69± Acre Hunting/Recreational Tract in Webster County, MS

5529 Martin Luther King Jr Road, Eupora, MS



$265,000



Tom Smith Land and Homes

Expect More. Get More.

KADERO EDLEY
REALTOR®
Office: 662.441.2500
Cell: 601.488.7000
Kadero@TomSmithLand.com

A Real Estate Expert You Can Trust!

LandReport 2011-2026 America's BEST BROKERAGES

Property Information

Location:

- 6.4 miles northwest of Eupora, MS
- Martin Luther King Drive

Property Use:

- Residential
- Hunting
- Recreational

Coordinates:

- 33.58681, -89.34001

Property Highlights

- 69± surveyed acres
- Electric gate entrance
- Gravel driveway
- House site prepared
- Water connected
- Mature timber
- Deer, turkey, bass, and small game hunting
- 30x30 pole barn
- 2 box blinds with 3 food plots
- 2-year-old prescribed burn



KADERO EDLEY
REALTOR®
Office: 662.441.2500
Cell: 601.488.7000
Kadero@TomSmithLand.com

Tom Smith Land and Homes
Expect More. Get More.

A Real Estate Expert You Can Trust!

LandReport 2011-2026 America's Best Brokerages

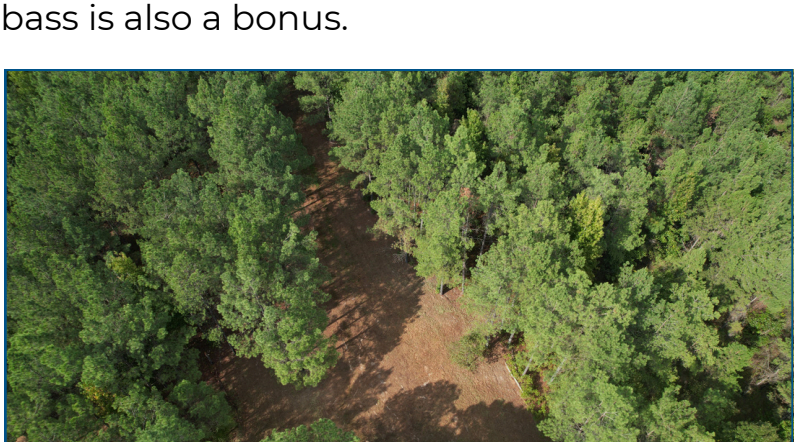
Information is believed to be accurate but not guaranteed.

The Property

69± Acres

This 69± surveyed-acre property in Webster County, Mississippi offers an excellent combination of recreational hunting land, mature timber, and a ready-to-build homesite. Located approximately 6.4 miles northwest of Eupora, the property features approximately 665 feet of road frontage with a gravel driveway leading through an electric-gated entrance. The property consists of 20–25-year-old mature timber and underwent a prescribed burn approximately two years ago, helping create quality wildlife habitat. Deer and turkey hunting opportunities are abundant, with three established food plots, two box blinds, and an internal trail system providing convenient access throughout the property. A 0.80± acre pond stocked with bass is also a bonus.









KADERO EDLEY
REALTOR®
Office: 662.441.2500
Cell: 601.488.7000
Kadero@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

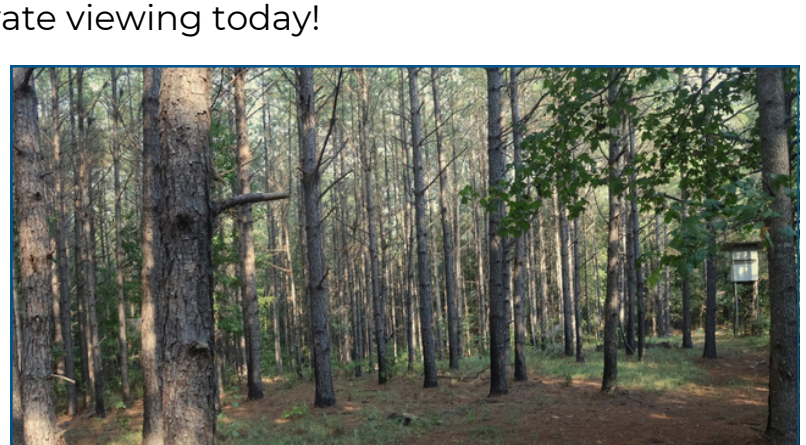
Information is believed to be accurate but not guaranteed.

