

Mississippi Hunters' Paradise

Webster County

1711 U.S. 82, Eupora, MS 39744



\$1,750,000



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TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- 35 Minutes to MSU Campus
Starkville, MS (40.0 Miles)

Coordinates:

- 33.4739, -89.3837

Property Use:

- Hunting
- Fishing
- Recreational
- Investment

Property Highlights

- 836± Acres
- 4-bed, 2-bath, 1,900± Sq Ft Camp House
- Calabrella Creek Runs Through the Property
- Deer, Turkeys, Rabbits, Squirrels, Doves, and Some Quail and Hogs
- Largemouth Bass and Bream
- 10 Feeders, 4 Box Stands, and 8-10 Lock-On and Ladder Stands
- 200± Acres of Large Timber, 10-15-Year-Old Hardwood Cutover
- Around 12± Miles of Roads
- 35± Minutes West of Starkville, MS

[Click for a Video of the Property](#)



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**ANTHONY
STEEN**

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Anthony@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



The Property

836± Acres

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 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.

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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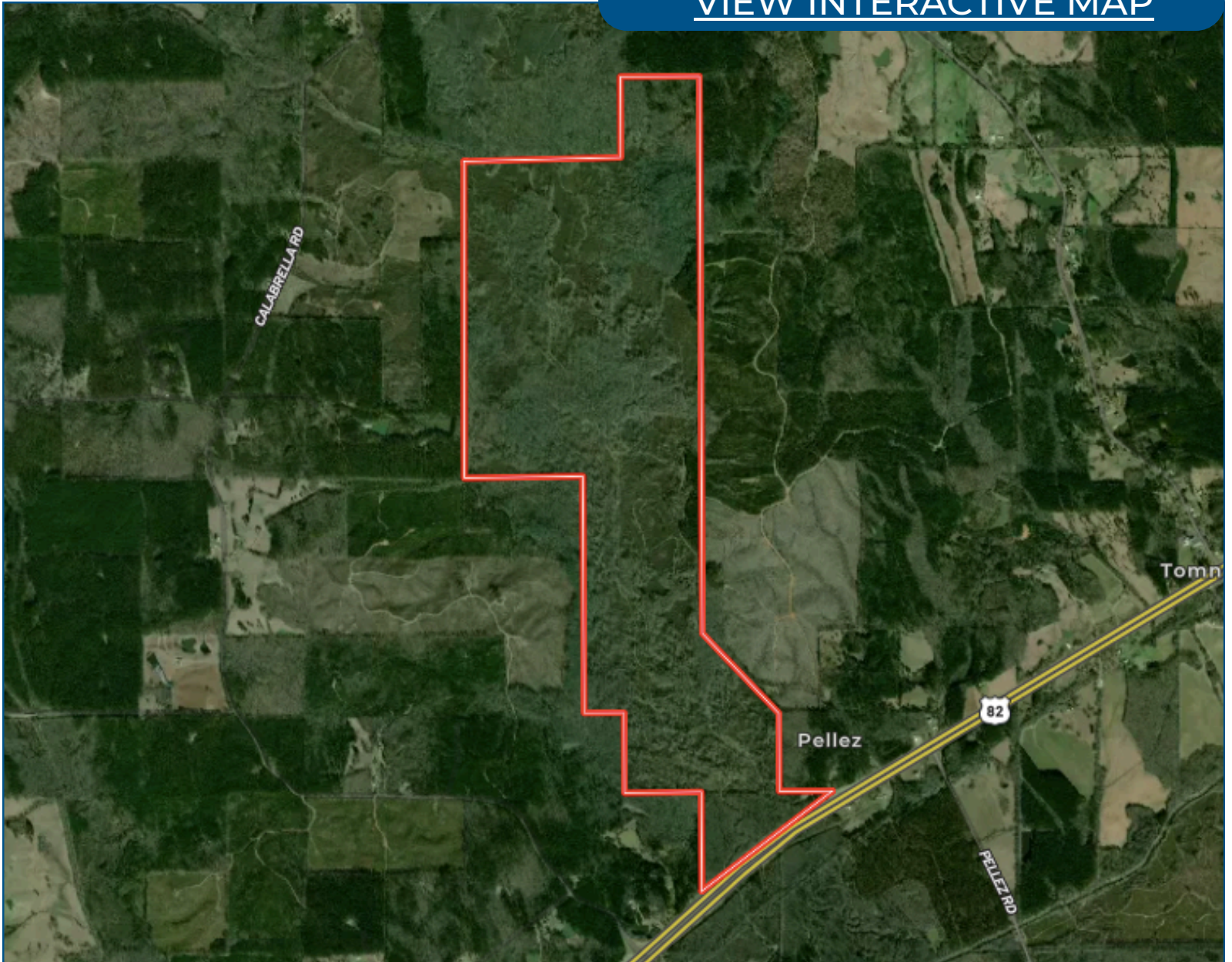
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Aerial Map

