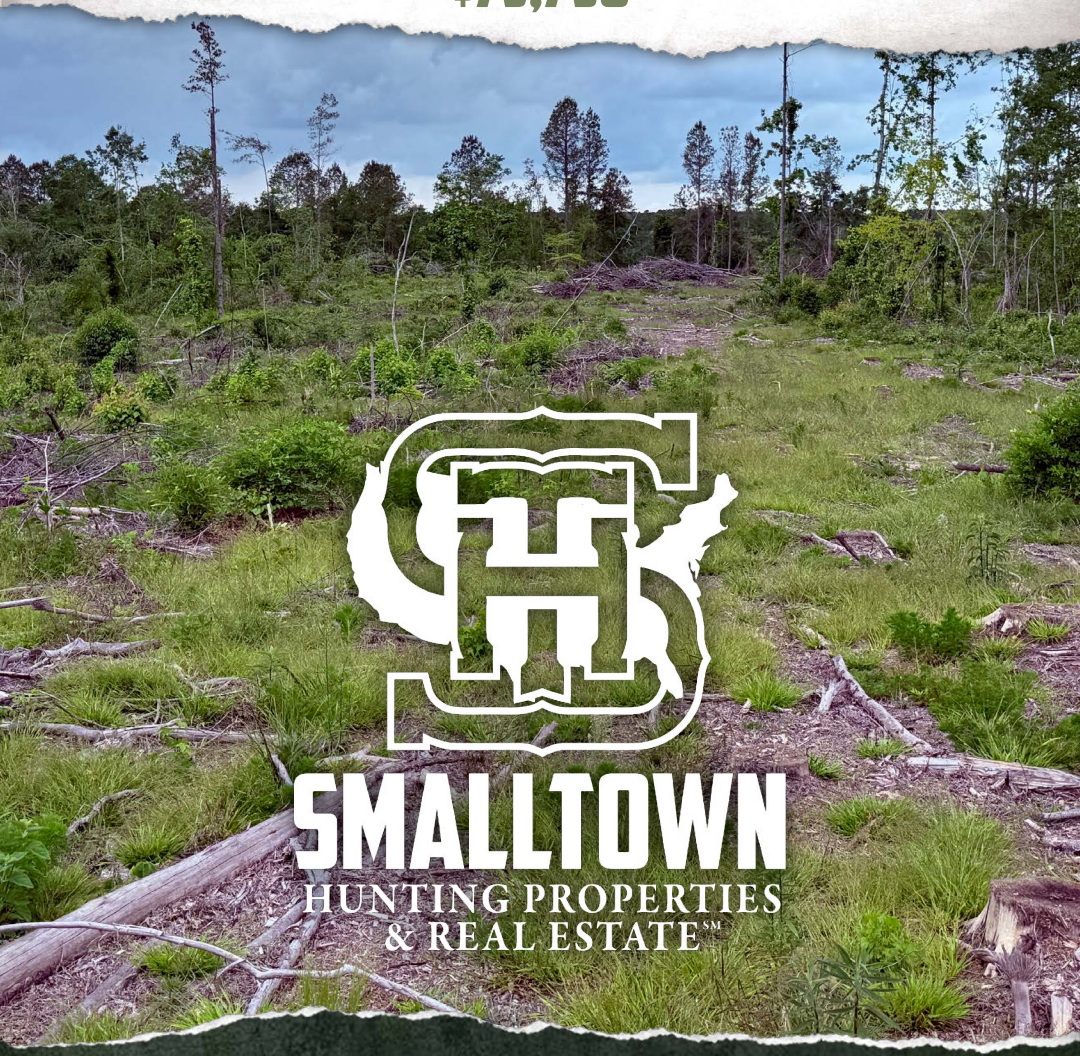
25± ACRES
WINSTON COUNTY, MS

$73,750



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THE WINSTON 25

PROPERTY PROFILE

LOCATION:

- Highway 397 South
  Preston, MS 39354
- Winston County
- 2.3± Miles SE of Nanih Waiya High School
- 16.6± Miles SE of Louisville
- 21.7± Miles NE of Philadelphia

COORDINATES:

- 32.96045, -88.878

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 25± Clear-Cut Acres
- 735'± Highway Frontage
- Mixed Timber
- Old Barn
- Deer/Turkey/Small Game
- Utilities Available at the Road
- Nanih Waiya School District