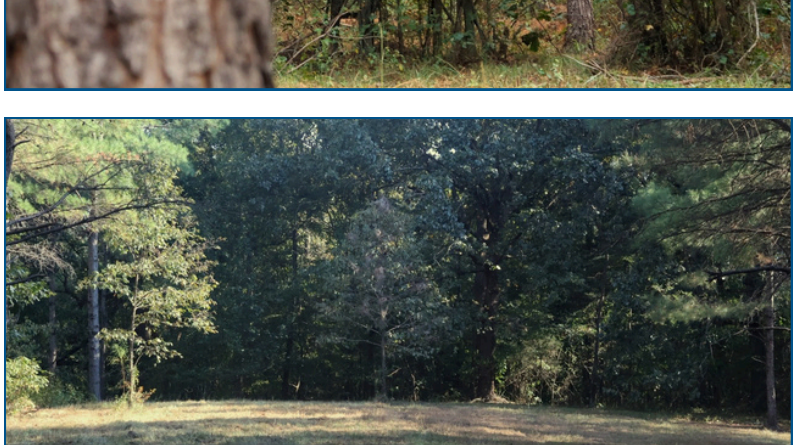
The Property

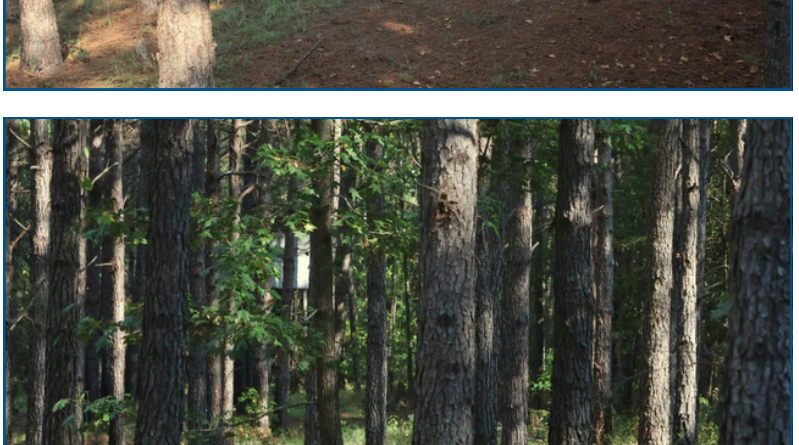
69± Acres

For those looking to build, a homesite has already been prepped, water is connected, and power is available. Additional improvements include a 30’ x 30’ pole barn for equipment and storage. An optional equipment package is available for an additional $150,000 and includes a low-hour Kioti TL750 compact track loader, low-hour Kubota KX040 excavator, and a 22-foot trailer rated at 14,000 pounds. Whether you’re looking for a hunting property, timber investment, future homesite, or a combination of all three, this tract offers the improvements and infrastructure to start enjoying the property immediately. Give Kadero Edley a call to schedule your private viewing today!









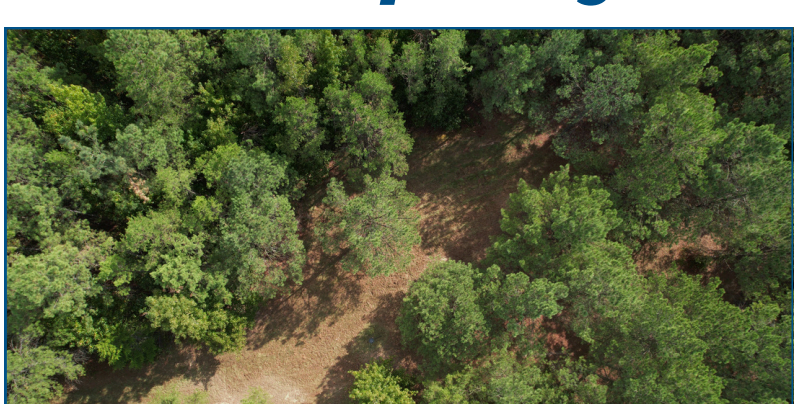
KADERO EDLEY
REALTOR®
Office: 662.441.2500
Cell: 601.488.7000
Kadero@TomSmithLand.com

