2980 SHILOH ROAD
WINSTON COUNTY, MS

$84,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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2980 SHILOH ROAD

PROPERTY PROFILE

LOCATION:

- 2980 Shiloh Road
  Louisville, MS 39339
- Winston County
- 14± Miles SW of the Tombigbee National Forest
- 29± Miles N of Philadelphia
- 42± Miles SW of Starkville

COORDINATES:

- 33.0772, -89.19855

PROPERTY USE:

- Residential
- Deer Camp
- Potential Rental Income

PROPERTY INFORMATION:

- 1± Acre Lot
- 1,200± SqFt Metal Building
  - 2 Bedrooms/2 Bathrooms
  - Fully-Furnished
  - Front & Back Patio
  - Washer & Dryer
  - Utilities Available
  - Concrete Slab Foundation
- Additional Lot with Driveway

TAX INFORMATION:

- 2025 Taxes: $150.89

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DEREK EAVES
LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

HUNTER MARLOW
LAND SPECIALIST | REGISTERED FORESTER #2879
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Information is believed to be accurate but not guaranteed.

WELCOME TO 2980 SHILOH ROAD

WELCOME TO 2980 SHILOH ROAD IN LOUISVILLE, MISSISSIPPI! This newly remodeled metal building-style home sits on 1± acre in Winston County and possesses a multitude of possibilities! Whether you are looking for a unique residence convenient to town or a place to call "home" on the weekends at deer camp, this property is worth a look! This location is very convenient to tens of thousands of acres of PUBLIC HUNTING land as well as timber company land available for hunting lease. Also included on this property is a secondary gravel driveway leading to a cleared lot for the addition of a shop, another camp house, or even camper hookups for out-of-town hunters.

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MORE ABOUT 2980 SHILOH ROAD

The house itself features 1,200± square feet of living space that is heated and cooled by three separate mini-split units to ensure comfort despite the elements. Custom woodwork cabinetry and interior wall trim give this house the right amount of modern "touch." There are two bedrooms, each with their own bathroom and closet. This provides ample space to keep the queen bedroom sets for more privacy or get creative with bunk-bed-style rooms for a whole group! The open-concept kitchen, living room, and dining area are loaded out with brand new furniture and appliances. A washer and dryer are already in place and will remain with the property. Outside amenities include a covered concrete slab front and back patio for hanging out, grilling, and telling hunting stories around a fire.

This is NOT your typical deer camp! If you have been looking for a unique residence or a "home base" for deer camp weekends with friends and family in a convenient location, 2980 Shiloh Road is worth a look!

Call Hunter Marlow or Derek Eaves today to schedule a private showing and experience #TheSmallTownWay!

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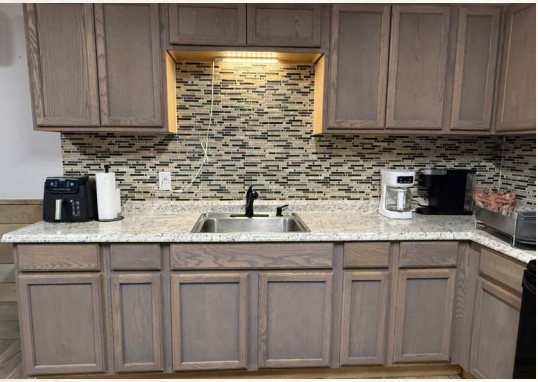

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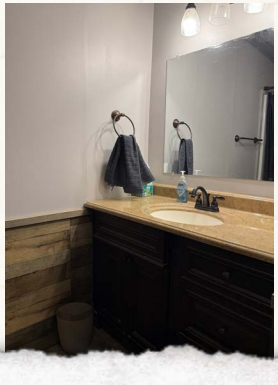

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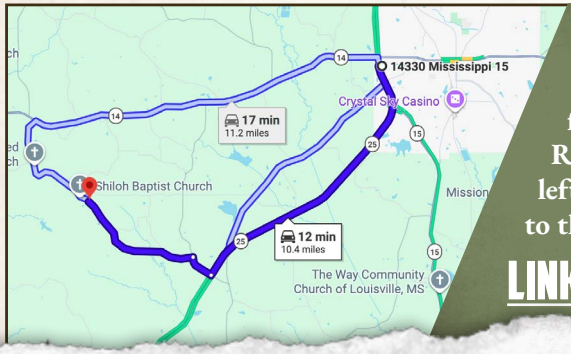

Directions from the Walmart in Louisville, MS: Travel south on MS-25 for 6.8 miles. Turn right onto Huntley Road and continue for 0.6 miles. Turn left onto Shiloh Drive and proceed 3 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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