

**The North Sapa 64**  
North Sapa Road  
Eupora, MS 39744

**\$188,800**  
64± Acres  
Webster County



**The North Sapa 64**  
**Eupora, MS / Webster County**

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**SUMMARY**

**Address**

North Sapa Road

**City, State Zip**

Eupora, MS 39744

**County**

Webster County

**Type**

Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**

33.6038 / -89.2277

**Acreage**

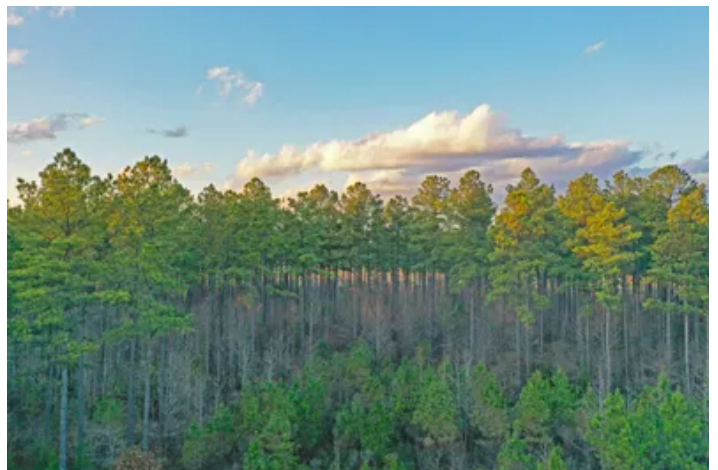
64

**Price**

\$188,800

**Property Website**

<https://swapaland.com/property/the-north-sapa-64-webster-mississippi/76349/>



## The North Sapa 64 Eupora, MS / Webster County

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### **PROPERTY DESCRIPTION**

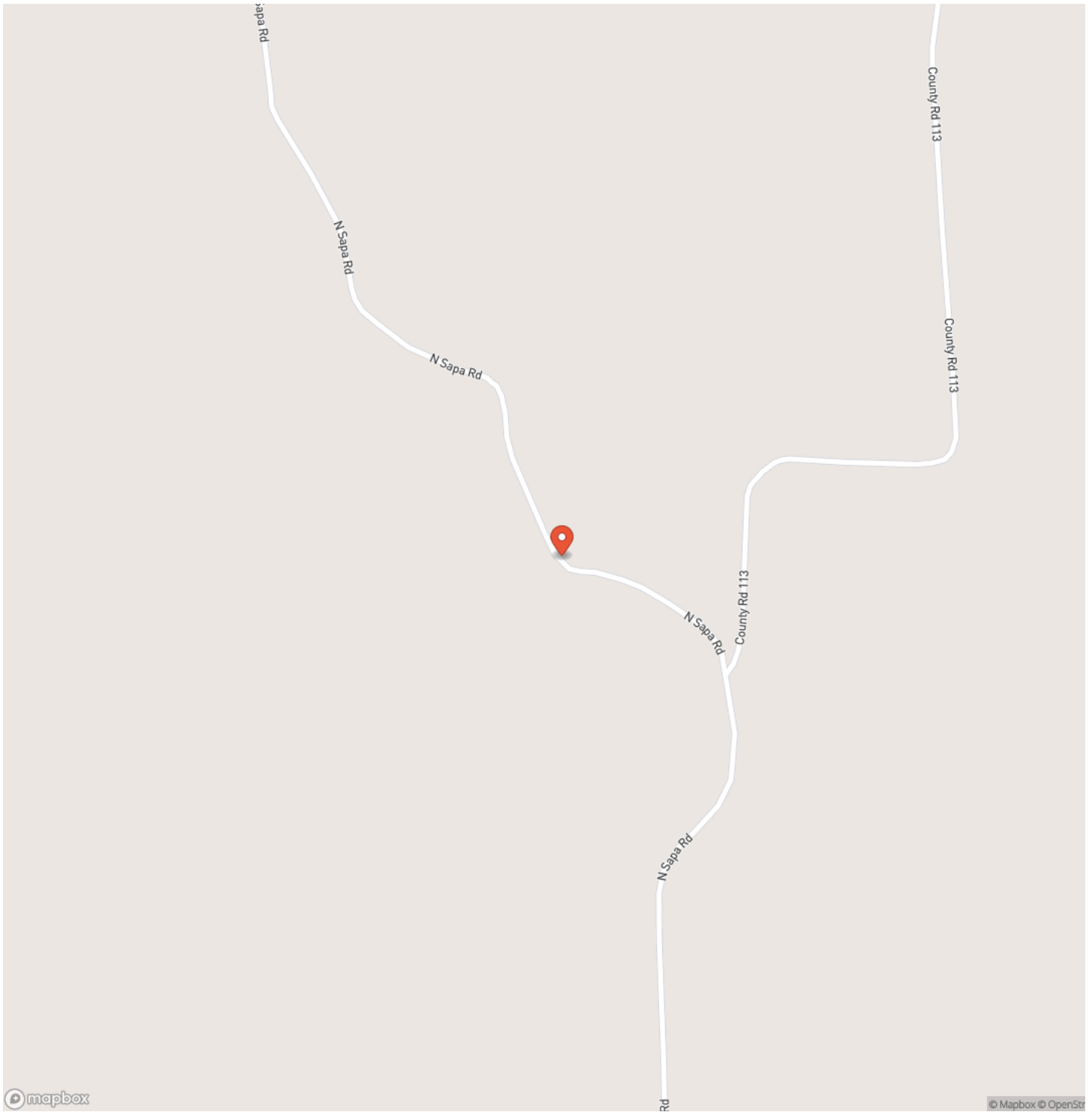
The North Sapa 64 consists of 64+/- acres of pine timberland north of Highway 82 in Webster County, Mississippi. This pine timber tract is estimated to be 30 years old and was thinned the first time in 2010 and the second time in 2016. The gently rolling topography of this tract would allow for wintertime logging, ensuring the best price for the landowner. There are approximately 2,000 feet of county road frontage for someone considering splitting the tract and reselling. The Savannah Water Association provides community water, and Natchez Trace EPA supplies electricity. Each of these utilities are located on the adjacent property in the Southeast corner of the property. Whitetail deer and wild turkeys are abundant in this area, offering excellent hunting and recreational opportunities. If you are interested in the North Sapa 64, call Tyler Alldread to set up an appointment!