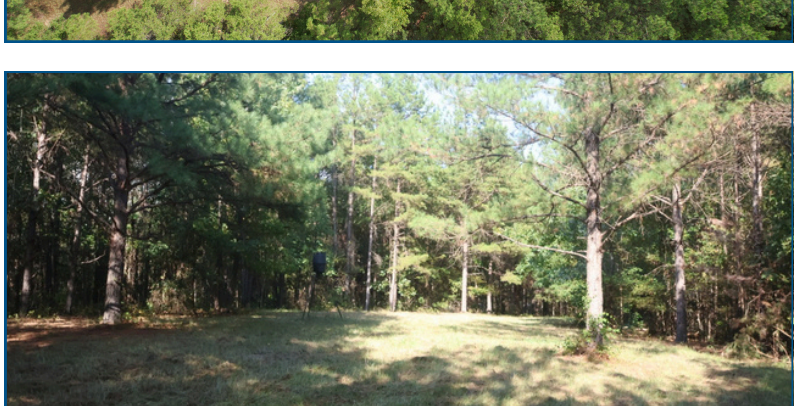
Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

The Property

69± Acres








KADERO EDLEY
REALTOR®
Office: 662.441.2500
Cell: 601.488.7000
Kadero@TomSmithLand.com

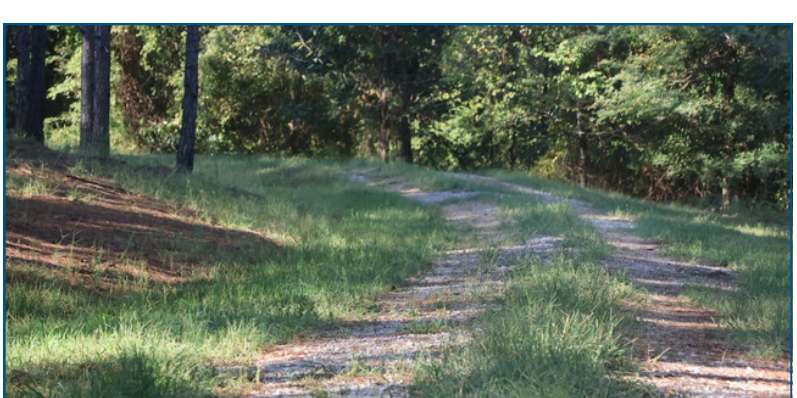
Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

