



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

351.8± ACRES
WINSTON COUNTY, MS
\$950,000

PASTURE | TIMBER | HUNTING

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE WINSTON 351.8

PROPERTY PROFILE

LOCATION:

- Garrigues Road & Joe Wray Road
Louisville, MS 39339
- Winston County
- 8.6± Miles SE of Louisville
- 30.7± Miles NE of Philadelphia
- 35.3± Miles SW of Starkville

PROPERTY USE:

- Potential Livestock Operation
- Potential Home/Cabin Site
- Potential Agricultural
- Hay Production
- Recreational
- Hunting

TAX INFORMATION:

- Parcel 141360014-0000700
\$4.36 for 2025
- Parcel 141350015-0000601
\$479.57 for 2025
- Parcel 141350022-0000100
\$540.48 for 2025
- Parcel 141360023-0000200
\$284.48 for 2025

COORDINATES:

- 33.06095, -88.95785

PROPERTY INFORMATION:

- 351.8± Total Deeded Acres
- 200± Acres of Pasture
- 110± Acres Enrolled in Wetlands
Conservation Easement
- 40± Acres of Mixed Timber
- 2,720'± Frontage
on Garrigues Road
- 1,325'± Frontage
on Joe Wray Road
- 1± Acre Pond
- 3 Food Plots
- 2 Inactive Wells
- Dove Field
- Natural Duck Hole/Slough
- Mature Hardwoods & Cypres
- Rolling Hills & Bottomland
- FEMA Flood Plain
- Deer/Duck/Turkey
- Owner/Agent



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

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WELCOME TO THE WINSTON 351.8

INTRODUCING THE WINSTON 351.8 IN LOUISVILLE, MISSISSIPPI! This 351.8± acre property in Winston County offers a great combination of pastureland, mixed timber, wetlands, water, and recreational opportunities. The property is located along both Garrigues Road and Joe Wray Road, providing 2,720± feet of frontage on Garrigues Road and 1,325± feet of frontage on Joe Wray Road.

Approximately 200 acres of the property consist of pasture, providing plenty of open ground for a potential cattle operation, hay production, or other agricultural uses. The property features a mixture of rolling hills and bottomland, giving it a diverse layout with multiple potential uses.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT THE WINSTON 351.8

110± acres are enrolled in a wetlands conservation easement. These areas include mature hardwoods and cypress and provide excellent natural habitat for wildlife. The wetlands, along with the property's other wooded areas, create a strong environment for deer, ducks, turkey, and other wildlife.

The Winston 351.8 also includes 40± acres of mixed timber, a 1± acre pond, three established food plots, a dove field, and a natural duck hole/slough. These features provide several opportunities for hunting and outdoor recreation throughout the year.

There are two wells located on the property, although both are currently inactive. The combination of extensive road frontage, pasture, timber, wetlands, and water gives the property plenty of flexibility for someone looking to establish a farm or livestock operation, produce hay, build a homesite, or simply enjoy a large recreational property.



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MORE ABOUT THE WINSTON 351.8

The Winston 351.8 is located approximately 30.7 miles northeast of Philadelphia and 35.3± miles southwest of Starkville, while being only 8.6± miles from Louisville. Its location provides convenient access to nearby communities while still offering the acreage, privacy, and outdoor opportunities that come with a larger rural tract.

Whether you're looking for a potential cattle or hay operation, agricultural acreage, a homesite, hunting property, or a recreational retreat, the Winston 351.8 offers a versatile combination of open ground, timber, wetlands, and wildlife habitat. Seller willing to divide.

Call Derek Eaves or Tony Thomas today to schedule a private showing and experience #TheSmallTownWay!

