

240 acre +/- Acre Recreation/Timber Tract Webster County, MS



\$1,750/ acre

This 240 acre +/- tract in Northwest Webster County is mostly a mixed age Hardwood stand that has the ideal combination of Hardwoods and small patches of pine interspersed through out the tract. There are 3 seasonal creeks and an interior trail system with 3 older food plots. Access is approximately 1,500 feet along Carver Road , otherwise known as County road 7. Natchez Trace electric is available . Call Doyes for your personal tour.

Directions from Tomnolen, MS: Travel Northwest on Greensboro road for approximately 6 miles. Continue on Alva road for +/- 8.3 miles. Turn right onto MS 404 East and travel 2.1 miles. Turn left on Carver Road and travel +/- 1.9 miles . The property will be on the left..

[GOOGLE MAP Link](#)

Call me today!

DOYES HOLLAND, REALTOR®
DHolland@TomSmithLand.com
662.268.6333 **office** | 662.312.2165 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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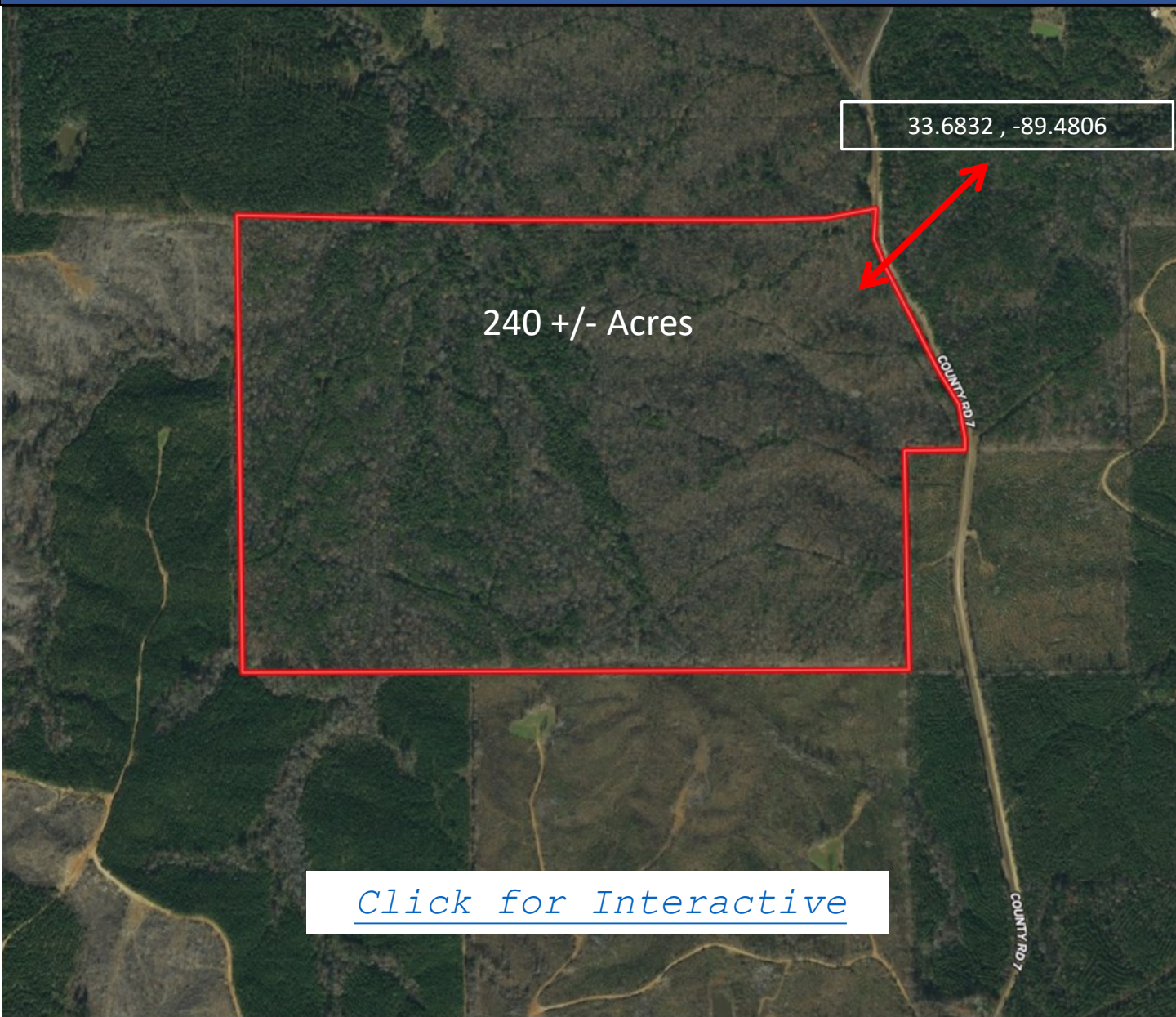
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Aerial Map



