



**60± ACRES**  
**WEBSTER COUNTY, MS**  
**\$102,000**



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

**OFFICE (769) 888-2522**

# THE WEBSTER 60

## PROPERTY PROFILE

### LOCATION:

- Mantee, MS 39751
- Webster County
- Frontage on County Road 231
- 0.25± Miles W of the Big Black River
- 11± Miles N of Mathiston
- 14± Miles NE of Eupora

### COORDINATES:

- 33.661827, -89.153508

### PROPERTY USE:

- Home or Cabin Site
- Deer and Turkey Hunting
- Replanting Opportunities

### PROPERTY INFORMATION:

- 60± Acres
- Mostly Cutover
- Remaining SMZs
- Established Trail System
- Home or Cabin Site
- Utilities Available
- Small Streams

### TAX INFORMATION:

2023 - \$225.82

- Parcel 1280002805.02



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**ADAM HESTER, ALC**

ASSOCIATE BROKER

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O: 769-888-2522

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4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# 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, MS, this tract features approximately 60 acres north of the Clarkson community in the highly sought after East Webster School District. A majority of the timber has recently been cut, with remaining SMZs and small pockets of young pines in place.

The property offers multiple opportunities for a new owner. For hunting, an established trail system is across 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 deer bedding and turkey browsing. As a bonus, the land is approximately 1/4 mile west of the Big Black River. If you are looking to relocate to the country, there is a potential home and 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 today to schedule a private showing.**



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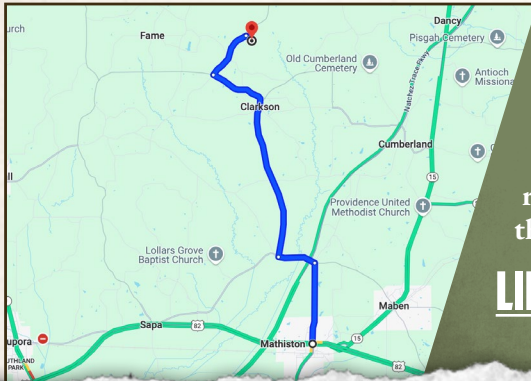
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WEBSTER COUNTY, MISSISSIPPI



land id. LINK



Directions From the Intersection of US-82 and MS-403 in Mathiston, MS: Drive north on MS-403 for 2.3 miles. Turn left to continue on MS-403 and in 1.1 miles, turn right onto Clarkson Road. Continue 6 miles, then turn right onto Mantee Road. In 1.5 miles, turn right onto Ellison Road and in 0.2 miles the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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