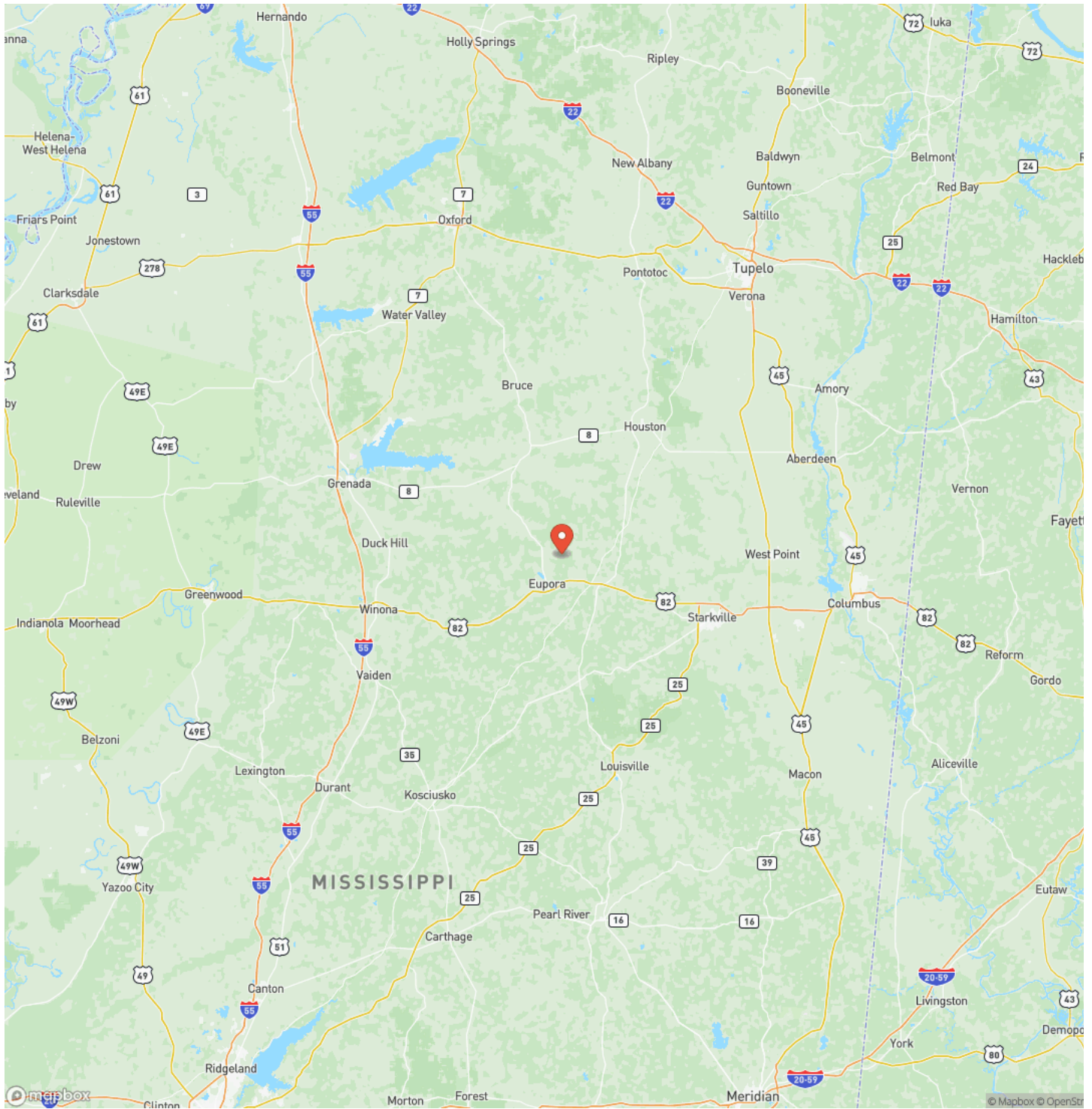
The North Sapa 64  
Eupora, MS / Webster County