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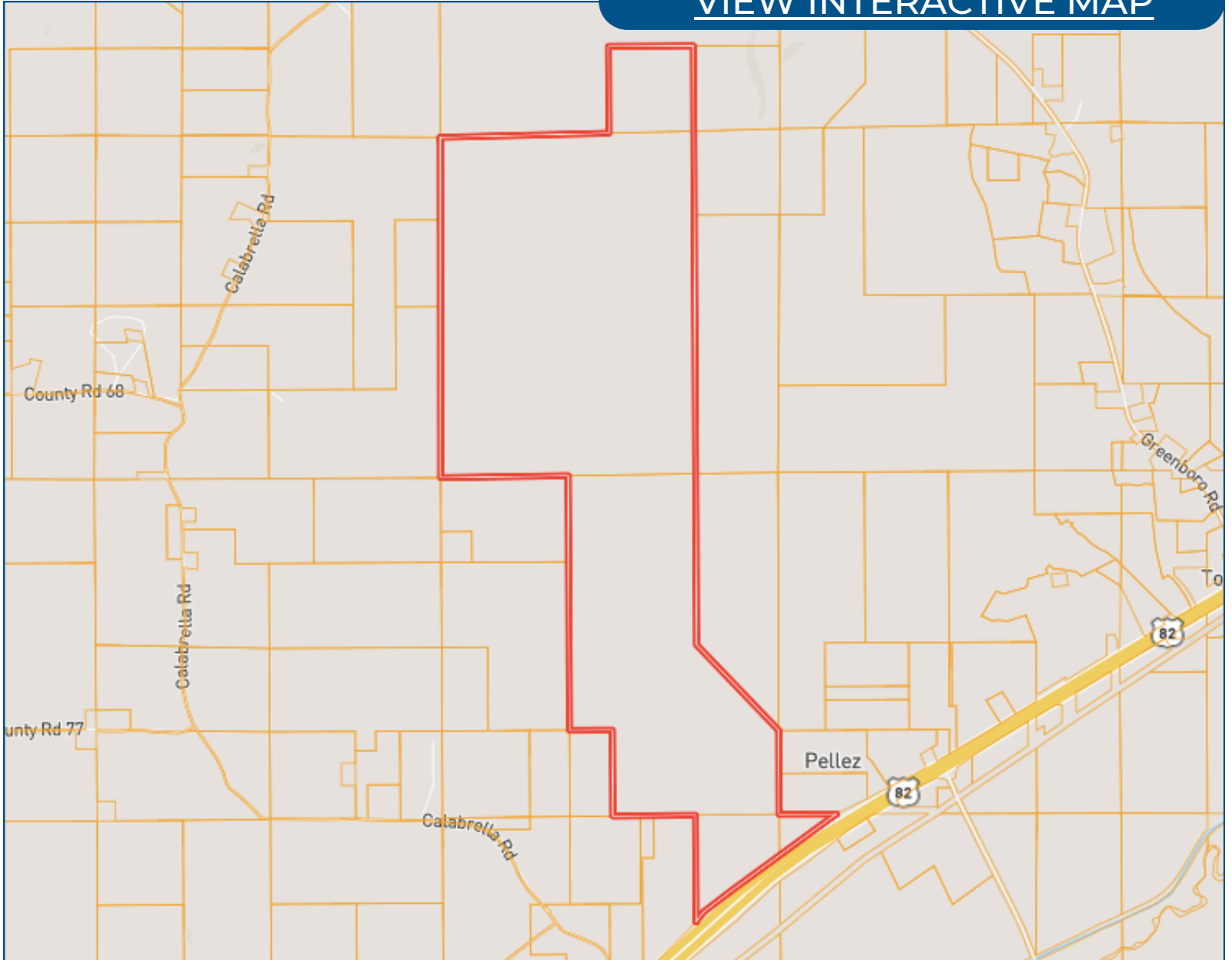
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Ownership Map