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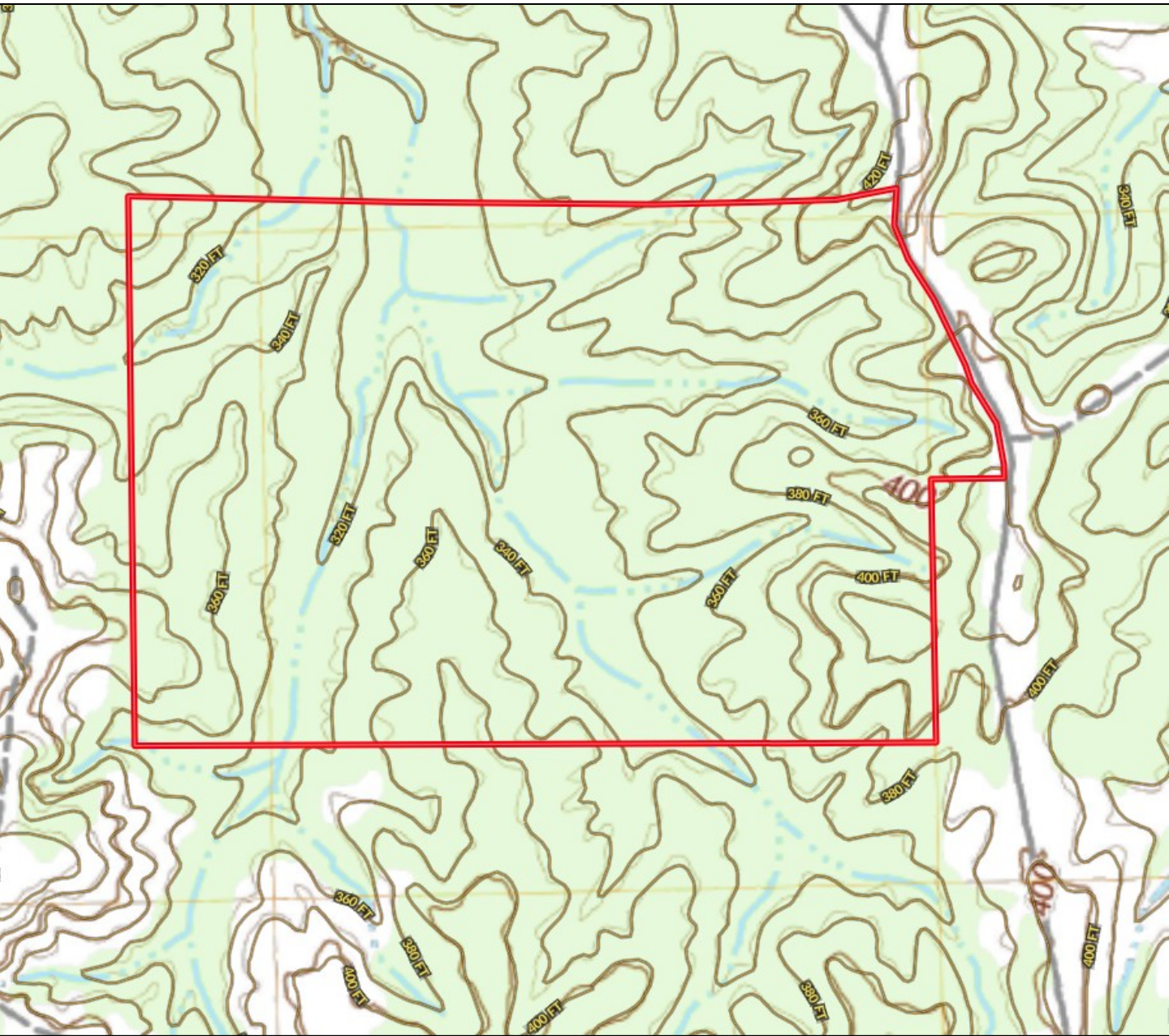
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Topographical Map



