

490± Acres in Webster County, MS

\$624,750



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

769-888-2522 office

# Property Profile

## The Webster 490

### Location:

- Webster County, MS
- Frontage on County Road 205
- 15± Miles North of Mathiston
- 37± Miles Northwest of Starkville

### Coordinates:

- 33.700661, -89.155308

### Property Information:

- 490± Total Acres
- 250± Acres of Thinned Pine-Hardwood Mix
- 220± Acres Clearcut
- 33.92 Acres of CRP (\$5,596 annual payment)
- Hardwood Pockets and Drainages
- Small Pond
- Frontage on Little Topashaw Creek

### Property Use:

- Hunting
- Fishing
- Timber Investment

### Tax Information:

- 1230000804.00: \$704.09 for 2022
- 1220000917.00: \$122.10 for 2022
- 1230000803.00: \$620.18 for 2022
- 1230000701.00: \$244.20 for 2022



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**ADAM HESTER**

ASSOCIATE BROKER

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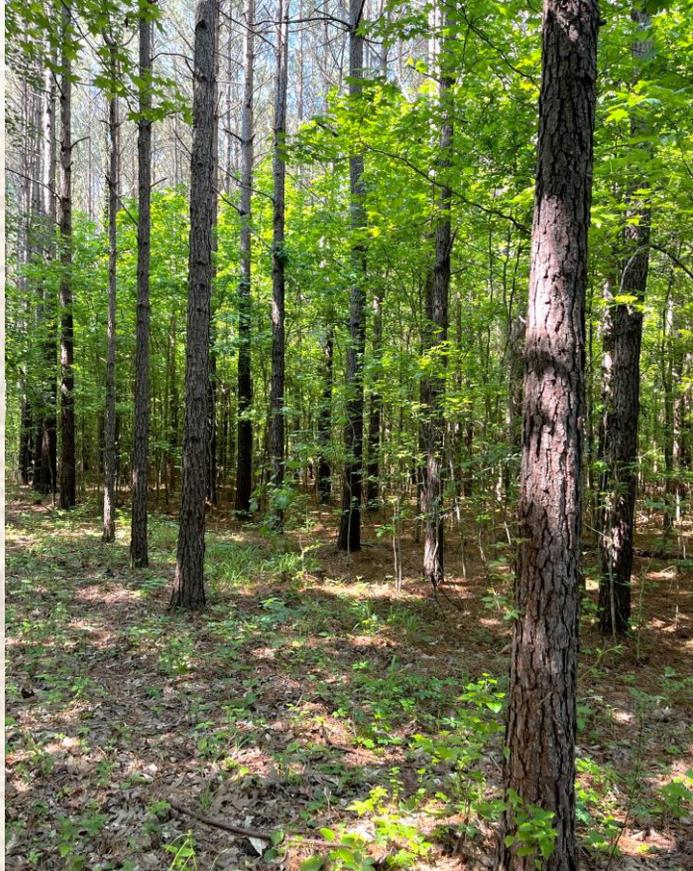
[adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

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Information is believed to be accurate but not guaranteed.

THIS PLACE IS THE TOTAL PACKAGE! Suitable for recreational and investment opportunities, the Webster 490 has it all! Located along County Road 205 in Webster County, MS, this 490± acre tract is near the Mantee community, approximately 15 miles north of Mathiston. Power and water are located nearby.



