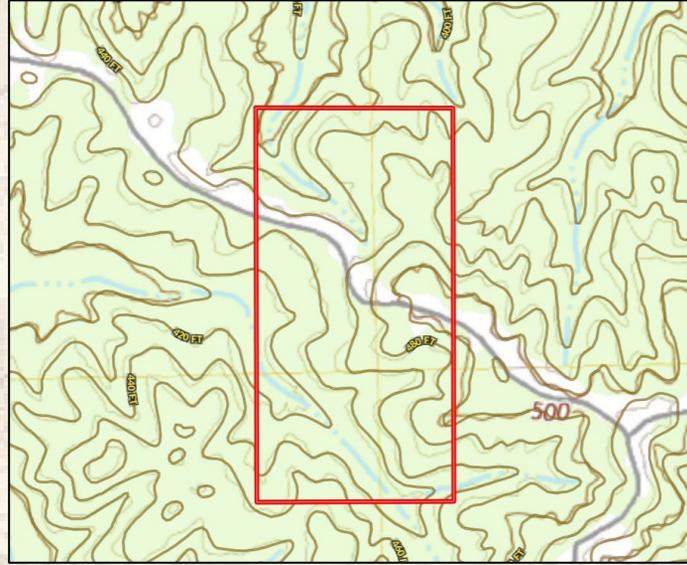


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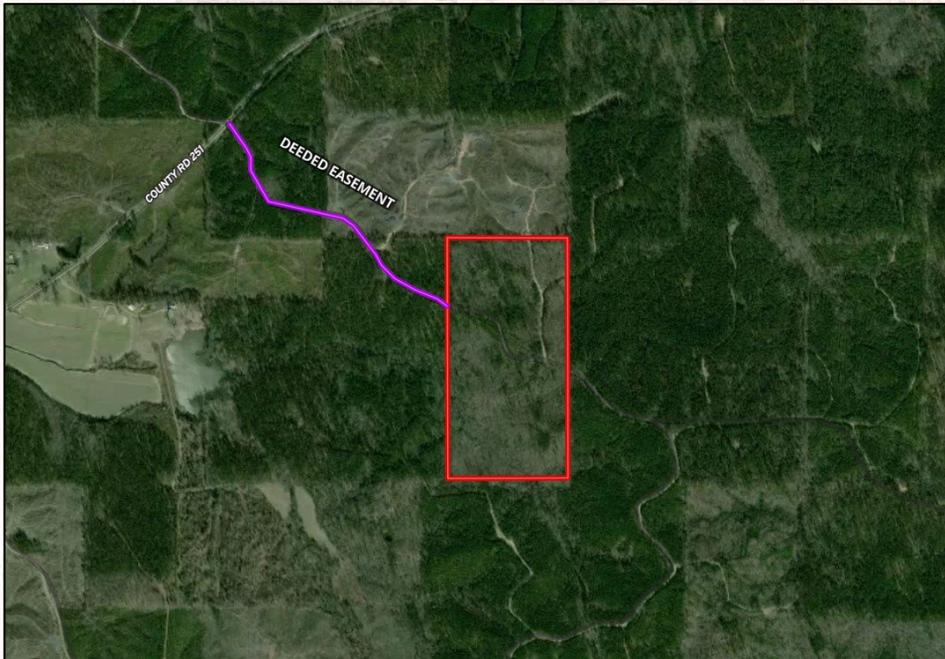
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- Boundary Consists of 80.23+/- Acres
- Accessed Via Deeded Easement
- 10± Miles NW of Eupora, MS