The Property

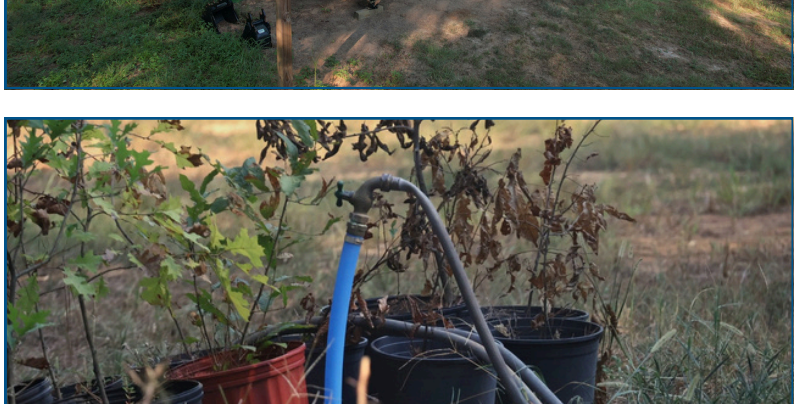
69± Acres













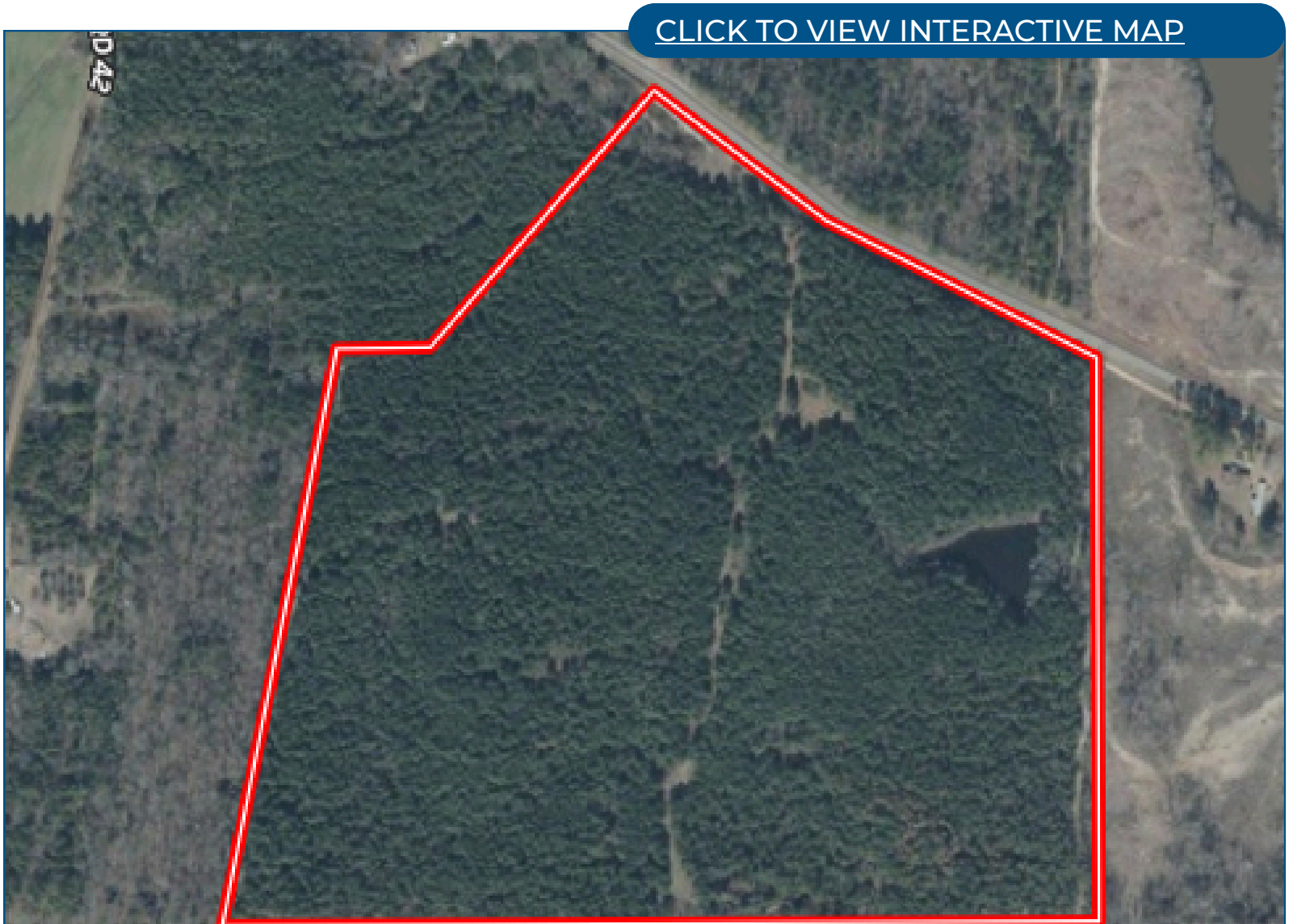
KADERO EDLEY
REALTOR®
Office: 662.441.2500
Cell: 601.488.7000
Kadero@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

