

MISSISSIPPI HUNTERS' PARADISE

836± ACRES IN WEBSTER COUNTY, MISSISSIPPI | \$1,799,000



[CLICK FOR A VIDEO OF THE PROPERTY](#)



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WEBSTER COUNTY HUNTERS' PARADISE

\$1,799,000

WELCOME TO COLDWATER BOTTOM, AN 836± ACRE HUNTERS' PARADISE LOCATED IN WEBSTER COUNTY, MS! SITUATED JUST 35 MINUTES WEST OF STARKVILLE AND ONLY 30-35 MINUTES FROM THE MSU CAMPUS, THIS PROPERTY OFFERS DIRECT ACCESS TO HWY 82. YOU'LL BE LESS THAN 5 MINUTES AWAY FROM GREAT RESTAURANTS AND FUEL, AND ONLY 7 MILES FROM EUPORA.

THIS PROPERTY FEATURES A BRAND NEW 4-BEDROOM, 2-BATH MOBILE HOME BUILT ON A CONCRETE SLAB, COMPLETE WITH PORCHES SURROUNDING THE ENTIRE HOUSE AND A PATIO ADJACENT TO A SCREENED-IN BACK PORCH. IT COMES FULLY FURNISHED AND IS PERFECT FOR A HUNTING CLUB OR A FAMILY GETAWAY TO ENJOY WEEKENDS HUNTING AND CATCHING A MISSISSIPPI STATE BULLDOGS GAME NEARBY.

THE NEWLY CONSTRUCTED 1,900 SQ. FT. CAMP HAS AN OPEN FLOOR PLAN CONNECTING THE LIVING ROOM AND KITCHEN. A GREAT SCREENED-IN PATIO PROVIDES AN IDEAL SPOT TO UNWIND AFTER A LONG DAY OF HUNTING. THE CAMP INCLUDES FRONT AND SIDE COVERED PATIOS WITH AMPLE PARKING, ALONG WITH A SPACIOUS MUDROOM THAT HAS A WASH STATION FOR CLEANING UP.

THIS PROPERTY BOASTS AN ABUNDANCE OF DEER, WITH MANY BUCKS IN THE 140-150 CLASS RANGE, AND A LARGE TURKEY POPULATION THAT PRESENTS EXCELLENT HUNTING OPPORTUNITIES. CALABRELLA CREEK RUNS THROUGH THE PROPERTY, WHERE YOU CAN CATCH LARGEMOUTH BASS AND BREAM DURING THE SUMMER. THE LAND FEATURES OVER 10 DEER FOOD PLOTS AND WIDE ROADS THROUGHOUT, MAKING IT EASY TO NAVIGATE.

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THE PROPERTY INCLUDES APPROXIMATELY 200 ACRES OF LARGE TIMBER, 10-15-YEAR-OLD HARDWOOD CUTOVER, AND AROUND 12 MILES OF ROADS. THERE ARE ALSO 45+ ACRES OF FOOD PLOTS, AND 300+ STUMPS HAVE BEEN RECENTLY CLEARED FROM THESE PLOTS. ADDITIONAL AMENITIES INCLUDE 10 FEEDERS, 4 BOX STANDS, AND 8-10 LOCK-ON AND LADDER STANDS. IT IS PRIMARILY SET UP FOR BOW HUNTING AND TURKEY HUNTING.

A SWIMMING HOLE IN THE CREEK IS ABOUT 200 YARDS FROM THE CABIN, PROVIDING GOOD FISHING OPPORTUNITIES. SEVERAL SLOUGHS HOLD WOOD DUCKS, AND MALLARDS HAVE ALSO BEEN SPOTTED, ALTHOUGH DUCK HUNTING HAS NOT BEEN THE PRIMARY FOCUS. THIS PROPERTY IS HOME TO PLENTY OF DEER, TURKEYS, RABBITS, SQUIRRELS, DOVES, AND SOME QUAIL AND HOGS.

WHETHER YOU'RE LOOKING TO HUNT, WALK, RIDE HORSES OR ATVS, OR ENJOY THE OUTDOORS, THIS PROPERTY HAS IT ALL. IT'S SPACIOUS ENOUGH FOR A LARGE FAMILY AND GUESTS TO HUNT SIMULTANEOUSLY AND THEN COOK OUT AT THE CABIN. THE GATED PROPERTY CHECKS ALL THE BOXES AND IS CONVENIENTLY LOCATED ACROSS FROM NAIL'S ONE STOP RESTAURANT AND GAS STATION. COME AND CHECK OUT YOUR FUTURE PROPERTY TODAY!



