



# SMALLTOWN

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



**A BARNDOMINIUM ON 3.07± ACRES**

**1492 BERRY ROAD**

**MABEN | WEBSTER COUNTY, MS**

**\$399,999**



OFFICE (769) 760-0005 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE WEBSTER 3.07

## PROPERTY PROFILE

### LOCATION:

- 1492 Berry Road  
Maben, MS 39750
- Webster County
- 2.5± Miles E of East  
Webster High School
- 2.6± Miles E of the  
Natchez Trace Parkway
- 21.2± Miles NW of Starkville
- 35.1± Miles NW of the Golden  
Triangle Regional Airport

### COORDINATES:

- 33.61445, -89.0438

### PROPERTY USE:

- Residential
- Recreational
- Hobby Farm

### TAX INFORMATION:

- Parcel 1320000908.03
- \$2,033 for 2025

### PROPERTY INFORMATION:

- 3.07± Surveyed Acres
- 3,200± SqFt Barndominium

- 1,600± SqFt of Living Space
- 1,600± SqFt of Open Space
- 3 Bedrooms/2.5 Bathrooms
- 3 HVAC Systems
- Stainless Steel Appliances
- Brick Hearth with Wood Heater
- Propane Gas Stove/Oven
- Built-In Desk
- Laminate Floors Throughout
- Mother-in-Law Suite/Game Room
- Storm Shelter
- Wet Bar with Ice Maker
- Utilities/High Speed Fiber Internet
- Silo Barn Bar with Antique Barstools
- Outdoor Wood-Burning Stove and  
Wood-Burning Heat
- Rustic Building with a  
Whiskey Still and Blacksmith Shop
- Stone Fire Pit
- Bleachers
- Pergola Garden Area
- Plumbed Outhouse and Shower
- Located in the East  
Webster School District



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**DEREK EAVES**

LAND SPECIALIST

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WEBSTER 3.07

LOCATED AT 1492 BERRY ROAD IN MABEN, MISSISSIPPI, THIS UNIQUE 3,200± SQUARE FOOT BARNDOMINIUM IN WEBSTER COUNTY OFFERS THE PERFECT BLEND OF RUSTIC CHARM, MODERN CONVENIENCE, AND OUTDOOR ENTERTAINMENT. Situated on 3.07± surveyed acres in the East Webster School District, the property is ideally positioned just 2.5± miles east of the sought-after East Webster High School and only 2.6± miles from the Natchez Trace Parkway, offering easy access to scenic bicycle riding along the Natchez Trace. The home is also conveniently located 21.2± miles northwest of Starkville and 35.1± miles from Golden Triangle Regional Airport. The property provides peaceful country living with excellent accessibility.

This home offers 1,600± square feet of comfortable living space with three bedrooms, two full baths, and one half bath, along with an additional 1,600± square feet of open space designed for entertaining family and friends. The interior includes laminate flooring throughout, stainless steel appliances, a propane gas stove/oven, a built-in desk area, and a beautiful brick hearth with a wood heater that anchors the living area with warmth and character. A versatile mother-in-law suite or game room provides flexible options for guests or additional recreation space with a kitchenette, wet bar, and ice maker. Comfort is ensured year-round with three HVAC systems, an outdoor wood-burning stove, and additional wood heat. High-speed fiber internet is already connected, offering approximately 104 Mbps download and 174 Mbps upload speeds, making remote work, streaming, or gaming seamless.



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# MORE ABOUT THE WEBSTER 3.07

Outdoors, this property truly shines as an entertainer's retreat. Whether hosting gatherings, special events, or game-day celebrations for Mississippi State fans, the setup was designed to impress. Amenities include a silo barn bar with antique barstools; a rustic building featuring a whiskey still and blacksmith shop; a stone fire pit gathering area; bleachers for outdoor events; a pergola garden space; and even a plumbed outhouse with a shower. A storm shelter adds peace of mind, and the blend of residential comfort with recreational functionality makes this property ideal as a full-time residence, weekend getaway, or event-friendly retreat.

This one-of-a-kind Webster County property offers character, versatility, and endless opportunities to enjoy the best of Mississippi country living.

