



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**20.5± ACRES**  
**WINSTON COUNTY, MS**  
**\$78,000**



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# THE WINSTON 20.5

## PROPERTY PROFILE

### LOCATION:

- Louisville, MS 39339
- Direct Access on East John C. Stennis Drive
- Direct Access on Garrigues Road
- 2.3± Miles Southeast of Louisville

### PROPERTY USE:

- Residential

### TAX INFORMATION:

- Parcel 141210204-0100307:  
\$138 for 2025

### PROPERTY INFORMATION:

- 20.5± Acres
- 260'± Road Frontage on Garrigues Road
- 550'± Road Frontage on East John C. Stennis Drive
- Pines and Mixed Hardwoods
- Small Pond
- Utilities Available at the Road
- Deer/Small Game

### COORDINATES:

- 33.1007, -89.03



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**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WINSTON 20.5

TAKE ADVANTAGE OF A RARE OPPORTUNITY TO OWN 20.5± ACRES WITHIN THE CITY LIMITS OF LOUISVILLE, MISSISSIPPI, OFFERING THE PERFECT BALANCE OF CONVENIENCE AND PRIVACY. Located just 2.3 miles southeast of downtown, this property provides excellent accessibility with approximately 260± feet of frontage on Garrigues Road and 550± feet on East John C. Stennis Drive.

The Winston County tract features a desirable mix of pines and mixed hardwoods, creating a scenic setting ideal for a homesite. A small pond enhances the property's character, while deer and other small game add recreational appeal.



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# MORE ABOUT THE WINSTON 20.5

With utilities available at the road and a location inside the city limits, the Winston 20.5 is especially well-suited for residential development. Whether you're looking to build your dream home, develop multiple homesites, or invest in a growing area, this tract offers outstanding potential. Enjoy the convenience of being close to town while still having the space and natural beauty of a larger acreage property.

To schedule a private showing of the Winston 20.5,  
call **Derek Eaves** today and experience #TheSmallTownWay!



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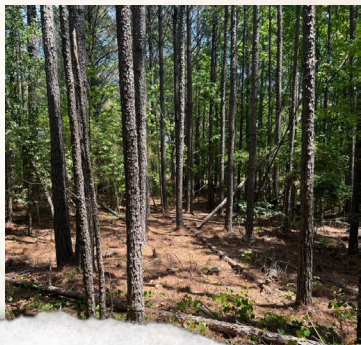
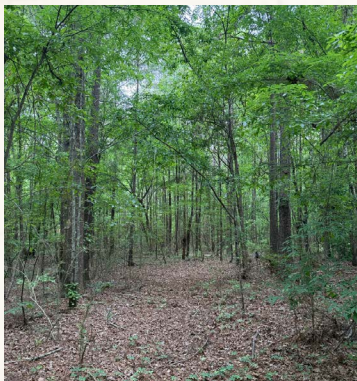
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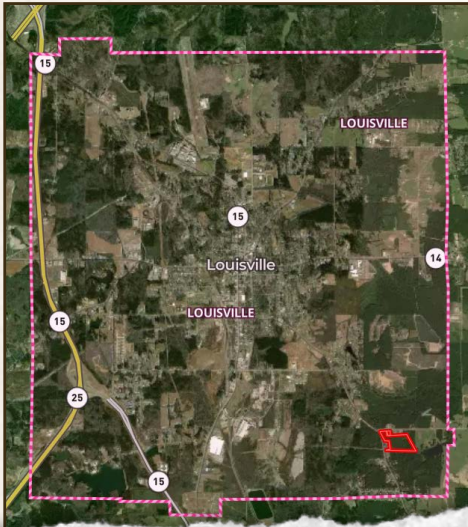
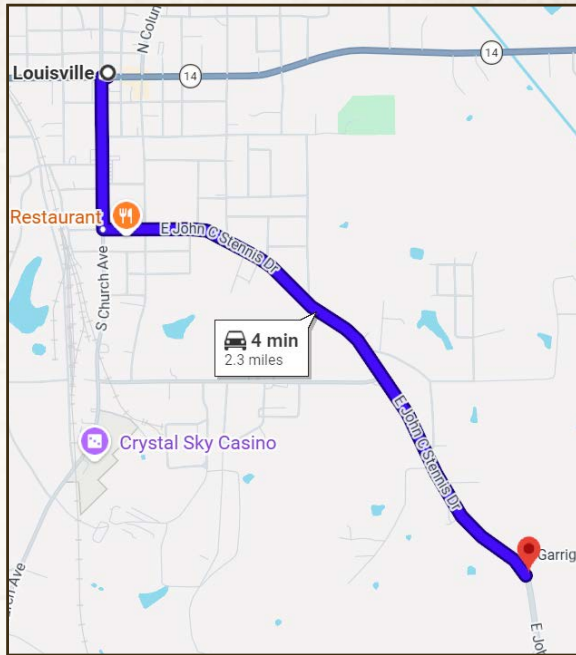
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land id. LINK



Directions from Downtown Louisville, MS: Travel 1.8 miles on East John C. Stennis Drive to the property and sign on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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