

Bo Burkes

www.TomSmithLandandHomes.com

Bo@TomSmithLand.com



Mobile: 601-416-1808

Office: 662-268-6333

Fax: 662-268-6224

Timber Investment Tract 80 +/- Acres Webster County, MS!

- 69.3 Acres of 2013 Plantation Pine
- Remainder in Natural Hardwoods
- Chemically Site Prepared
- Good Interior Road
- Safe, Long-Term Investment
- Excellent Recreational Potential

\$1,750 /Acre



This 80+/- tract, located in Webster County, MS, is a perfect hunting and timber investment tract. This property has great recreational potential. Get in here while the trees are small and develop this tract however you want. Enjoy the land while your investment grows. The property has approximately 69.3 acres of 2013 plantation pine, with the remainder in natural hardwoods. There is a good road running through the middle of the property. Come see it!

Directions: From the intersection of MS-82 and Greensboro Rd. just west of Eupora, drive north on Greensboro Rd. for 6.2 mi., continue on Alva Rd. for another 5.4 mi. Entrance to the property is on the left.



Bo Burkes, Managing Broker
Starkville Office
Mobile: 601-416-1808
Bo@TomSmithLandandHomes.com
www.TomSmithLandandHomes.com
112 S. Lafayette St., Starkville, MS 39759





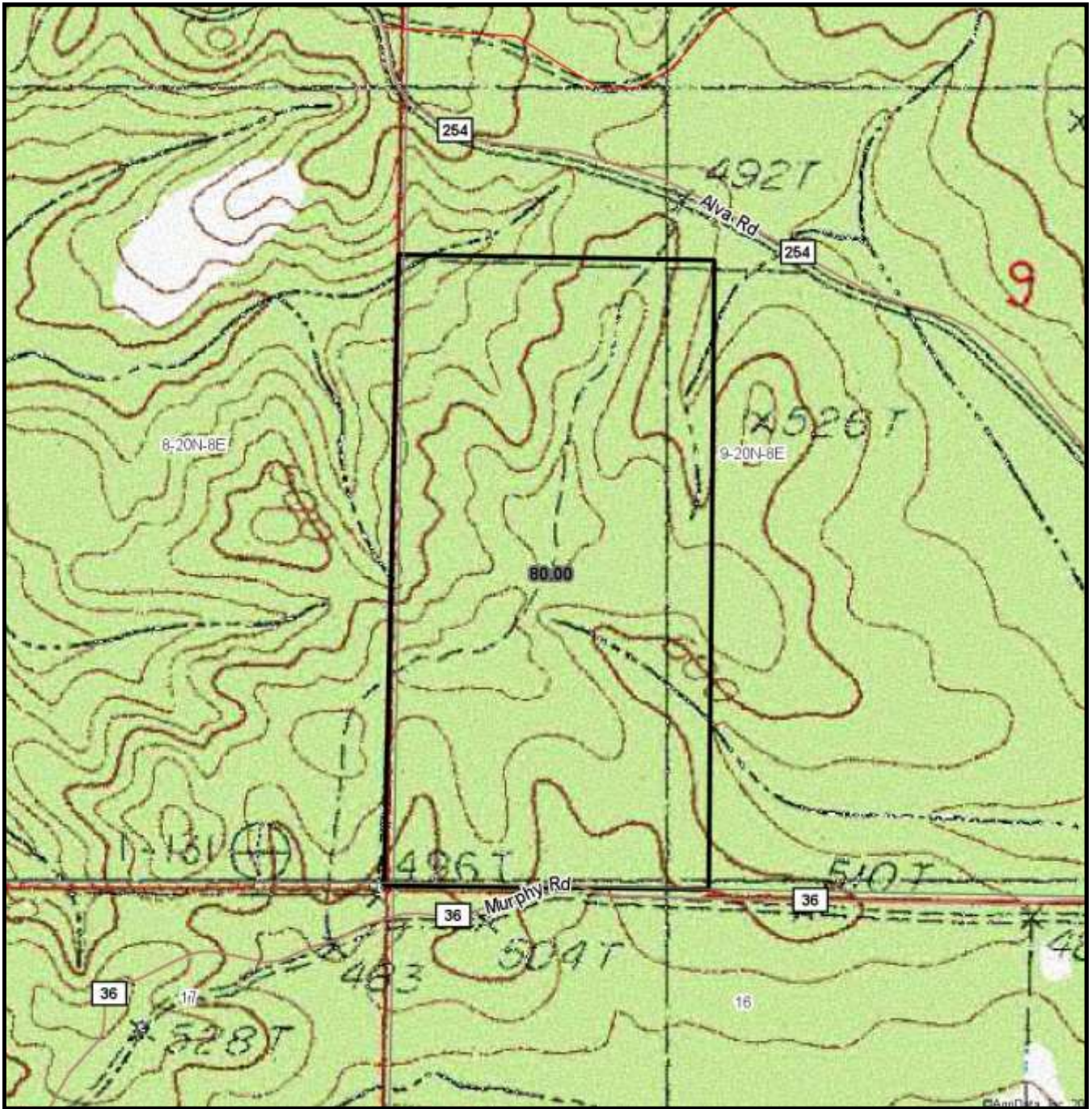
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Aerial Map