**To schedule a private showing, contact Derek Eaves today and experience #TheSmallTownWay!**



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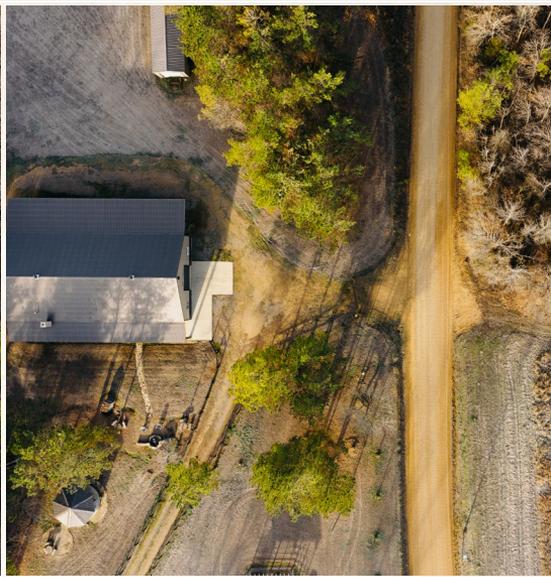
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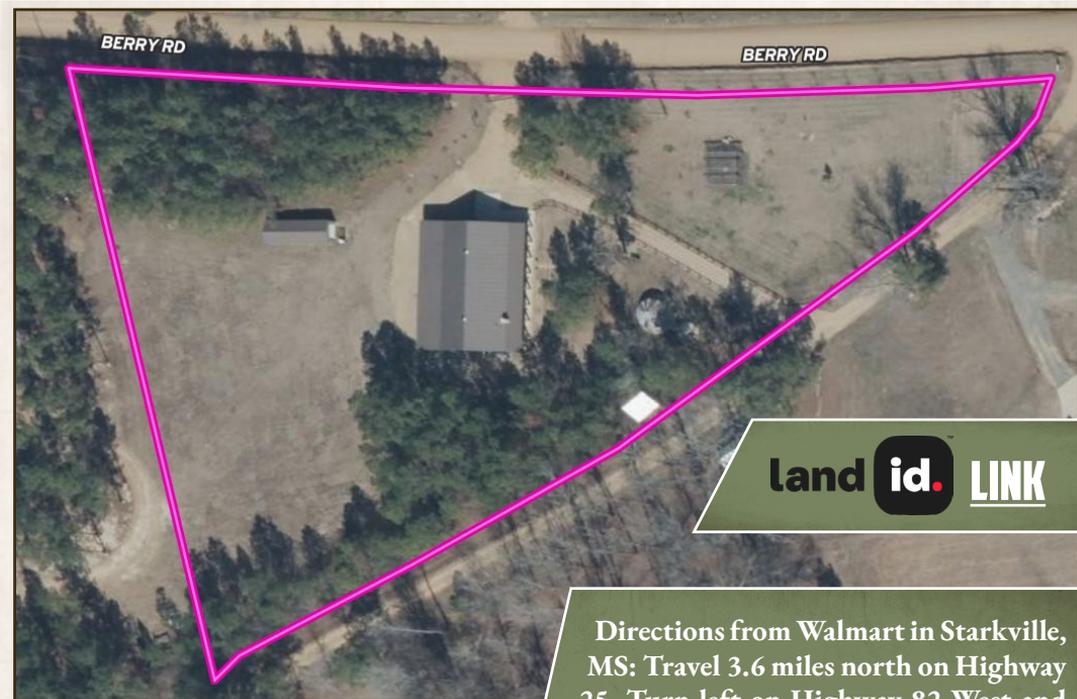
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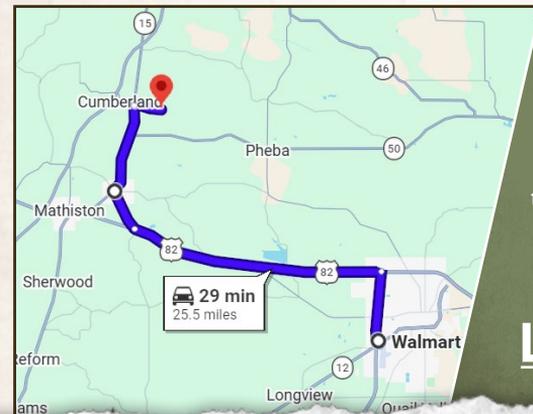
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Directions from Walmart in Starkville, MS: Travel 3.6 miles north on Highway 25. Turn left on Highway 82 West and continue 17 miles. Turn right on Maben/Starkville Road and proceed 2.2 miles. Turn right on Highway 15 North and travel 4.6 miles. Turn right on Berry Road and continue 1.4 miles to the property on the right.

Physical address:

1492 Berry Road Maben, MS 39750

[LINK TO GOOGLE MAP DIRECTIONS](#)



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