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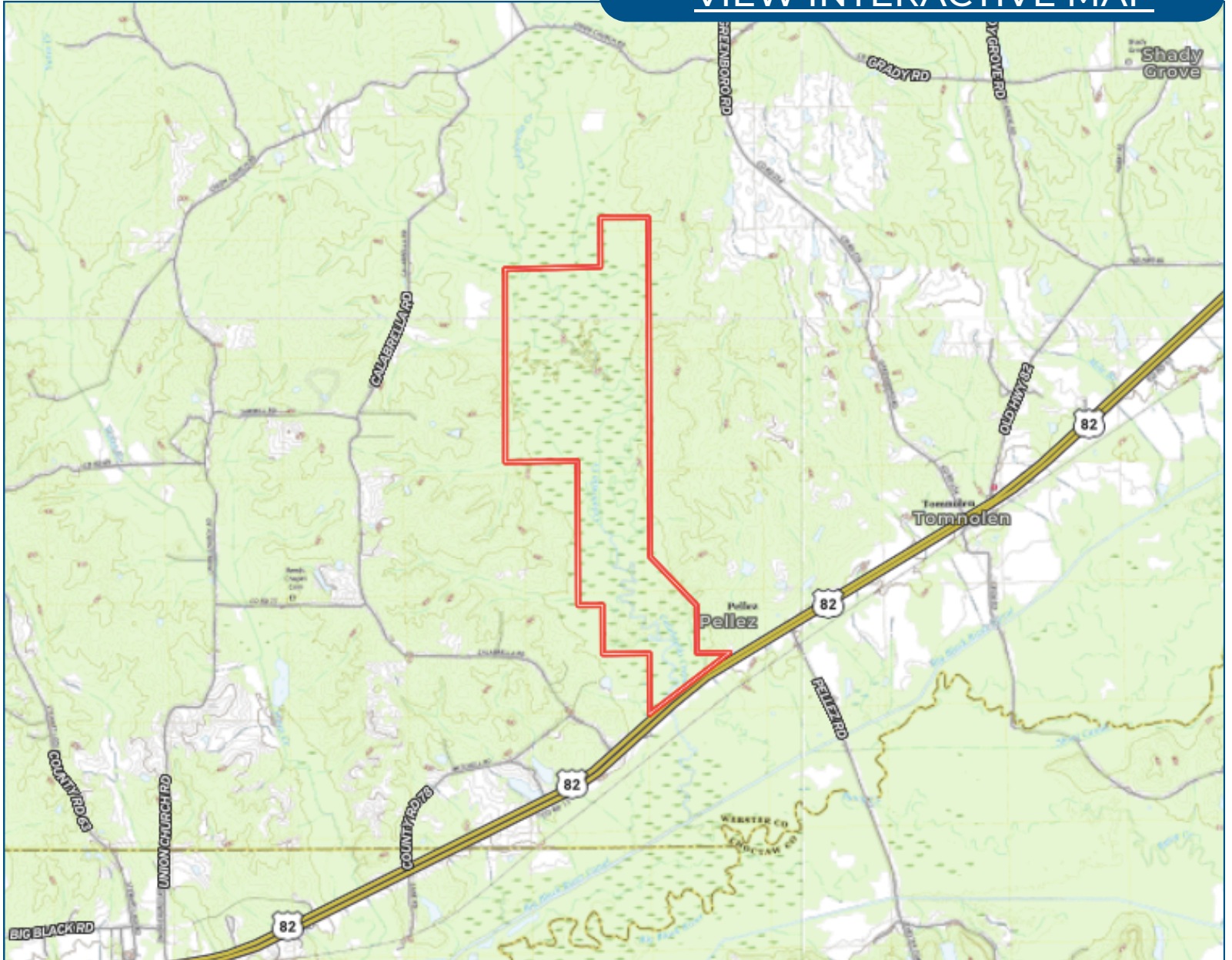
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Topo Map