Aerial Map

CLICK TO VIEW INTERACTIVE MAP



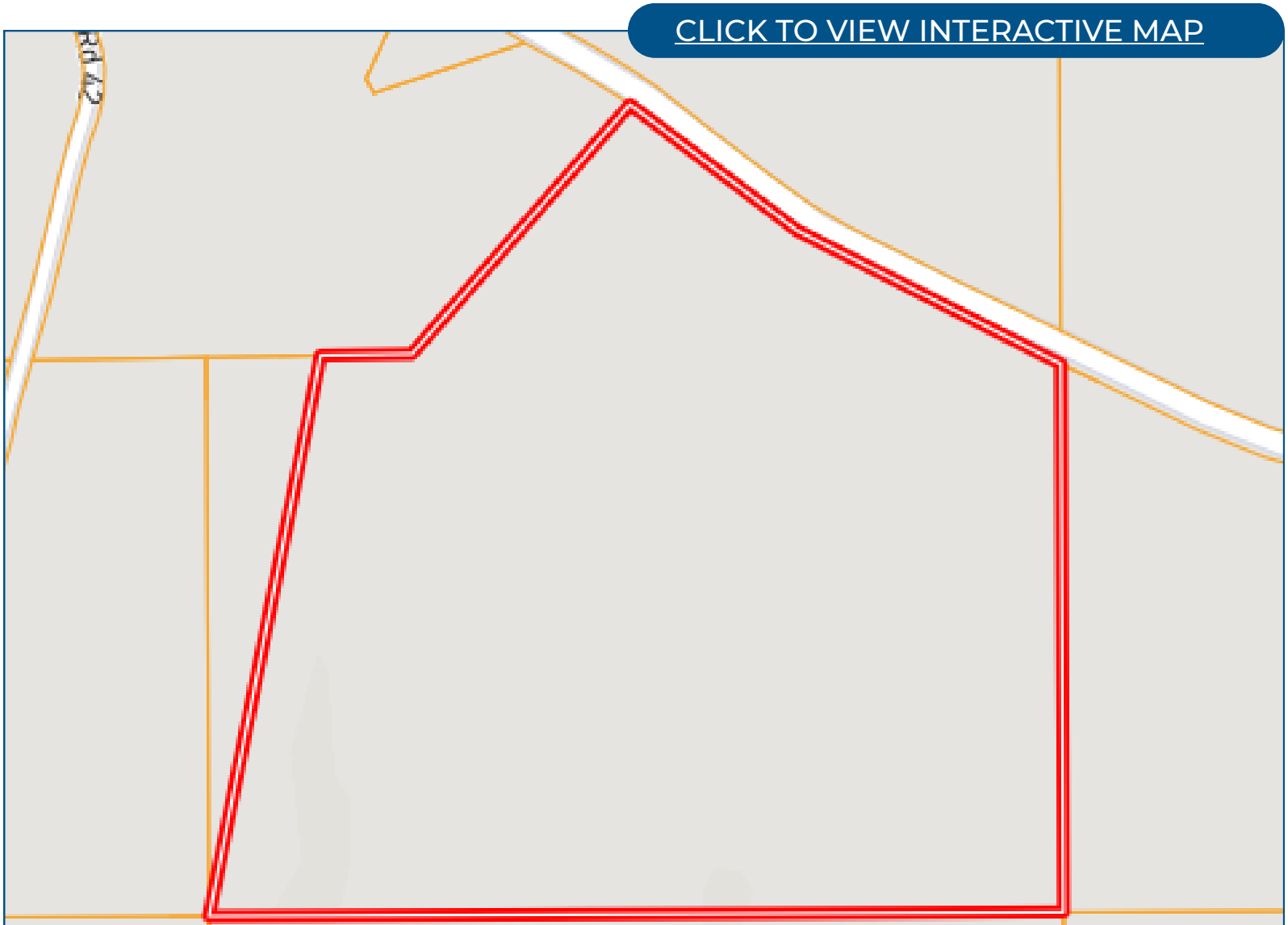
KADERO EDLEY
REALTOR®
Office: 662.441.2500
Cell: 601.488.7000
Kadero@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