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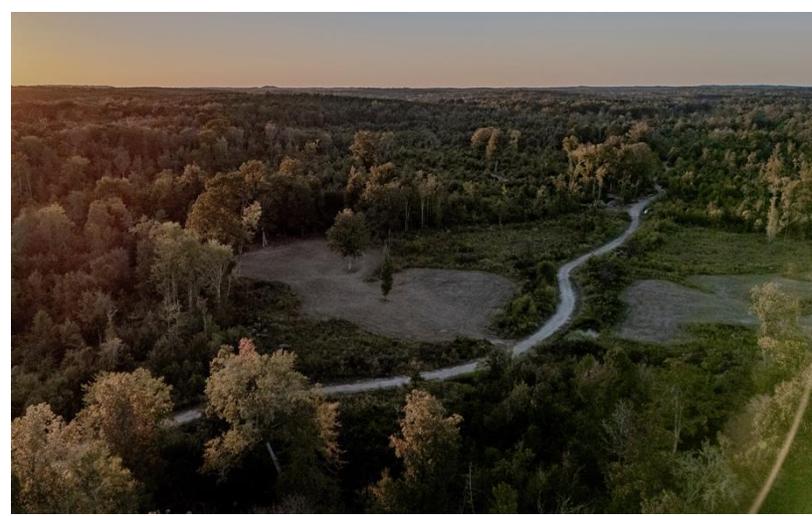
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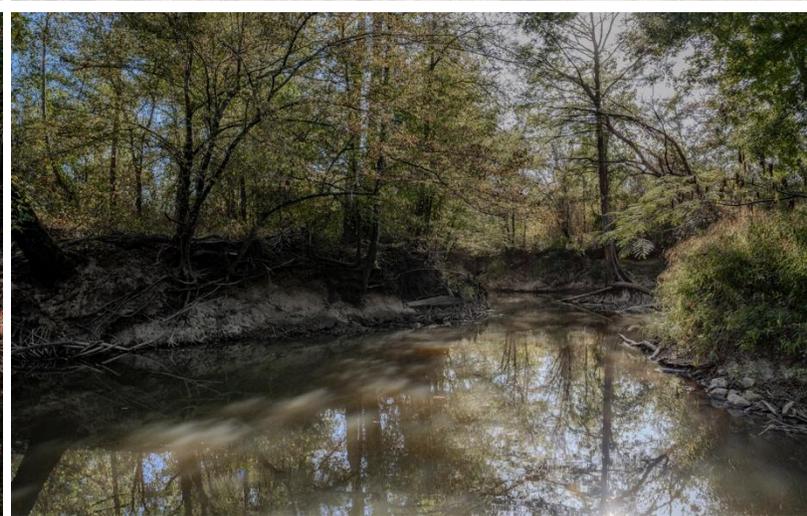