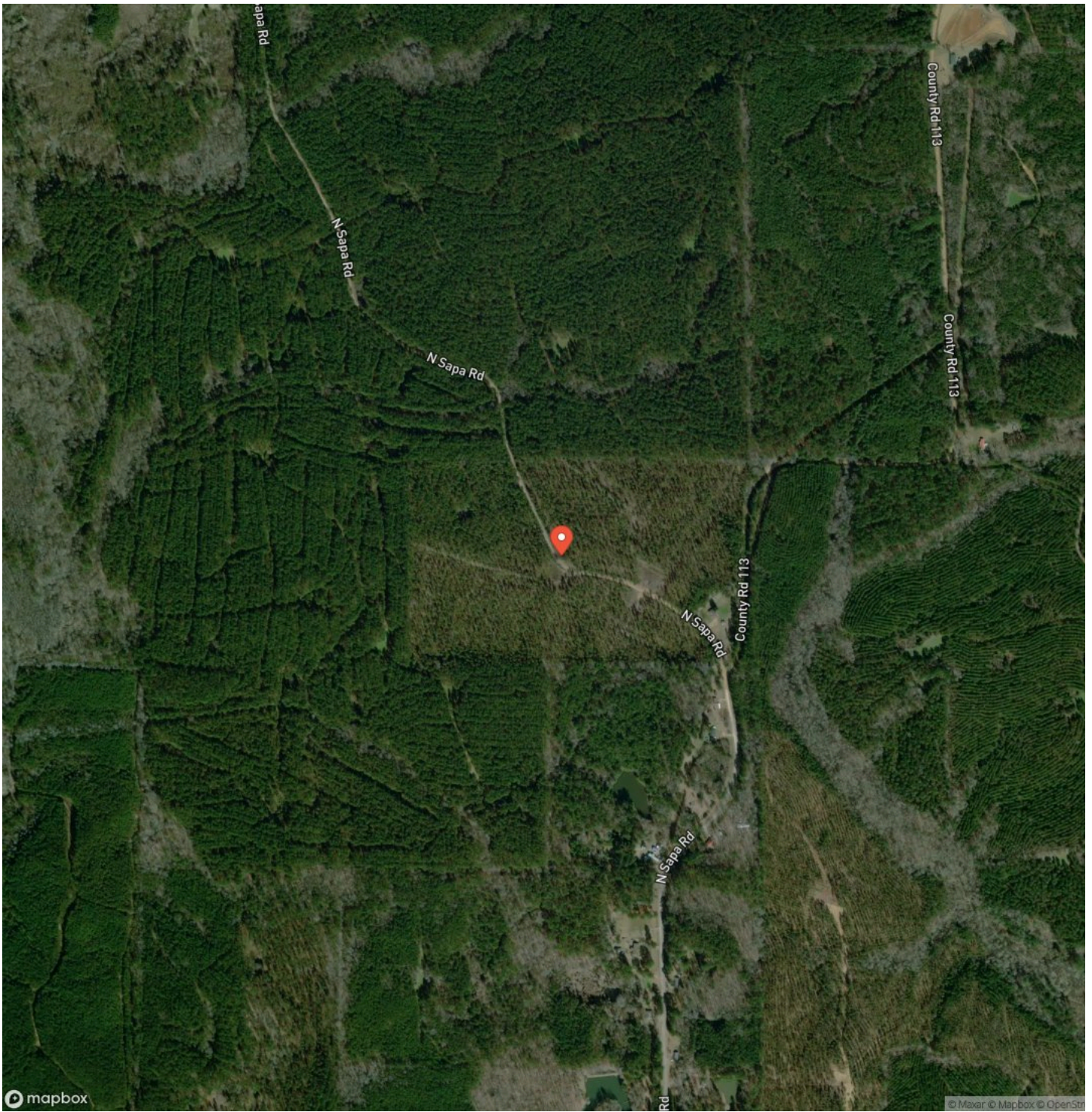
## Locator Map



# Locator Map



## Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Tyler Alldread

**Mobile**

(662) 230-7322

**Email**

Tyler.Alldread@swapaland.com

**Address**

**City / State / Zip**

Winona, MS 38967

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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