Ownership Map

CLICK TO VIEW INTERACTIVE MAP



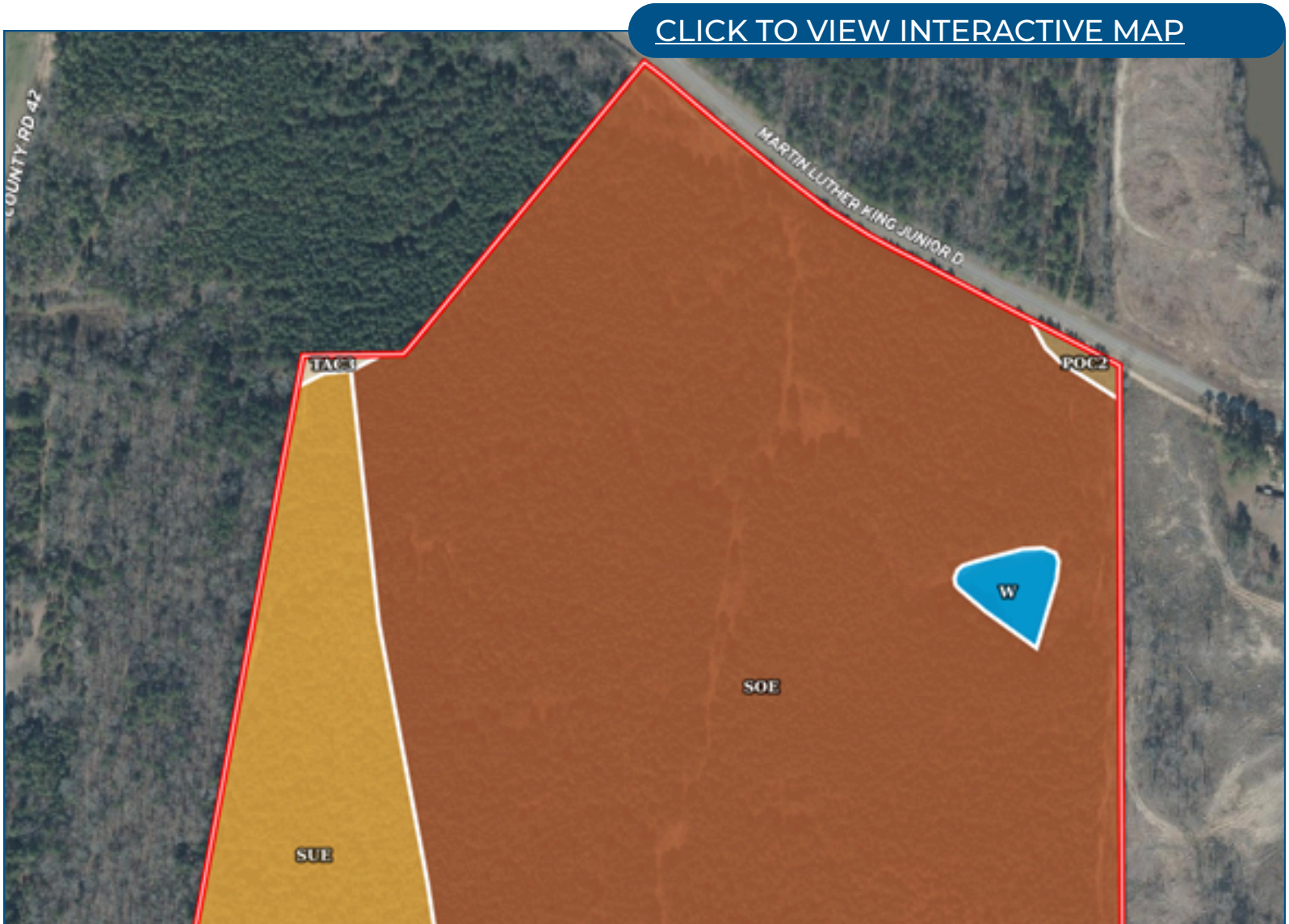
KADERO EDLEY
REALTOR®
Office: 662.441.2500
Cell: 601.488.7000
Kadero@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