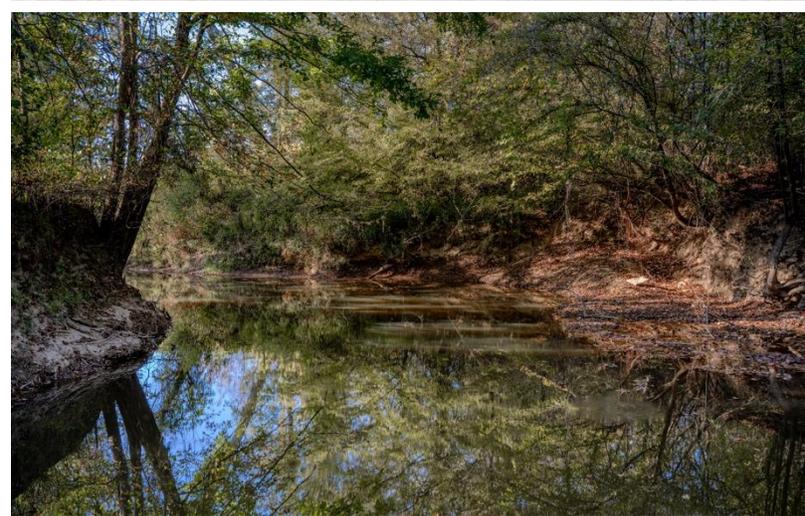
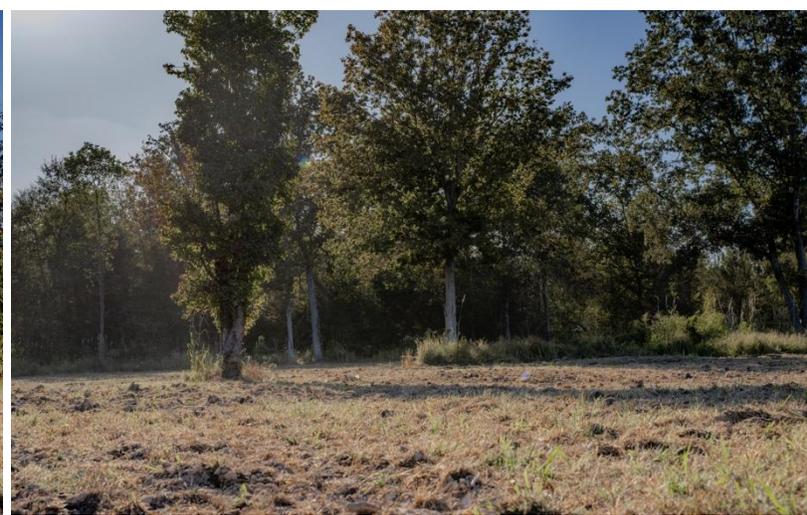
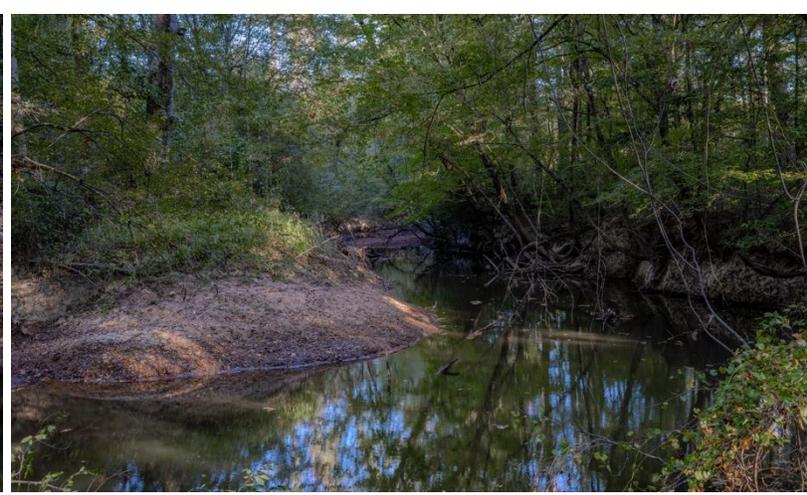
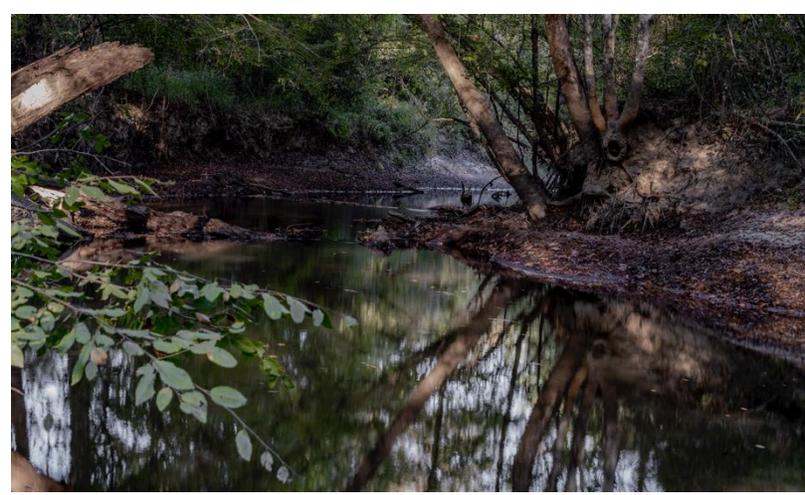
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