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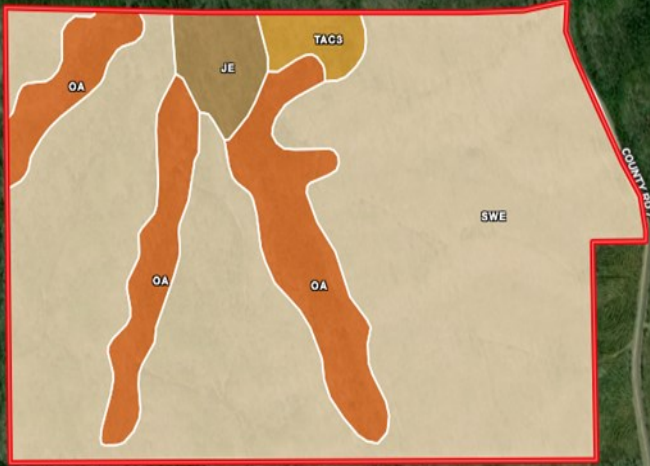


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Soil Map

Soil Map



Soil Legend

CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP	
SWE	Sweatman-Providence association, 12 to 35 percent slopes	192.6	78.38%	-	39	7e	
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded	40	16.28%	-	65	2w	
Je	Jena fine sandy loam, 0 to 2 percent slopes, occasionally flooded	8.12	3.3%	-	68	3w	
TACS	Tippah silt loam, 5 to 8 percent slopes, severely erode d	5.02	2.04%	-			



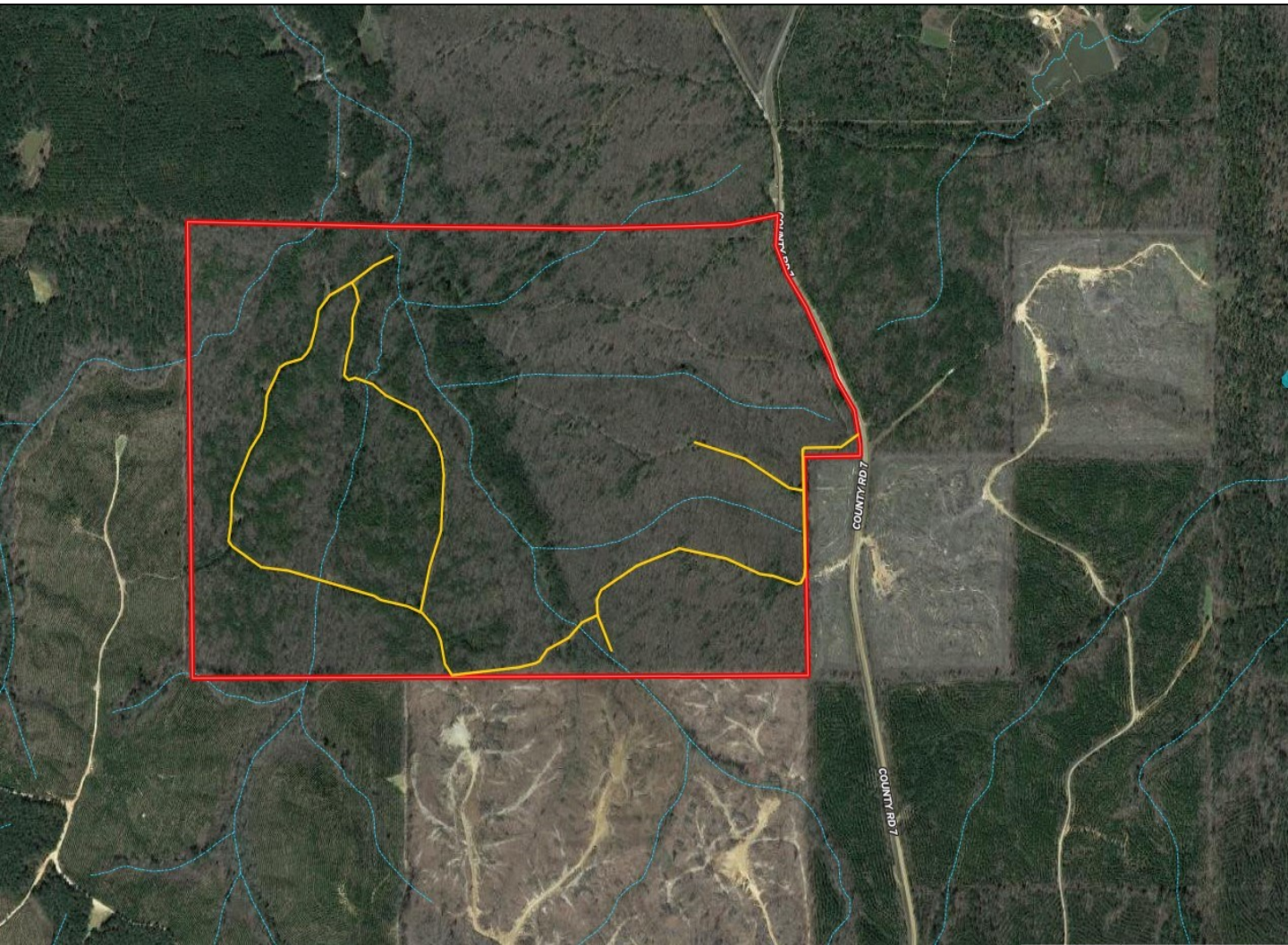
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FEMA Flood and Water Feature Map