Soil Map

CLICK TO VIEW INTERACTIVE MAP



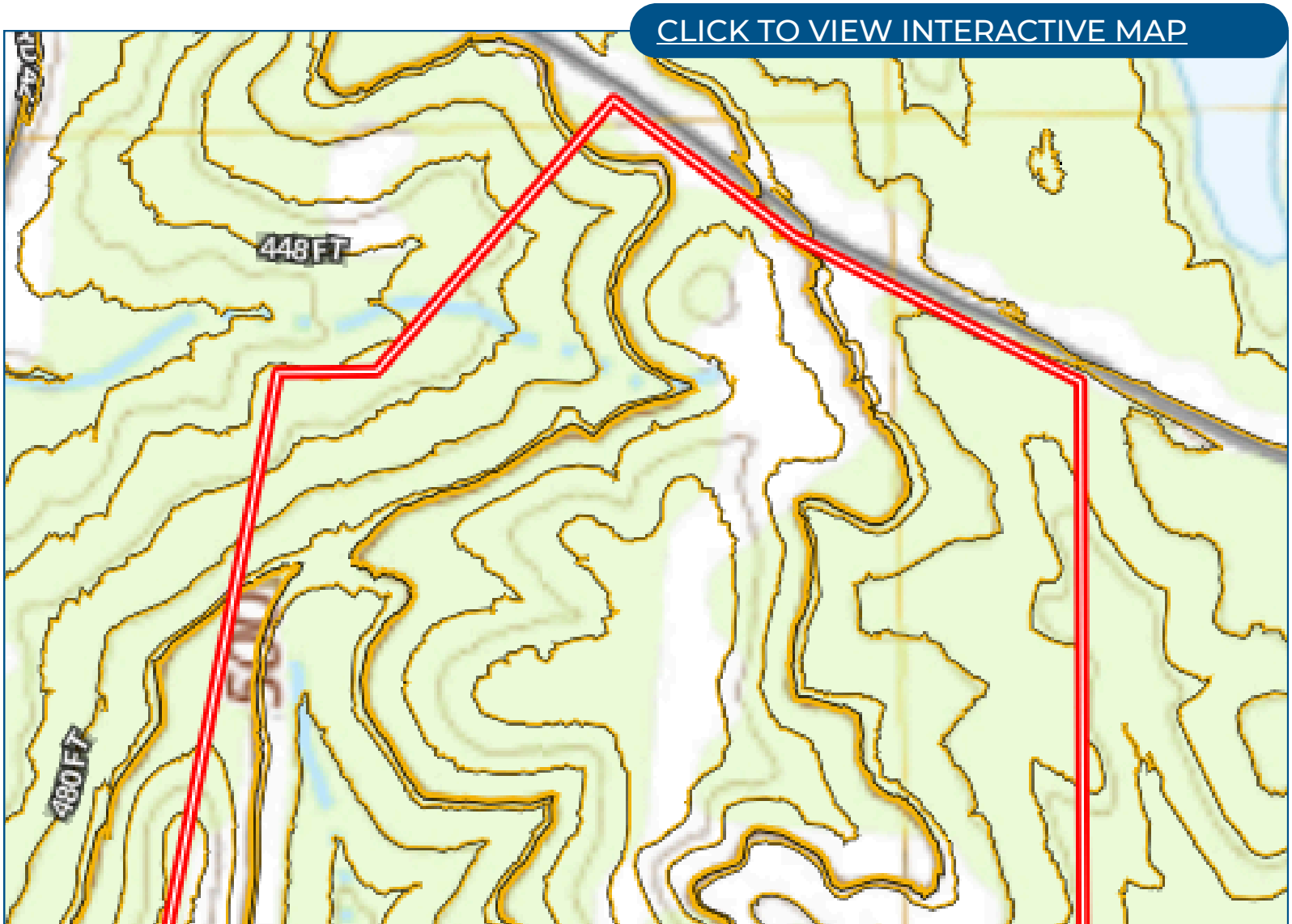
KADERO EDLEY
REALTOR®
Office: 662.441.2500
Cell: 601.488.7000
Kadero@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