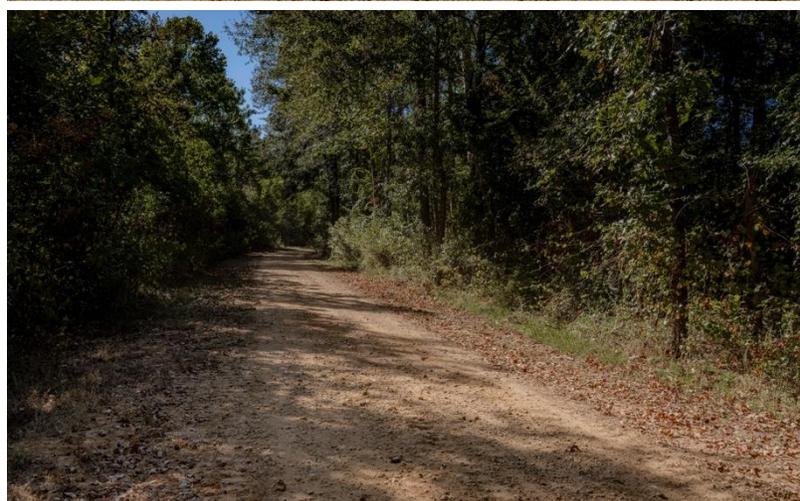
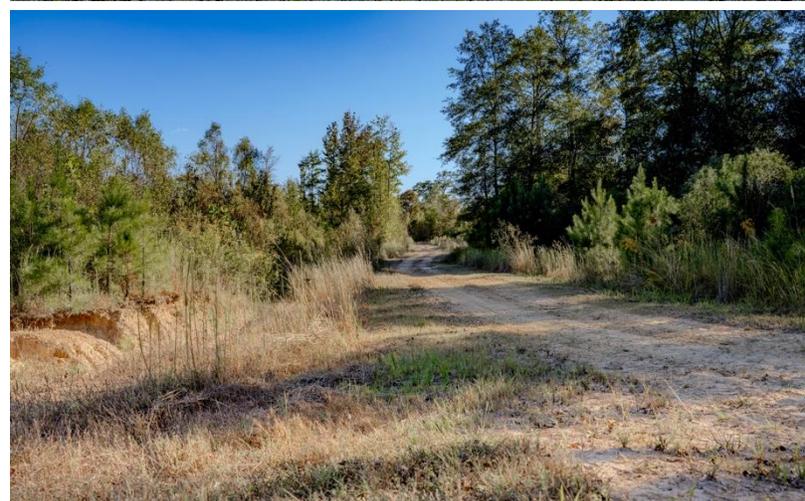
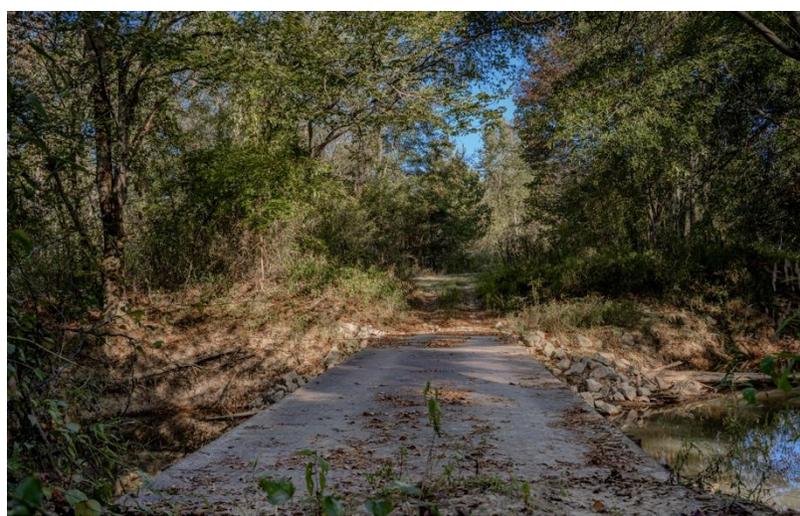
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AERIAL MAP |