TAX INFORMATION:

- Parcel: 131450021-0001701
- 2025 Taxes: $73.94

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DEREK EAVES
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 25

WELCOME TO THE WINSTON 25 IN PRESTON, MISSISSIPPI. IF YOU ARE READY TO BUY, YOU NEED TO GIVE THIS ONE A LOOK! Situated in Winston County, this 25± acre tract offers the perfect blend of recreational opportunities and potential homesite appeal. Conveniently located with direct access on Highway 397 South, the Winston 25 sits just 2.3± miles southeast of Nanih Waiya High School, 16.6± miles southeast of Louisville, and 21.7± miles northeast of Philadelphia. With 735± feet of road frontage and utilities available at the road, the Winston 25 provides easy access and excellent potential for future development.

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MORE ABOUT THE WINSTON 25

Recently clear-cut, the property serves as a blank slate ready for your vision. Whether you are looking to establish a country homesite, build a cabin retreat, or develop a hunting getaway, the possibilities are endless. An old barn adds character to the tract, while the stream management zone lined with pines and mixed hardwoods creates attractive wildlife habitat and scenic diversity. Deer, turkey, and small game are abundant throughout the area, making this an excellent choice for hunters and outdoor enthusiasts alike.

Located within the Nanih Waiya School District, the Winston 25 offers both convenience and versatility in a desirable rural setting. The acreage will be surveyed out of a larger tract, providing a manageable-sized property with endless potential.

If you are looking for small acreage, you need to give this one a look. Call Derek Eaves today to schedule a private showing and experience #TheSmallTownWay.

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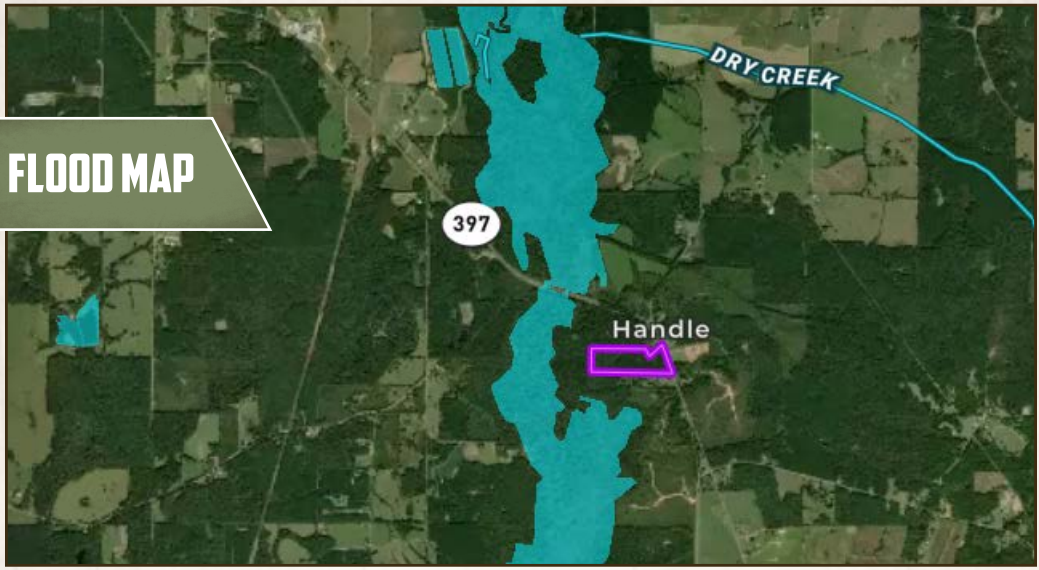
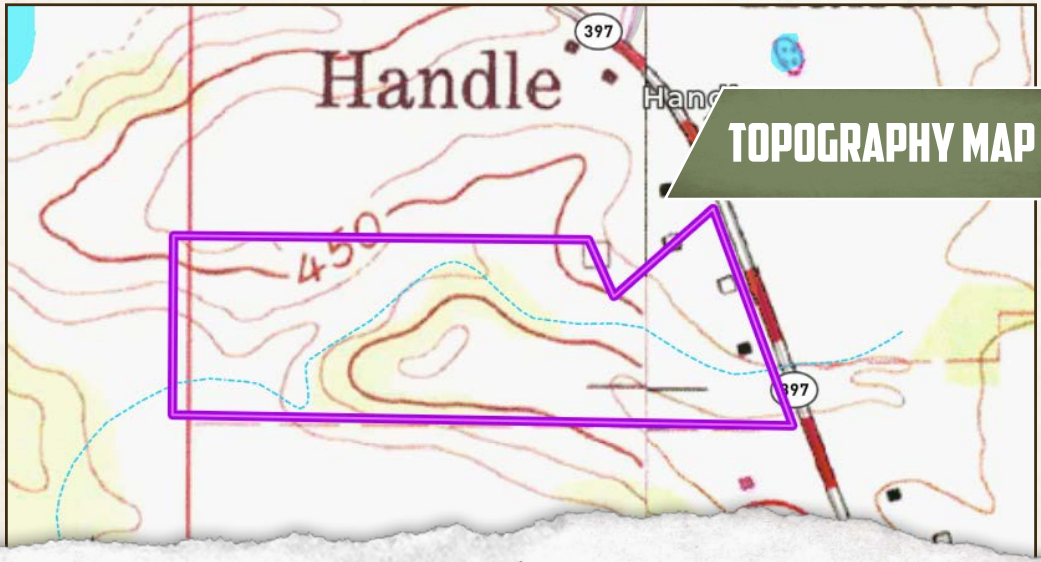
FLOOD MAP