Topo Map

CLICK TO VIEW INTERACTIVE MAP



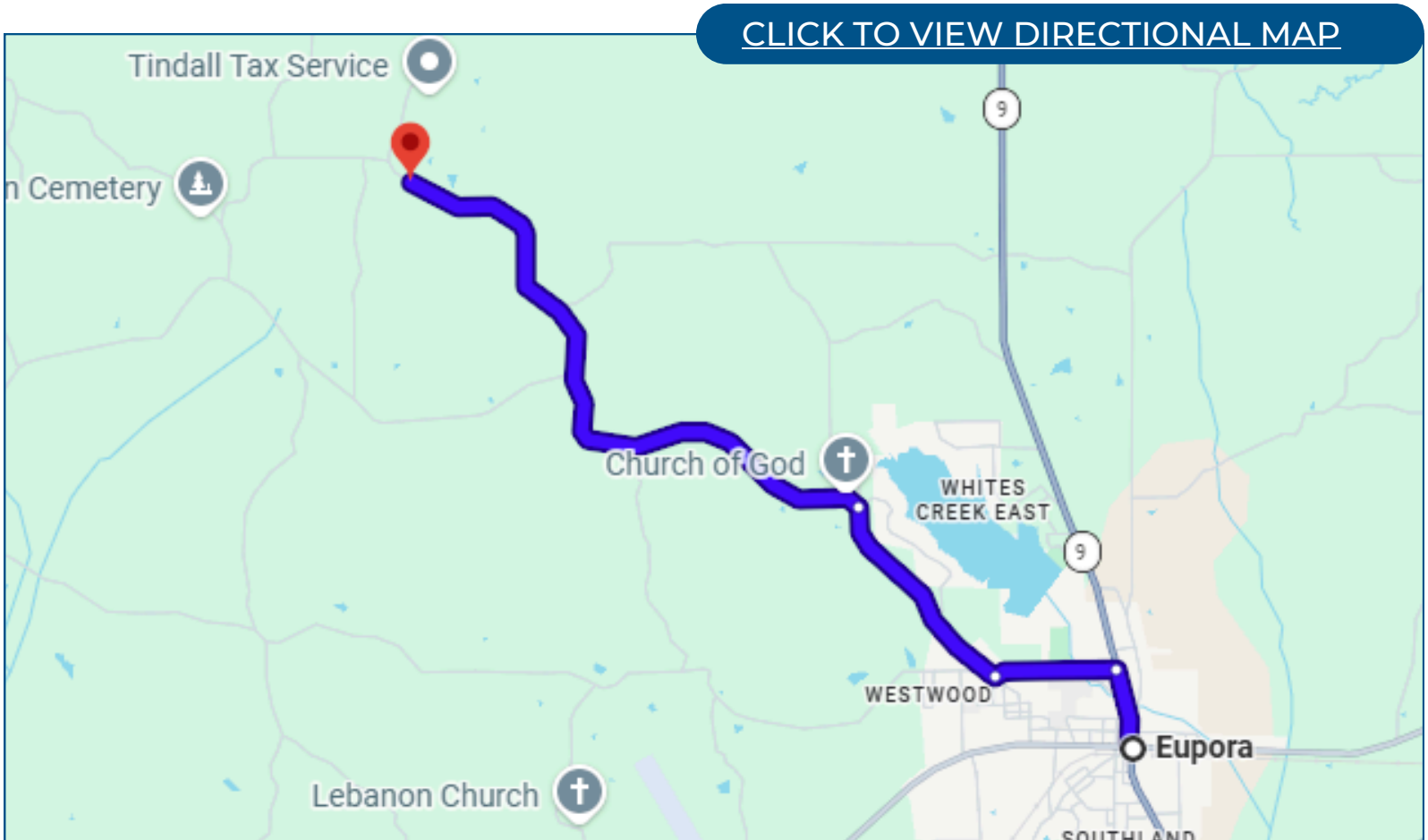
KADERO EDLEY
REALTOR®
Office: 662.441.2500
Cell: 601.488.7000
Kadero@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

Directional Map

CLICK TO VIEW DIRECTIONAL MAP



Directions from Eupora, MS: Travel 0.7 miles on Hall Road. Turn right onto Gibson Dr/Mlking Jr. Drive for 1.3 miles. Take a slight left onto ML King Jr. Dr for 3.9 miles, and the property will be on your left.

KADERO EDLEY
REALTOR®
Office: 662.441.2500
Cell: 601.488.7000
Kadero@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.