[CLICK FOR THE INTERACTIVE MAP](#)



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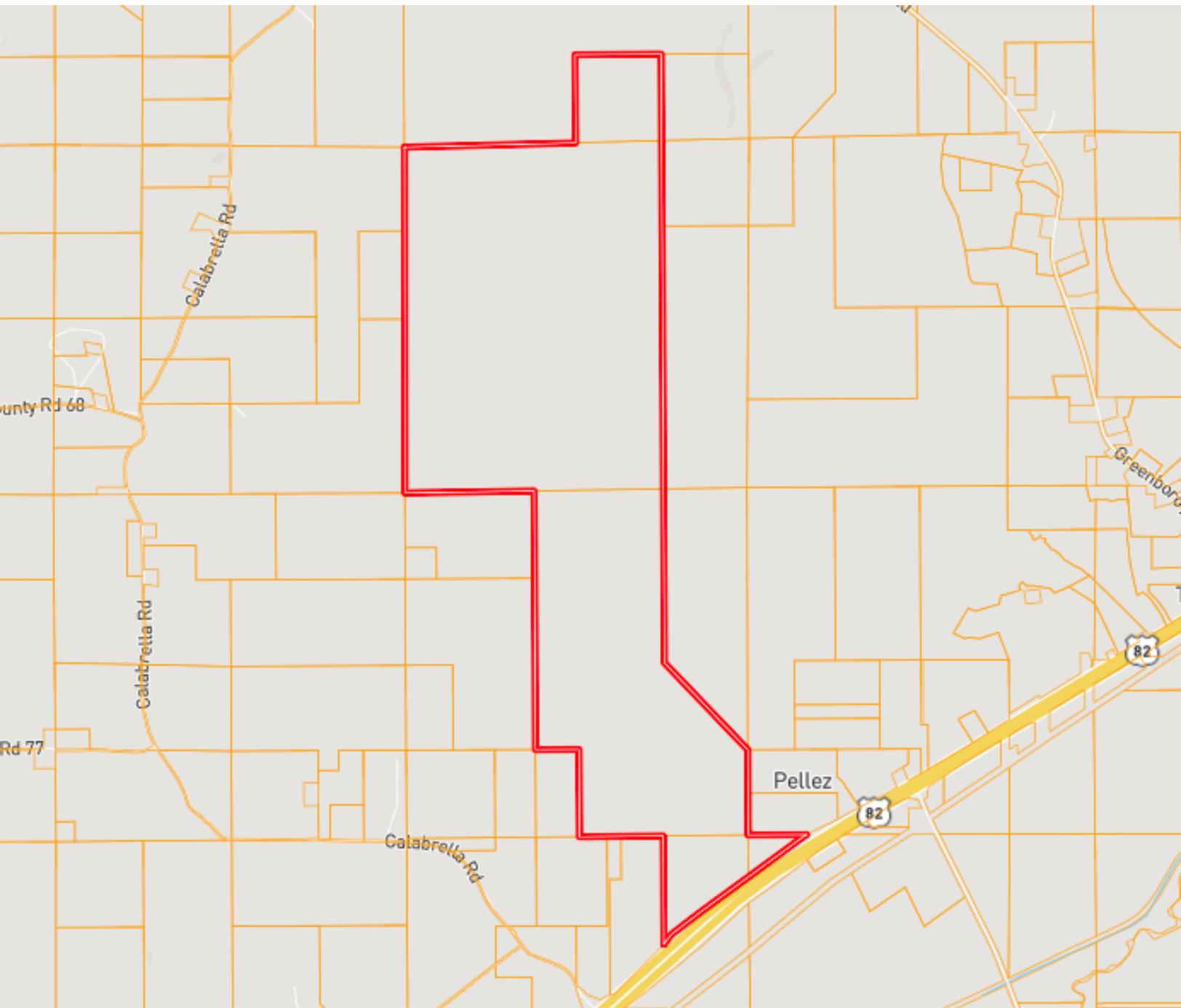
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OWNERSHIP MAP