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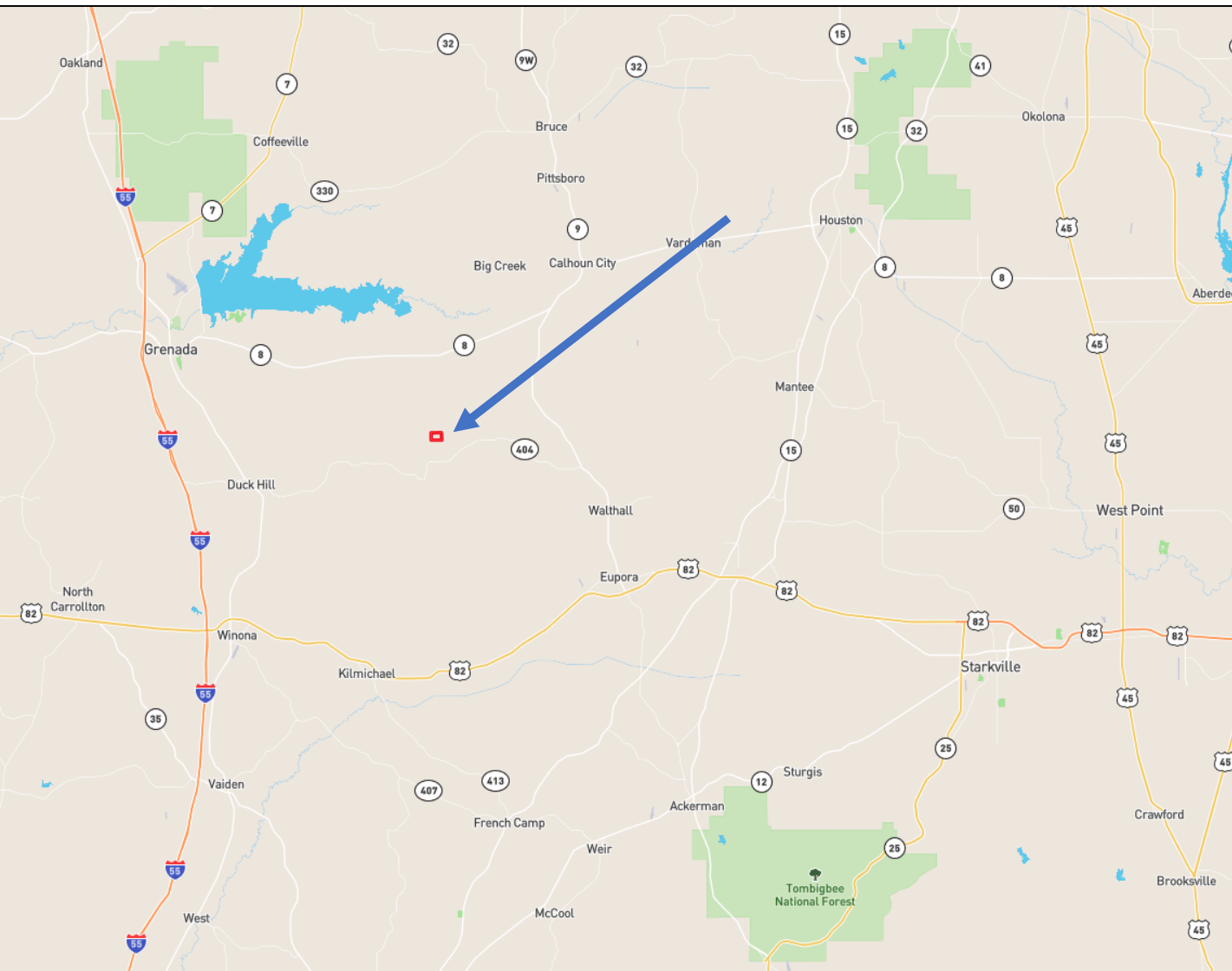
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Directional Map



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