

Investment Opportunity in Webster County, MS



\$120,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

Office 769-888-2522

Property Profile

The Webster 11.2

Location:

- Webster County, MS
- Fronts Factory Road
- Adjoins the Eupora City Limits

Coordinates:

- 33.530788, -89.260874

Property Information:

- 11.2± Total Acres
- American Tower Corporation Lease Site
- Cellular Tower Lease Through 2051
- Generates \$484.00 per Month

Property Use:

- Income Producing
- Investment

Tax Information:

- Parcel 0720000902.02: \$43.68 for 2022



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.





Take a look at the Webster 11.2 if you are interested in owning a property that generates passive income! Adjoining the city limits of Eupora, in Webster County, MS, this 11.2± acre tract offers a cellular tower with a monthly lease payment of \$484 through 2051. The remaining acreage is covered primarily with pine timber and features 415± feet of frontage along Factory Road. For supplemental income, the frontage acreage may be ideal for a small development project. For more information, call Adam Hester today!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

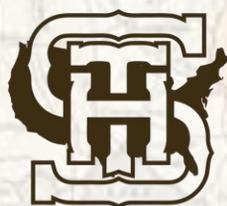
O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

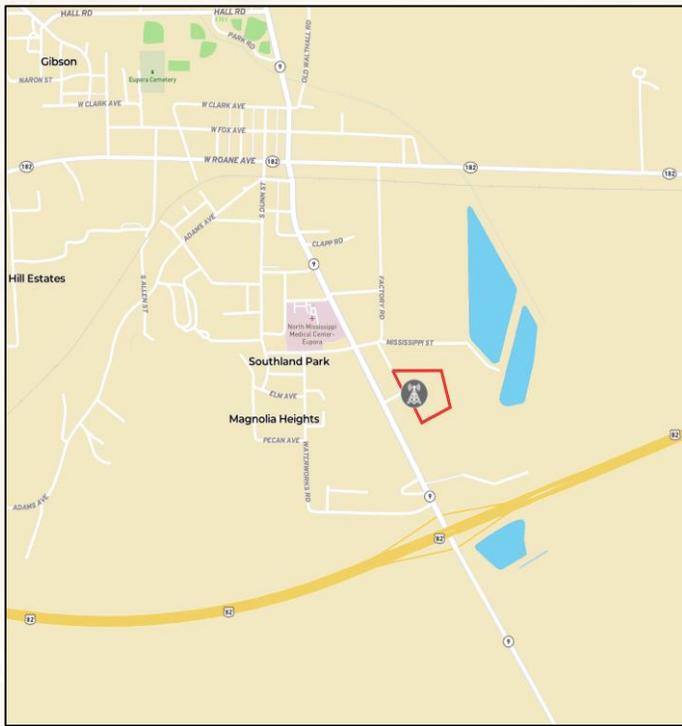
O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



[Google Map Link](#)

[Interactive Map Link](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.