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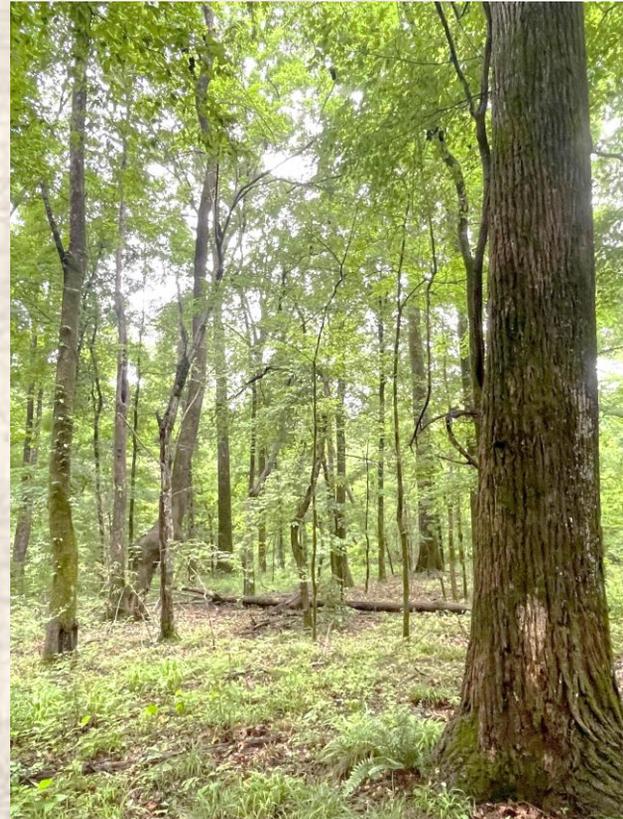
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The land offers a combination of rolling terrain and Little Topashaw Creek bottomland. The current make-up consists of 220± acres of hardwood clearcut and 250± acres of thinned pine-hardwood mix.

There are approximately 39.32 acres of pine enrolled in CRP with an annual payment of \$5,596. Stream management zones (SMZ) were left along the creek and drainages and hold a variety of oak trees as an additional food source for the wildlife.



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Two distinctive traits of this tract are the small pond and live flowing creek. The pond is approximately .75 acres and is tucked away in a hardwood drainage near the front half of the property. Little Topashaw Creek is a must-see feature; certain parts are flowing rapids that can serve as your own recreational playground!

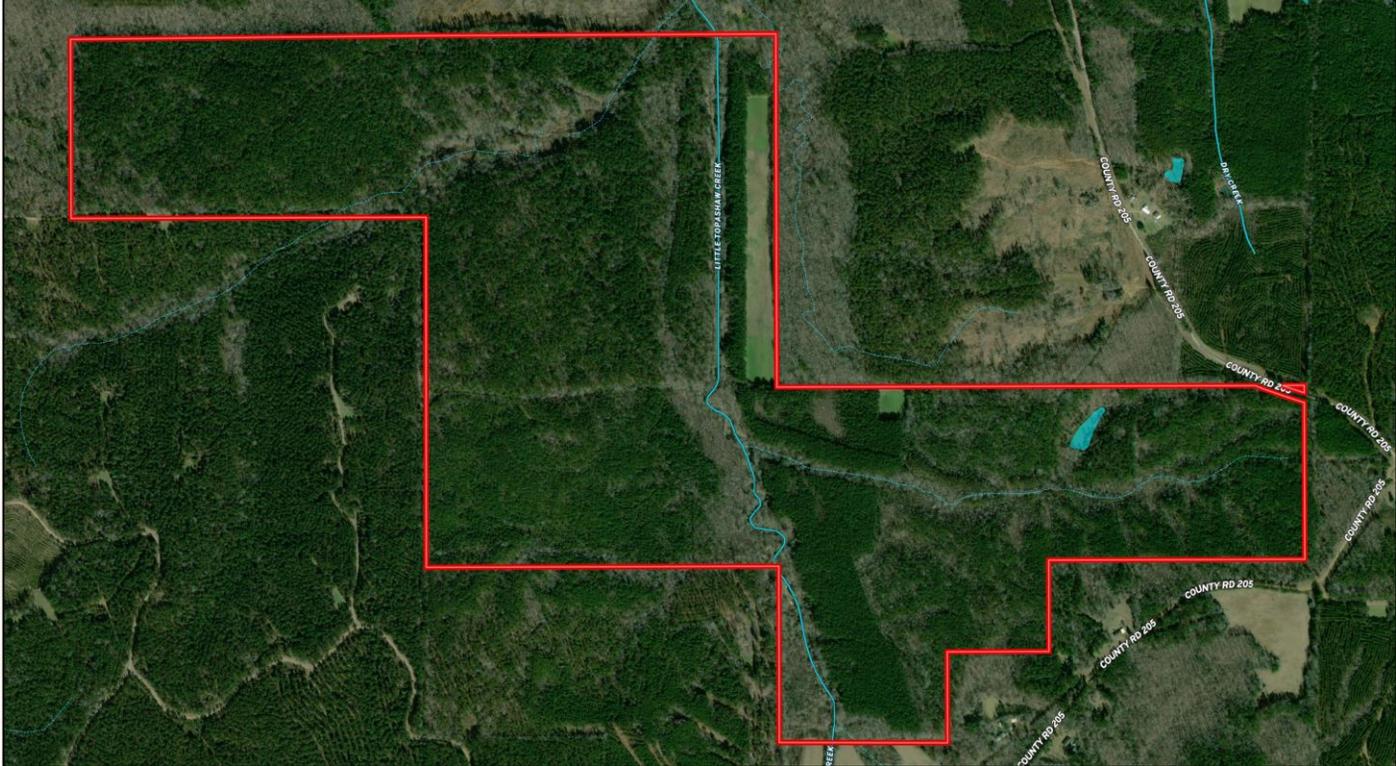
The Webster 490 is a place that can provide year-round enjoyment with multiple options for a future owner. Schedule a private showing to see what all it has to offer!