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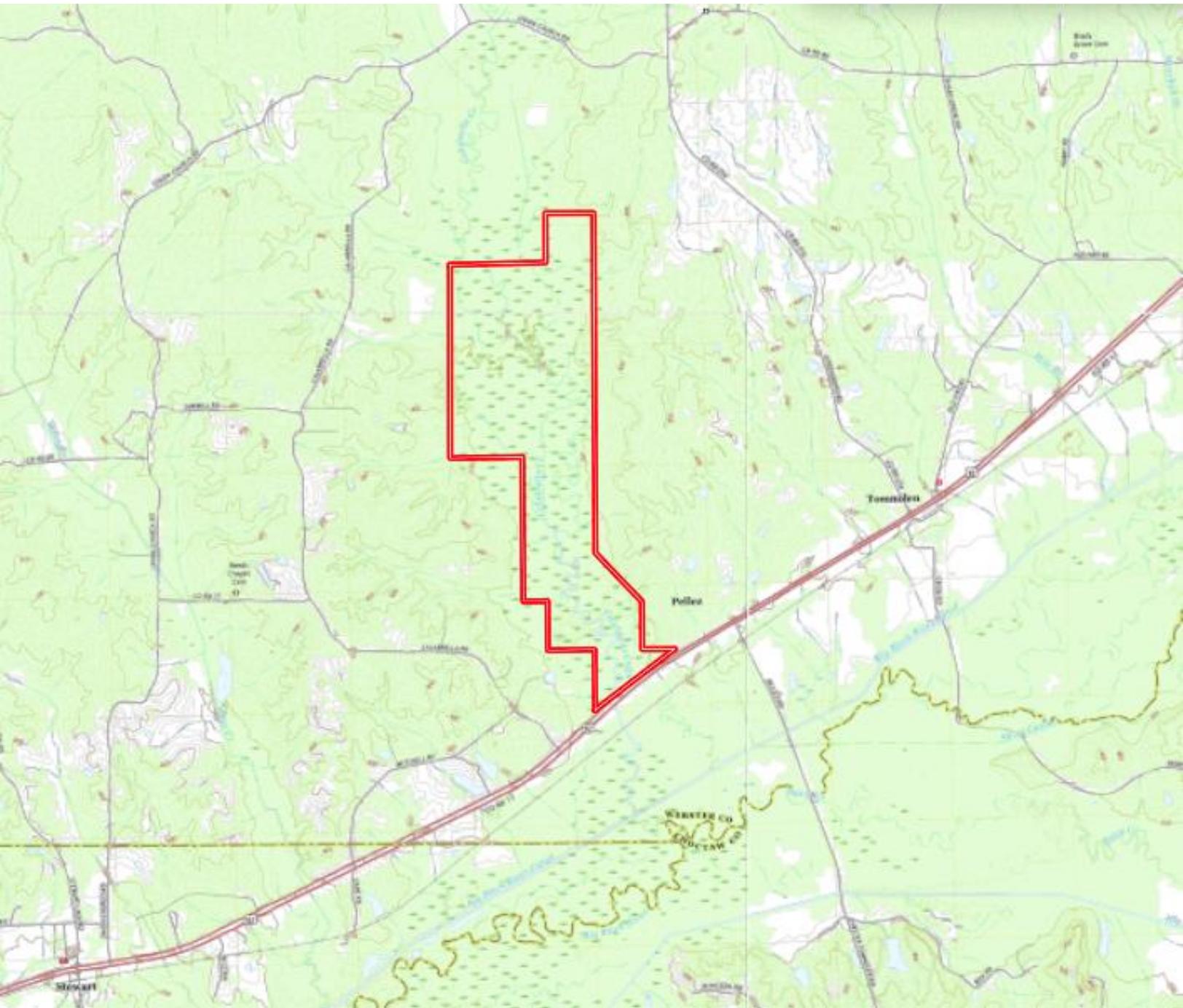


