



# SMALLTOWN

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



**76± ACRES**  
**WEBSTER COUNTY, MS**  
**\$189,000**



# THE WEBSTER 76

## PROPERTY PROFILE

### LOCATION:

- Mantee Road  
Mantee, MS 39751
- Webster County
- 5± Miles NW of  
East Webster School
- 8.2± Miles SW of Mantee
- 9± Miles N of Mathiston
- 25± Miles NW of Starkville

### PROPERTY USE:

- Potential Home Site
- Hunting
- Recreational

### COORDINATES:

- 33.6703, -89.15385

### TAX INFORMATION:

- 2025 Taxes TBD

### PROPERTY INFORMATION:

- 76± Acres
- Rolling Terrain
- Paved Road Frontage
- Utilities Available at the Road
- 3± Year-Old Cutover



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**MICHAEL COOPER**

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

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

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WEBSTER 76

**THE WEBSTER 76 IS A SOLID PLACE TO BUILD, INVEST, OR CREATE YOUR OWN HUNTING RETREAT!** Located in Webster County, Mississippi, roughly nine miles north of Mathiston, the 76± acre property offers great opportunities for hunting, recreation, or a future homesite.

The land features frontage on the paved Mantee Road, and utilities are available along the road, providing convenient access and strong potential for building a cabin or your dream home. The gently rolling terrain includes approximately three-year-old cutover, creating a blank canvas for replanting, development, food plots, or establishing internal trail systems. Additionally, the rolling topography offers natural character and drainage, making it ideal for recreational use and wildlife habitat improvement. The Webster 76 provides the perfect balance of rural privacy with easy access to nearby amenities.

**Call Michael Cooper to schedule a personal tour and experience #TheSmallTownWay!**



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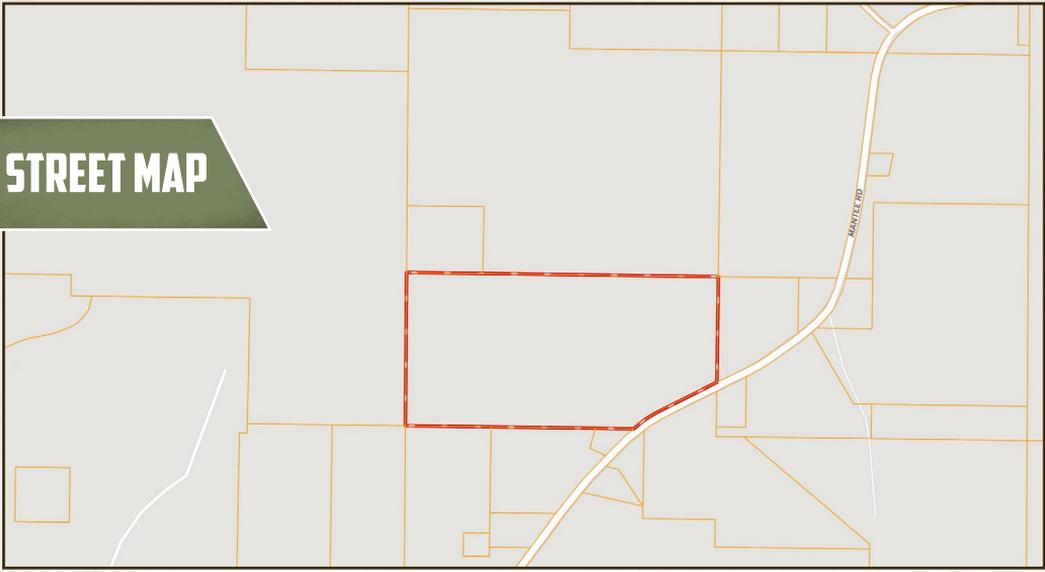
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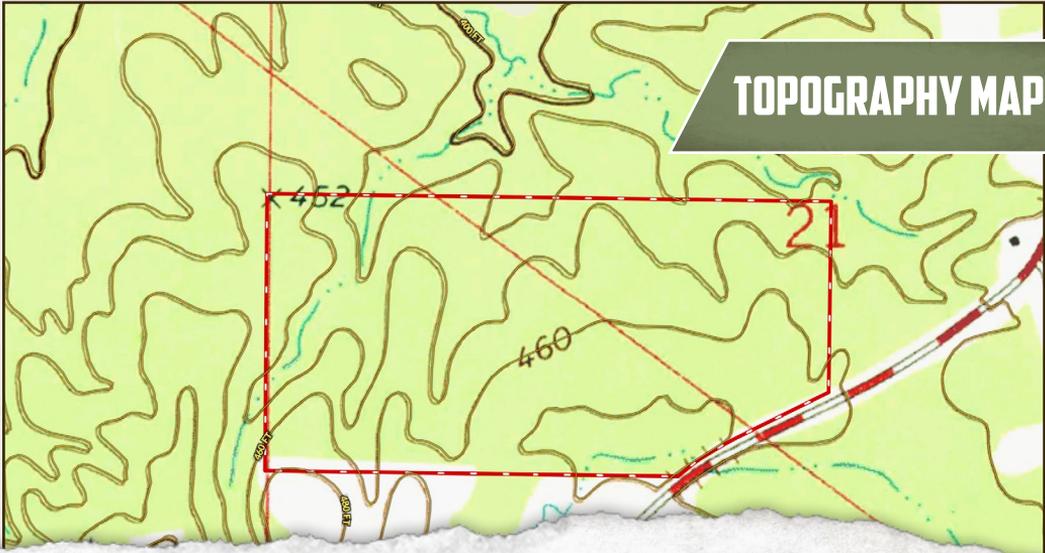
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## STREET MAP



## TOPOGRAPHY MAP



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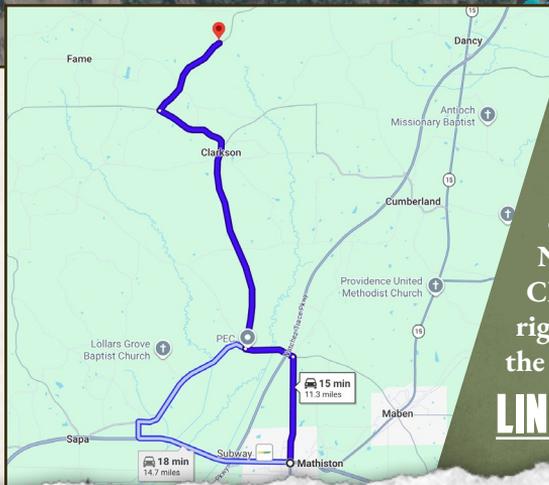
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WEBSTER COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of MS 403 N and Highway 82 in Mathiston, MS: Travel 2.3 miles north on MS 403. Turn left to stay on MS 403 N and continue 1.0 mile. Turn right on Clarkson Road and proceed 6 miles. Turn right on Mantee Road and travel 2 miles to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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