

68 Webster
County Road 13
Calhoun City, MS 38916

\$220,000
68± Acres
Webster County



68 Webster
Calhoun City, MS / Webster County

SUMMARY

Address

County Road 13

City, State Zip

Calhoun City, MS 38916

County

Webster County

Type

Hunting Land

Latitude / Longitude

33.714753 / -89.352578

Acreage

68

Price

\$220,000

Property Website

<https://swapaland.com/property/68-webster-webster-mississippi/98300/>



PROPERTY DESCRIPTION

Welcome to 68 Webster, a recreational and hunting tract in Webster County, Mississippi, featuring approximately 68+/- acres of rolling terrain, mixed hardwoods and pines, and water. This property is well-suited for anyone looking for a turn-key hunting tract, recreational getaway, or long-term land investment.

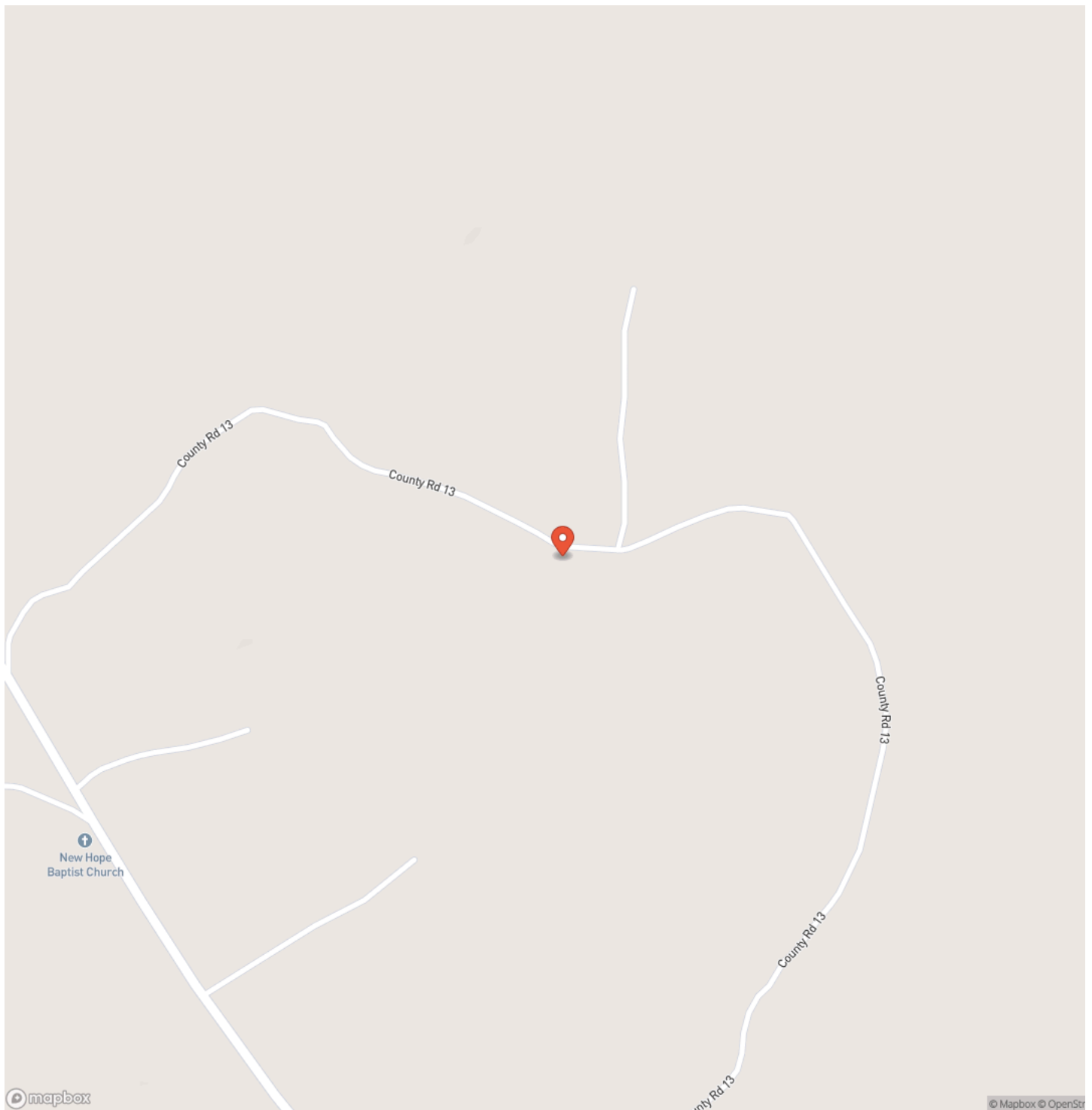
The land features gentle rolling hills with a healthy blend of hardwood timber and pine, creating diverse habitat and excellent cover for wildlife. A well-established internal trail system provides easy access throughout the property for hunting, recreation, and land management. A standout feature of the property is the 1.5± acre pond, which offers both fishing opportunities and a reliable water source for wildlife. Positioned along the edge of the pond is a rustic off-grid cabin, providing a quiet place to relax, hunt, fish, or spend weekends in the outdoors. The property includes three established food plots, already in place and contributing to a strong population of whitetail deer and turkey.

