

60± ACRES WEBSTER COUNTY, MS

\$129,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE WEBSTER 60

PROPERTY PROFILE

LOCATION:

- County Road 231
- Manatee, MS 39751
- Webster County
- $0.25\pm$ Miles W of the Big Black River
- $11\pm$ Miles NW of Mathiston
- $14\pm$ Miles NE of Eupora

COORDINATES:

- 33.661827, -89.153508

PROPERTY USE:

- Hunting
- Potential Home/Cabin Site
- Replanting Opportunities

PROPERTY INFORMATION:

- $60\pm$ Acres
- Mostly Cutover
- Remaining SMZs
- Frontage on County Road 231
- Established Trail System
- Small Streams
- Deer & Turkey
- Utilities Available
- East Webster School District

TAX INFORMATION:

- \$225.82 (2023)
- Parcel 1280002805.02



ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

HUNTER MARLOW | LAND SPECIALIST
C: 601-701-3088 | hmarlow@smalltownproperties.com

WELCOME TO THE WEBSTER 60

HAVE YOU BEEN SEARCHING FOR A BLANK SLATE HUNTING TRACT OR A SPOT TO LIVE IN THE COUNTRY? Take a look at what the Webster 60 has to offer. Located on County Road 231 in northeast Webster County, Mississippi, this tract features approximately 60 acres just north of the Clarkson community in the highly sought-after East Webster School District.

A majority of the timber has been cut, with the remaining SMZs in place. The property offers multiple opportunities for a new owner. For hunting, an established trail system reaches across a portion of the rolling terrain. The topography allows for a few strategic food plots to be placed in the bottomland along the two streams that traverse the property. The habitat is thick, making it ideal for prescribed burning, deer bedding, and turkey browsing. As a bonus, the land is approximately $\frac{1}{4}$ mile west of the Big Black River.



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MORE ABOUT THE WEBSTER 60

If you are looking to relocate to the country, there is a potential home or cabin site near the road where utilities are available. Whether you are looking for a hunting property or a place to establish a homestead, the Webster 60 is worth a look!

Contact Adam Hester or Hunter Marlow today to schedule a private showing and experience #theSmallTownWay!



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Information is believed to be accurate but not guaranteed.

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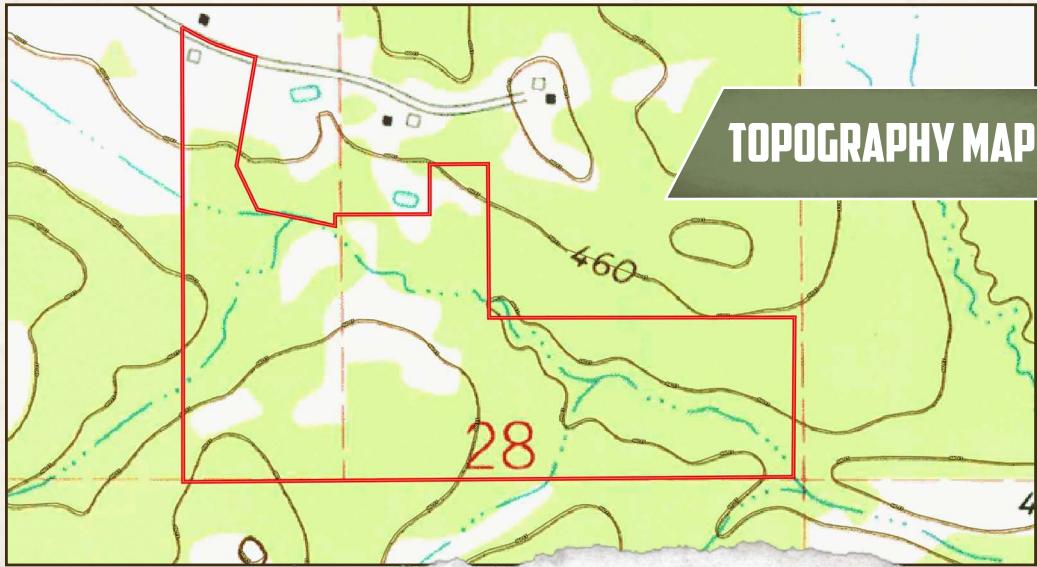
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land **id.** **LINK**



Directions from Mathiston, MS: Travel on MS-403 N for 2.3 miles. Turn left to continue on MS-403 N, and in 1.1 miles, turn right onto Clarkson Road. Travel for 6 miles, and then turn right onto Mantee Road. In 1.5 miles, turn right onto Ellison Road, and in 0.3 miles, the property will be on your right.

LINK TO GOOGLE MAP DIRECTIONS



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