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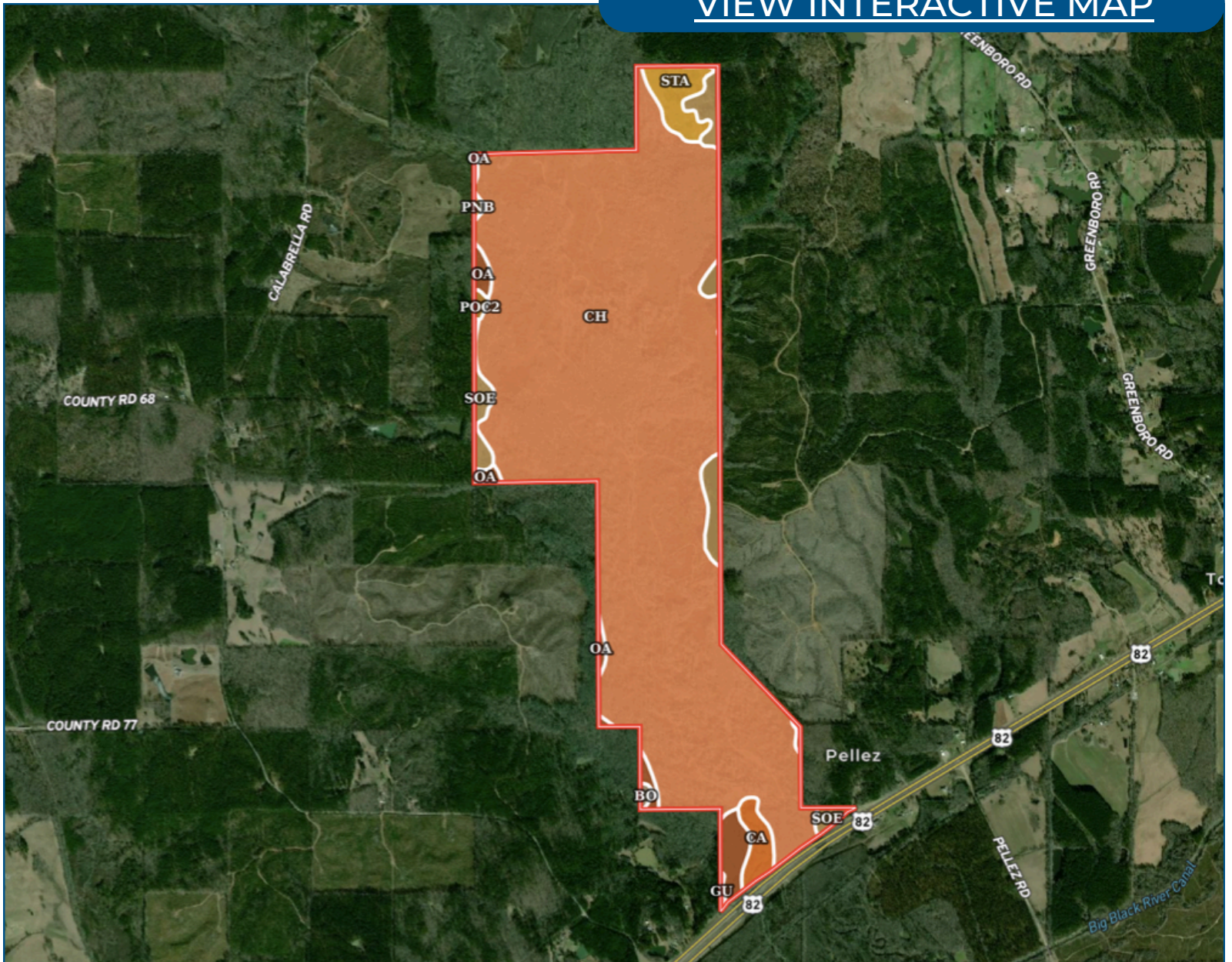
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Soil Map