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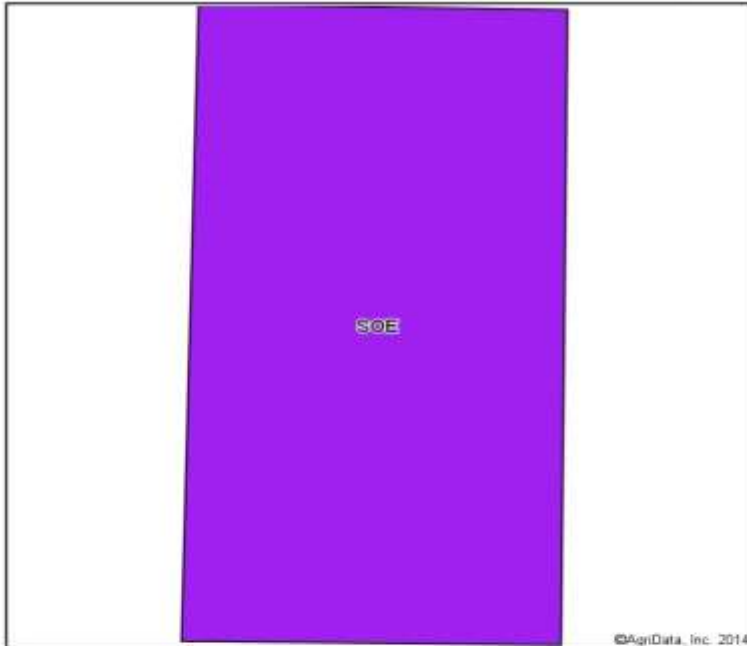


Topo Map



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Soil Map



Soils data provided by USDA and NRCS.



State: **Mississippi**
 County: **Webster**
 Location: **9-20N-8E**
 Township: **District 1**
 Acres: **80**
 Date: **1/6/2015**



Area Symbol: MS155, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Tall fescue	Bahiagrass	Improved bermudagrass	
SOE	Smithdale-Ora association, hilly	80.00	100.0%		V/e	3	3	2	
Weighted Average							3	3	2

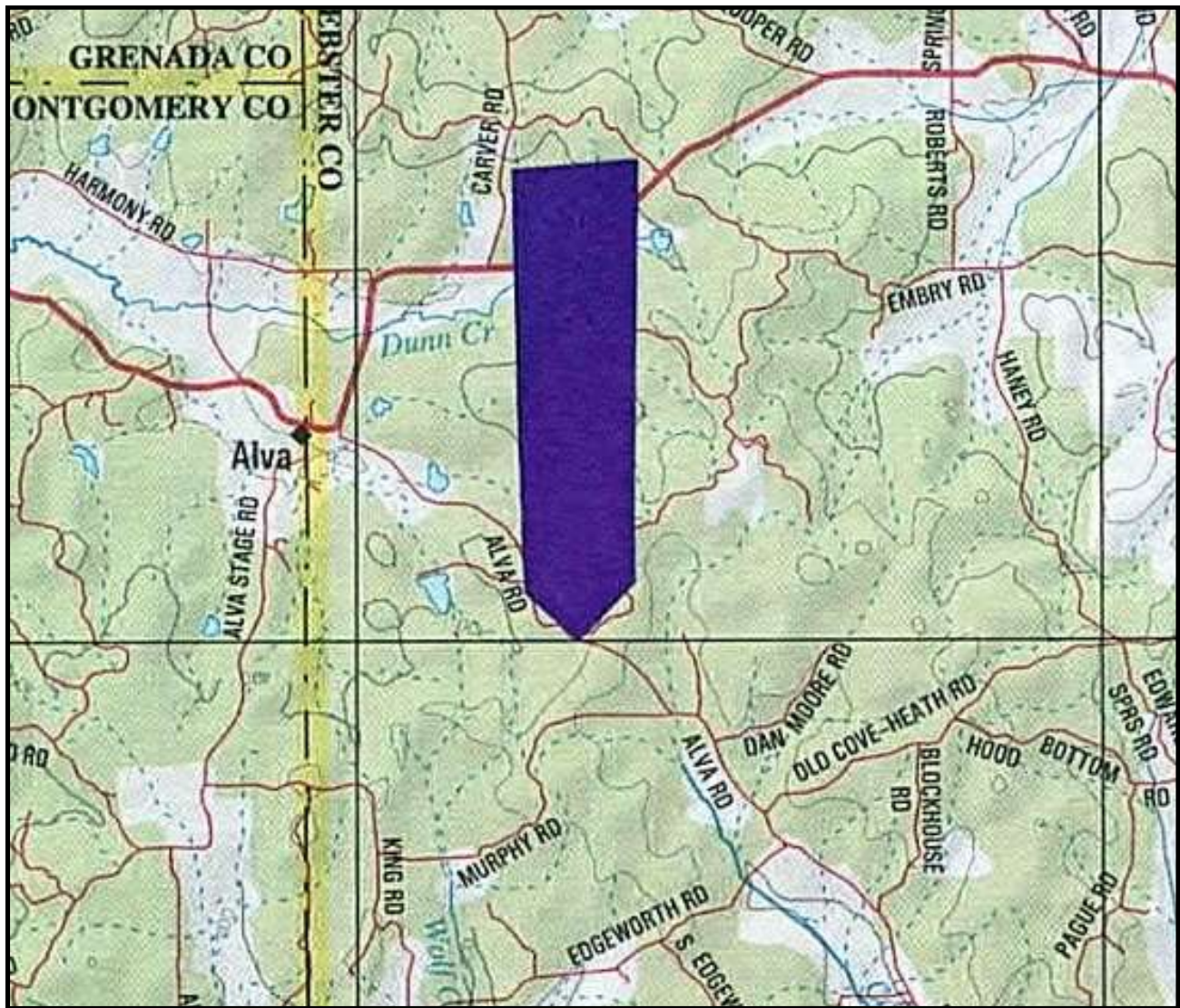
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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soil Map



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Directional Map

Directions: From the intersection of MS-82 and Greensboro Rd. just west of Eupora, drive north on Greensboro Rd. for 6.2 mi., continue on Alva Rd. for another 5.4 mi. Entrance to the property is on the left.



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