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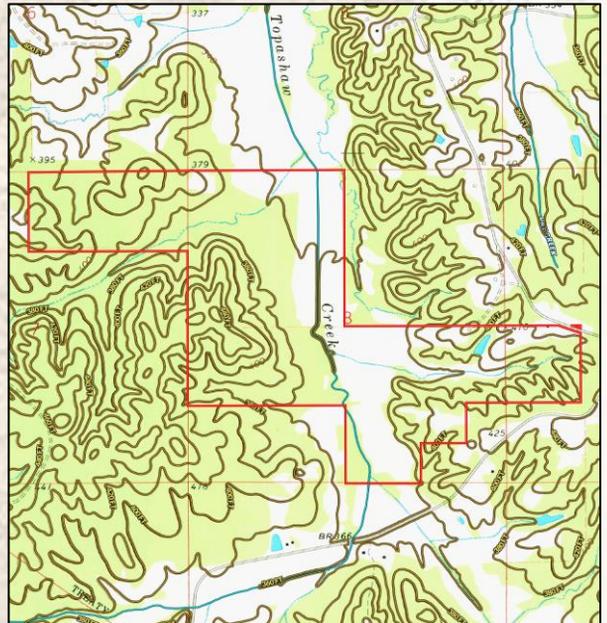
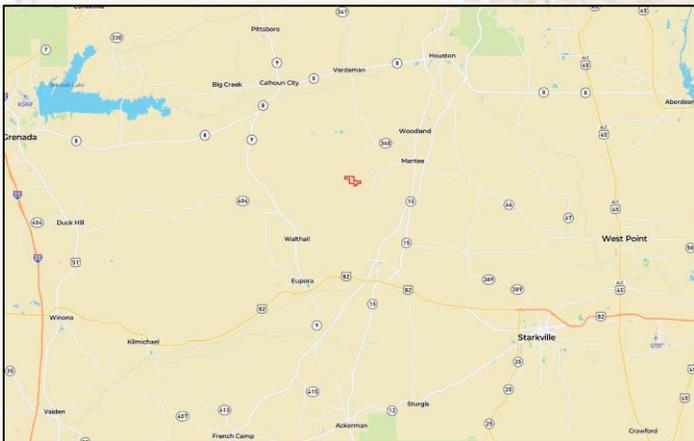
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- Frontage on County Road 205
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[Google Map Link](#)

[Interactive Map Link](#)



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