The Webster 68 offers a hard-to-find combination of acreage, water, and habitat. Whether you're searching for a recreational spot, hunting property, or long-term land investment, this property checks all the boxes.

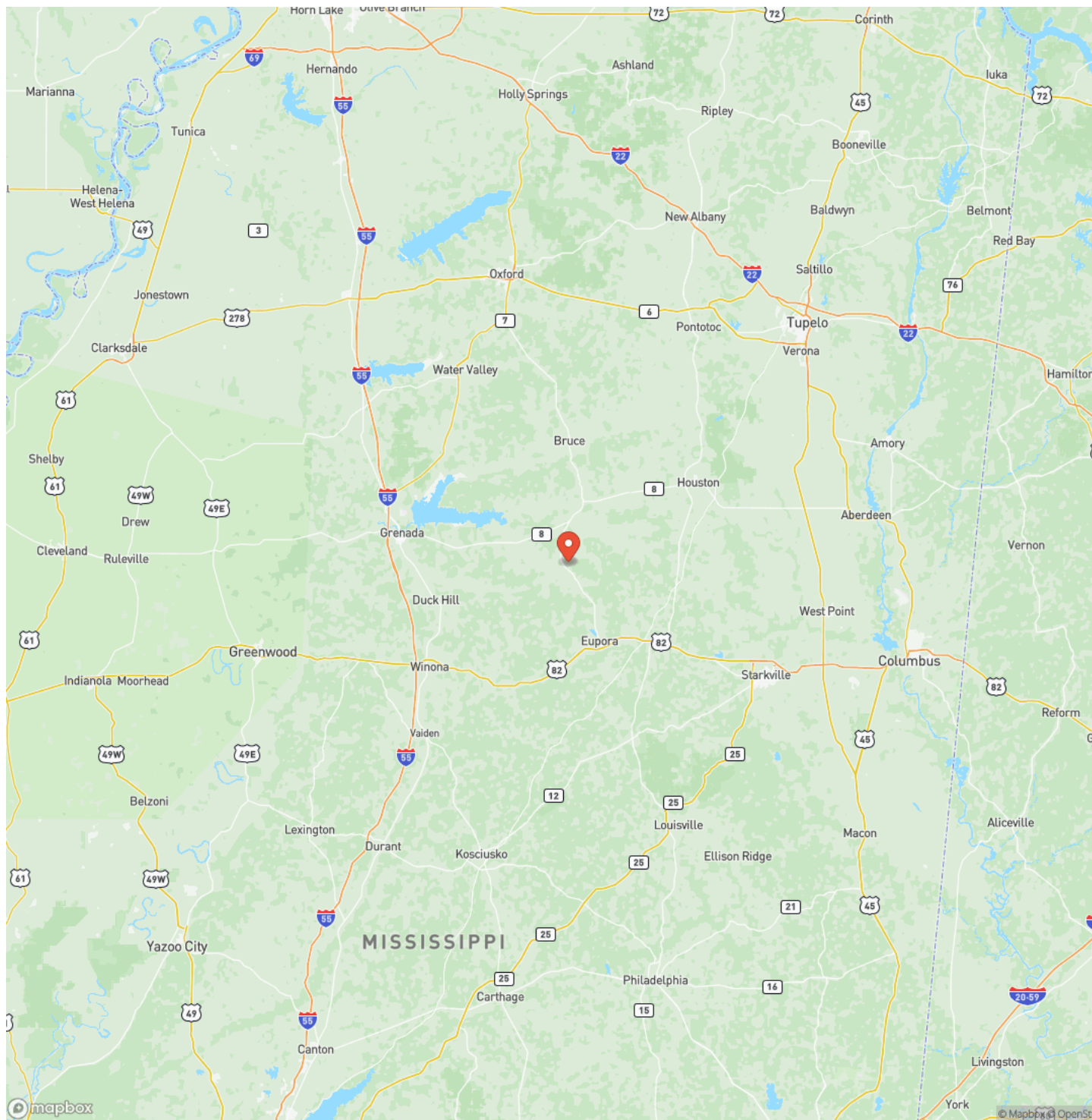




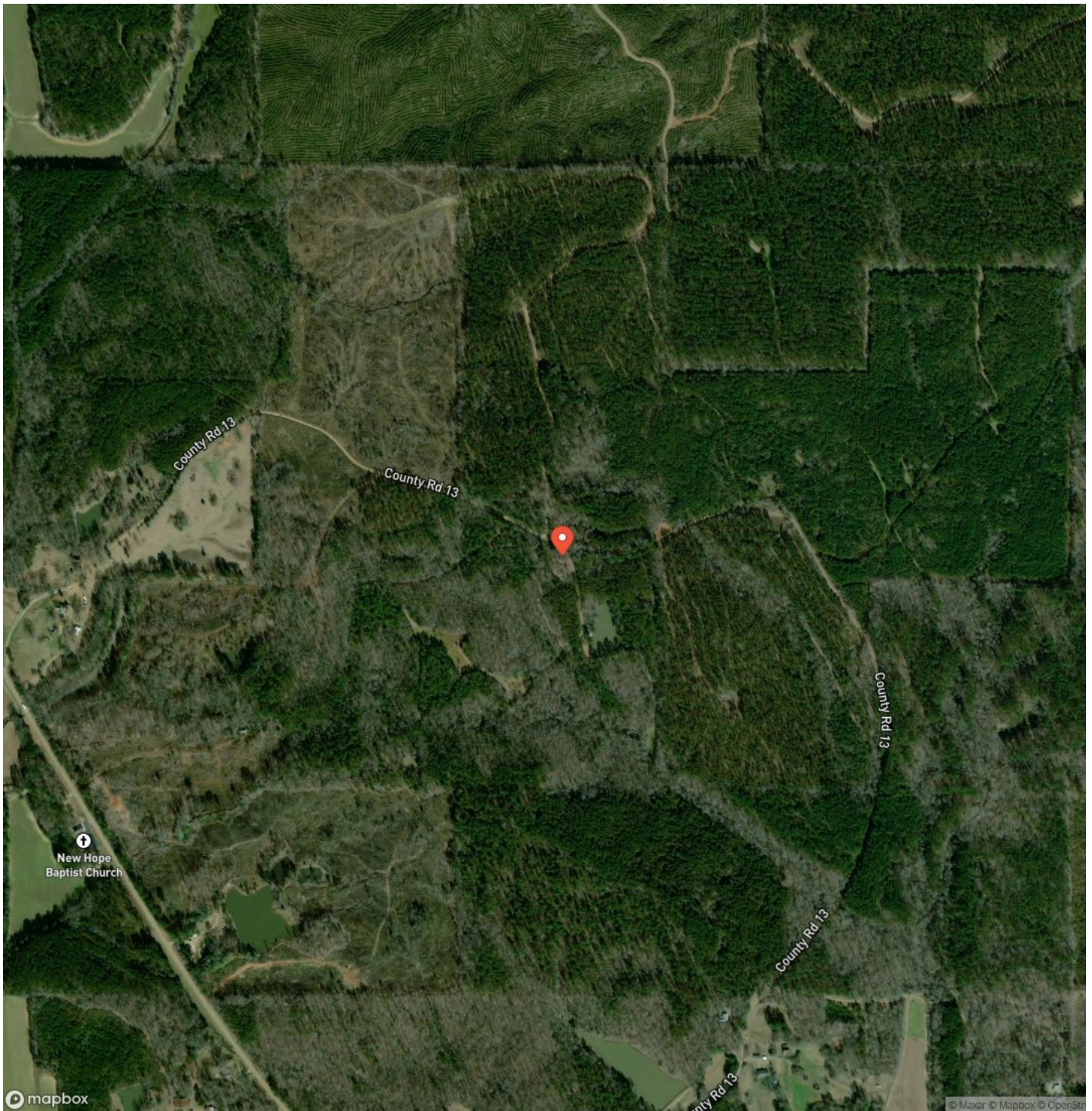
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Leland Selby

Mobile

(662) 394-9876

Email

Leland.Selby@SwapaLand.com

Address

City / State / Zip

NOTES

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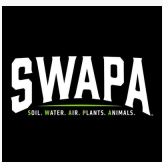
NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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