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TOPOGRAPHY MAP



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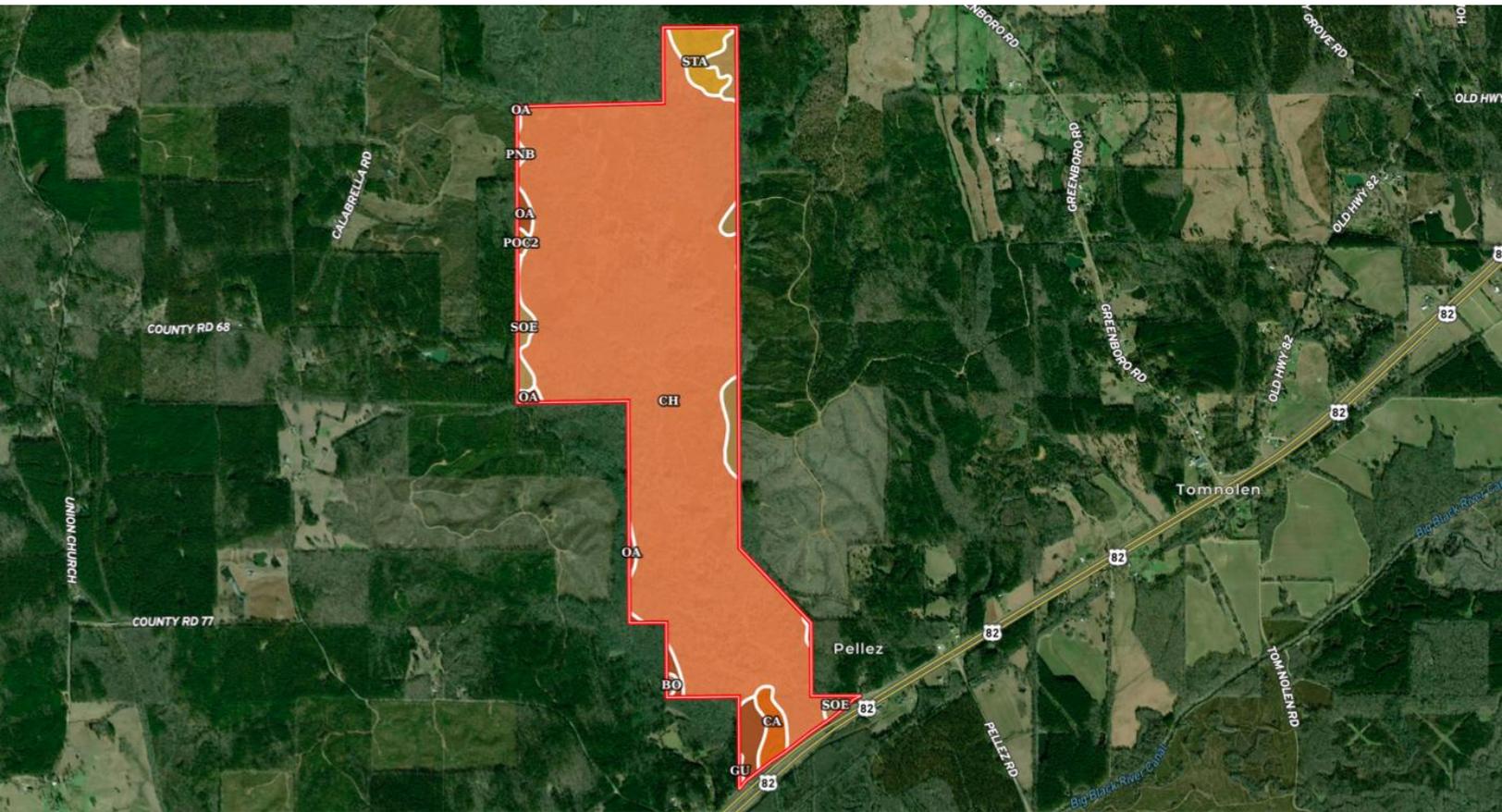


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CH	Chenneby-Arkabutla association, frequently flooded	744.0 2	88.82	0	76	4w
SOE	Smithdale-Ora association, hilly	33.72	4.03	0	47	7e
Oa	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded	24.02	2.87	0	65	2w
StA	Stough fine sandy loam, 0 to 2 percent slopes	18.72	2.23	0	31	2w
Ca	Cascilla silt loam	11.71	1.4	0	83	2w
PoC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	1.84	0.22	0	32	3e
PnB	Prentiss silt loam, 2 to 5 percent slopes	1.57	0.19	0	54	2e
Bo	Bonn silt loam	1.37	0.16	0	50	4s
Gu	Guyton silt loam, 0 to 1 percent slopes, occasionally flooded	0.67	0.08	0	59	4w
TOTALS		837.6 4(*)	100%	-	73.42	3.98