TOPOGRAPHY MAP



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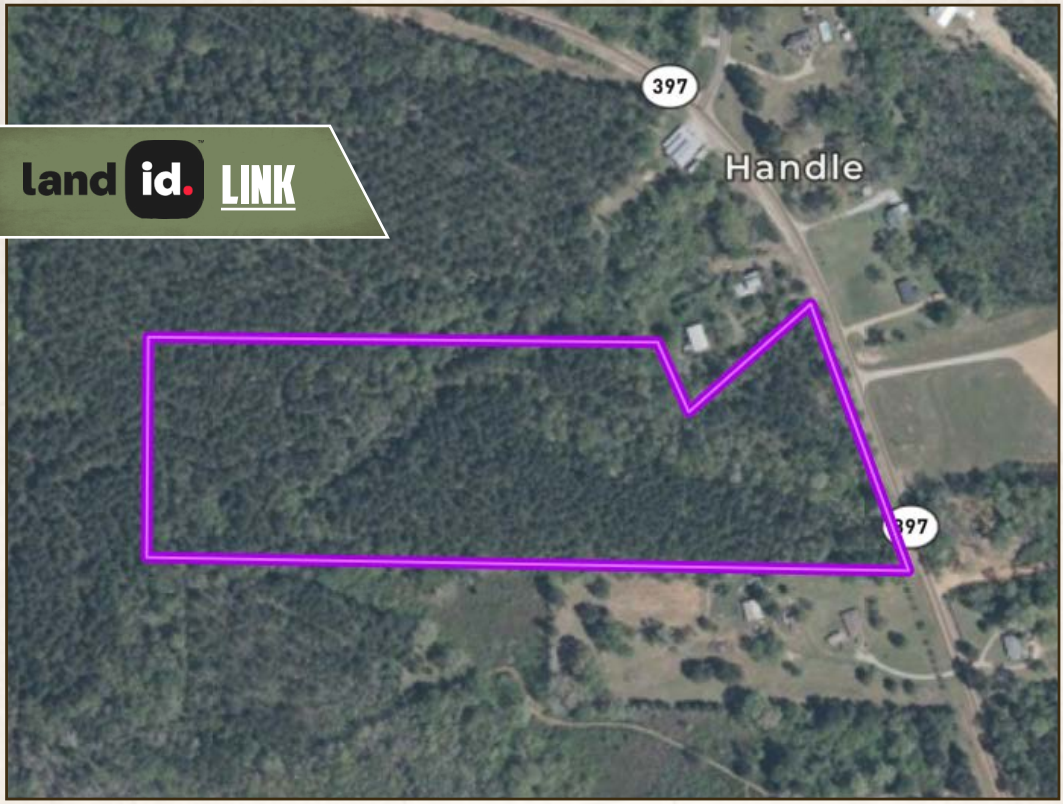

land id. LINK

Directions from The Nanih Waiya School: Head south onto Highway 397 South and travel approximately 2.3 miles. The property and sign will be on your right.

LINK TO GOOGLE MAP DIRECTIONS

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