## MapRight Link



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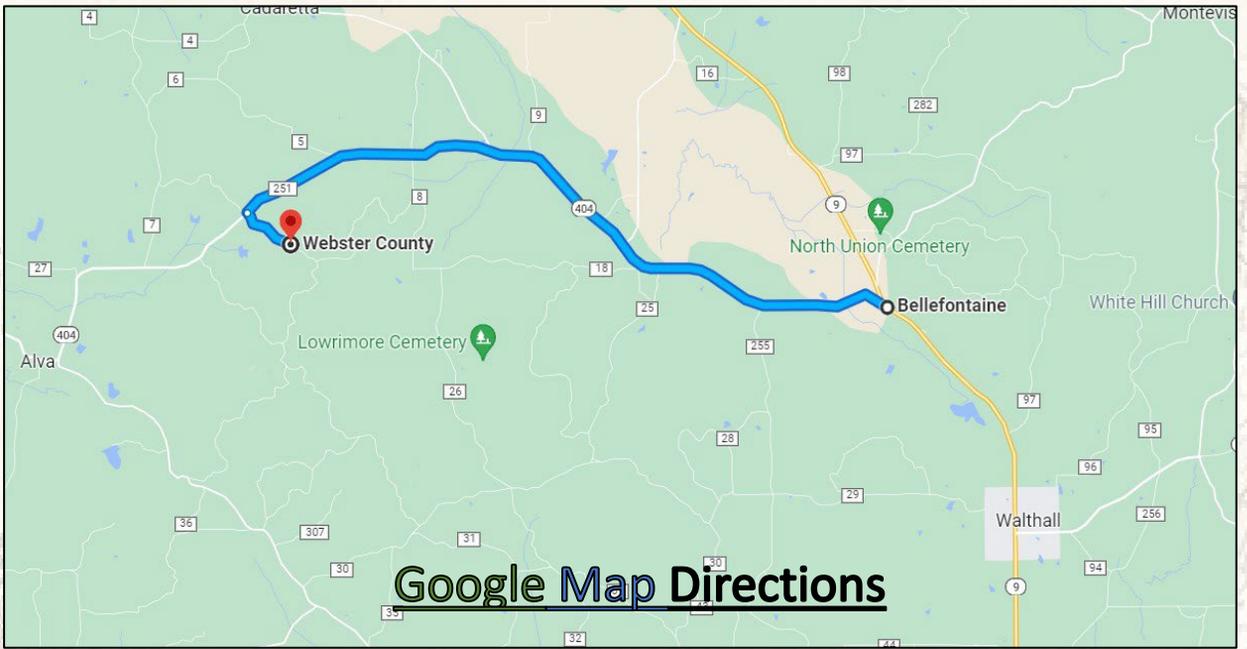
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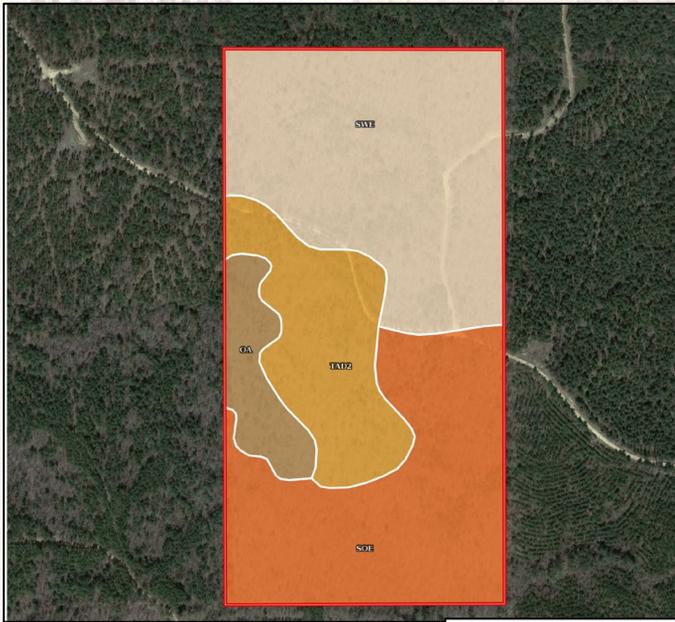
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## Google Map Directions



If you have been looking for an affordable tract to hunt while you watch your investment grow, let's go visit the Webster 80.23! Call Michael Oswalt for your private tour today! 2021 Taxes \$261.32

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SWE	Sweatman-Providence association, 12 to 35 percent slopes	32.52	40.49	0	39	7e
SOE	Smithdale-Ora association, hilly	27.48	34.22	0	47	7e
TaD2	Tippah silt loam, 8 to 12 percent slopes, eroded	14.48	18.03	0	72	4e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	5.83	7.26	0	65	2w
TOTALS		80.31( )	100%	-	49.57	6.1



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