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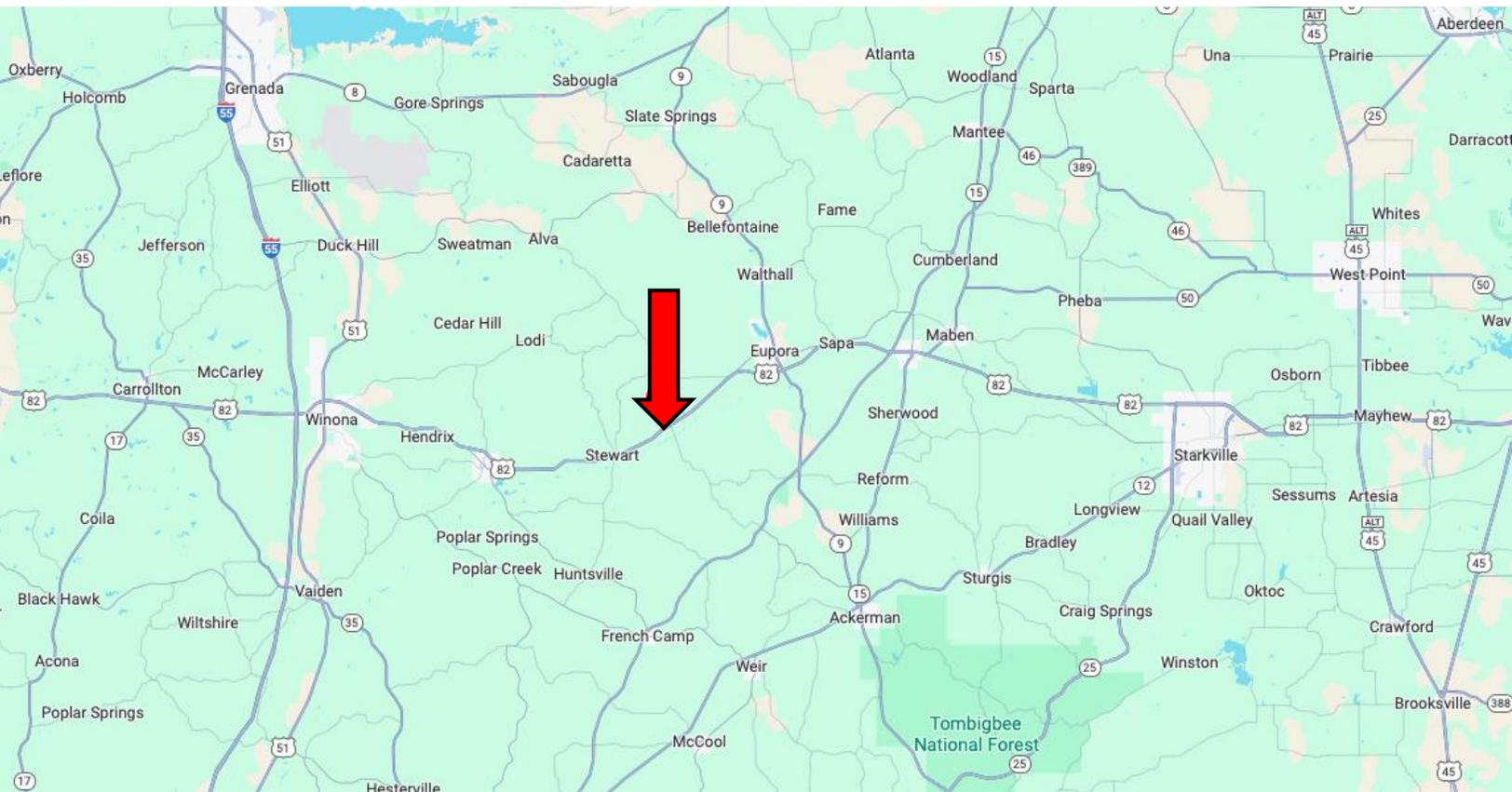
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LandReport
2011-2025
AMERICA'S
BEST
BROKERAGES

DIRECTIONAL MAP



**ADDRESS: 1711 HIGHWAY 82
EUPORA, MS 39744**

DIRECTIONS FROM HWY-82 AND I-55 IN WINONA, MS:
TRAVEL EAST ON US-82 E FOR 24.6 MILES. MAKE A U-TURN.
AFTER 0.5 MILES, THE PROPERTY WILL BE ON THE RIGHT.

[GOOGLE MAPS LINK](#)



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