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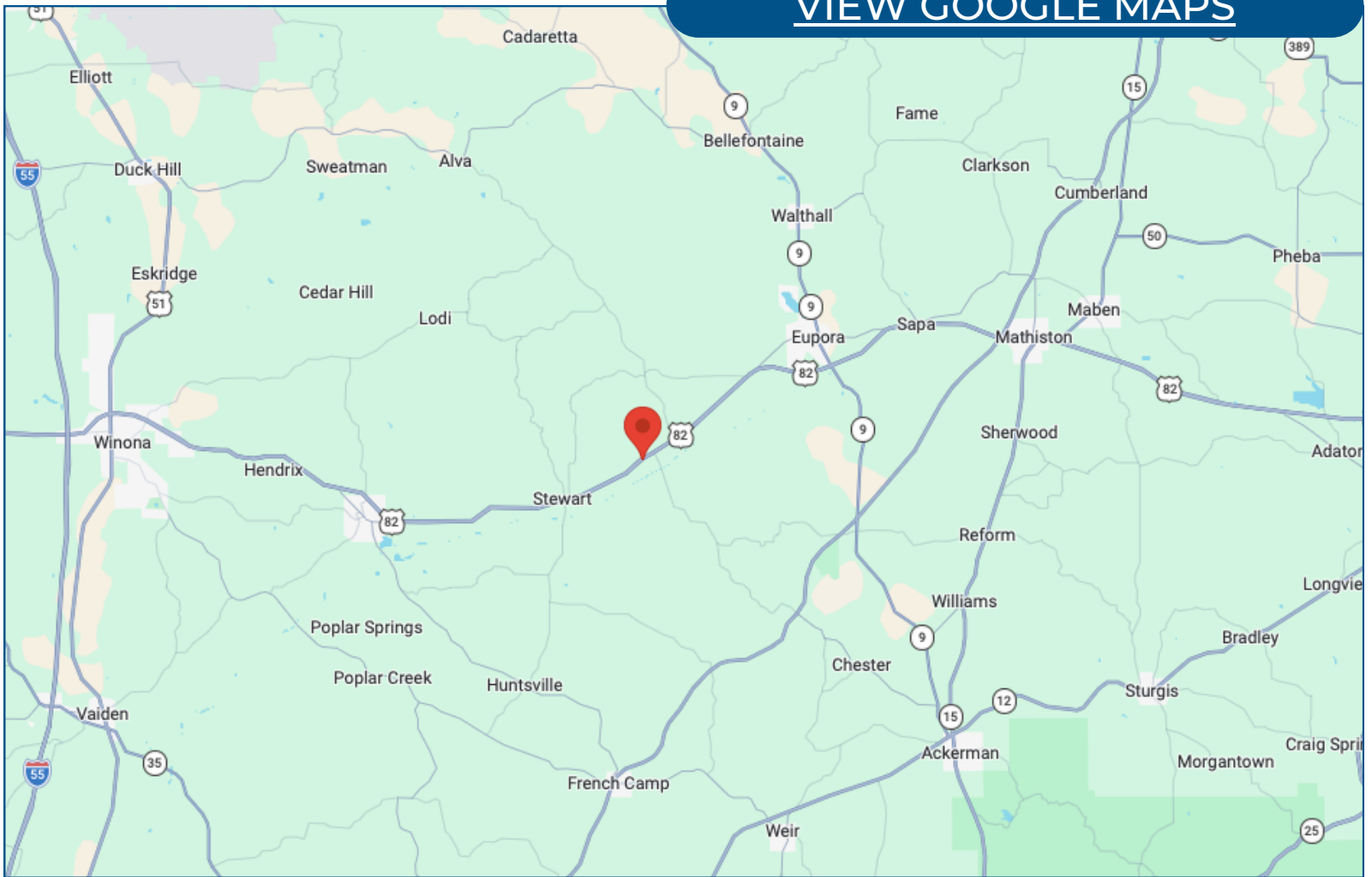
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Directional Map

[VIEW GOOGLE MAPS](#)



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.

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Listing Agent



Anthony Steen

ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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