**Owner/Agent*



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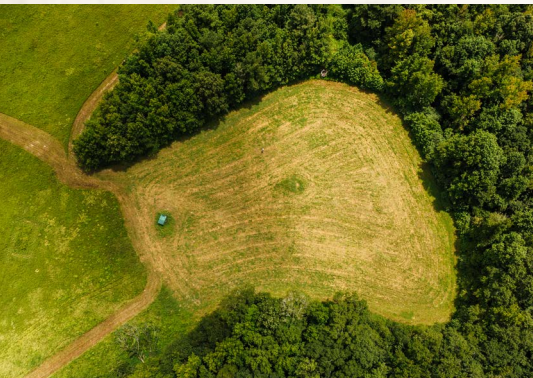
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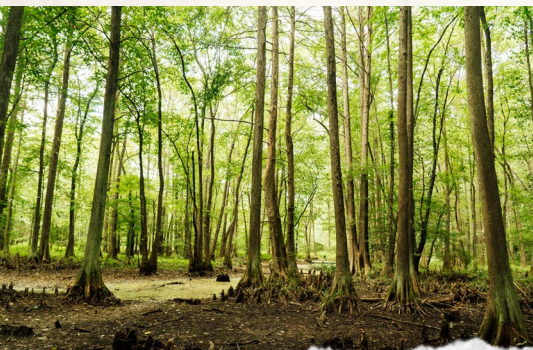
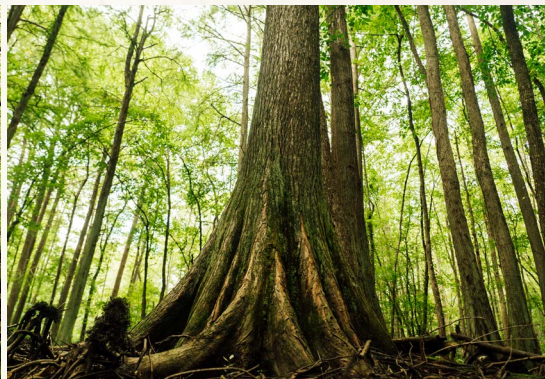
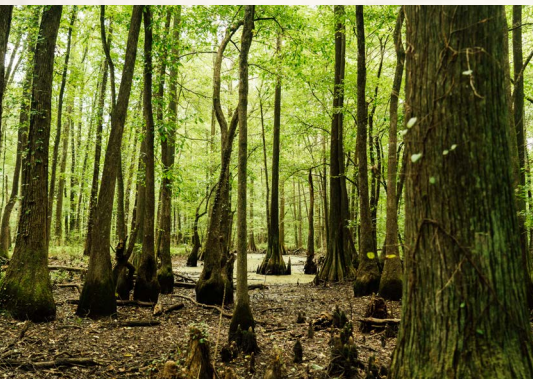
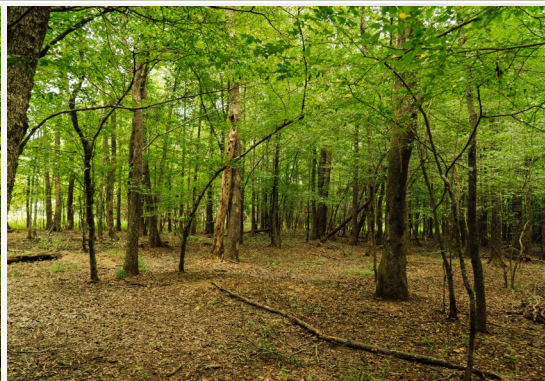
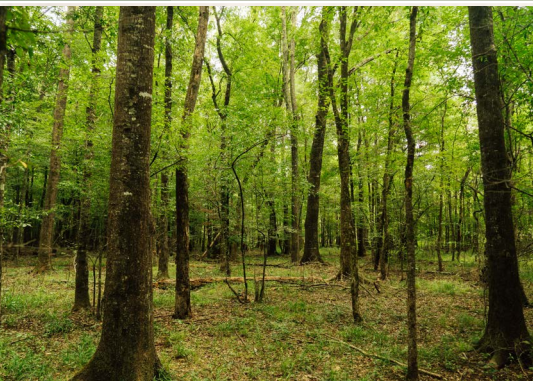
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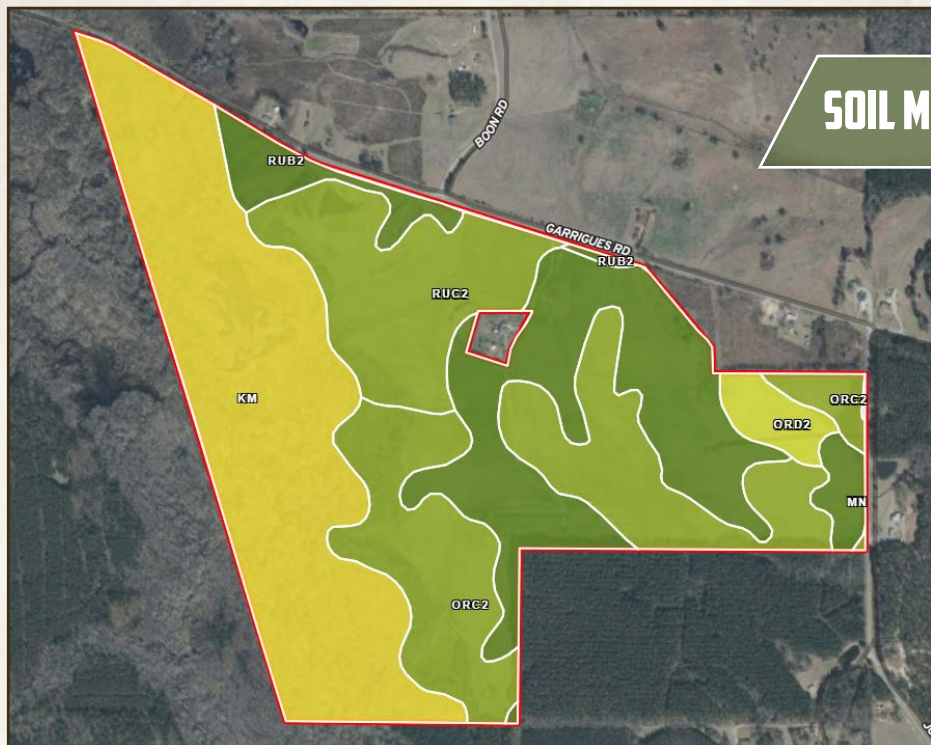
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KM	Kinston, Mantachie, and Mooreville soils, frequently flooded	119.74	34.97	0	56	5w
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	83.19	24.29	0	39	3e
SaB2	Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded	67.38	19.68	0	39	2e
RuC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	46.46	13.57	0	67	3e
RuB2	Ruston fine sandy loam, 2 to 5 percent slopes, moderately eroded	11.93	3.48	0	57	2e
OrD2	Ora fine sandy loam, 8 to 12 percent slopes, eroded	7.99	2.33	0	41	4e
Mn	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	5.71	1.67	0	78	2w



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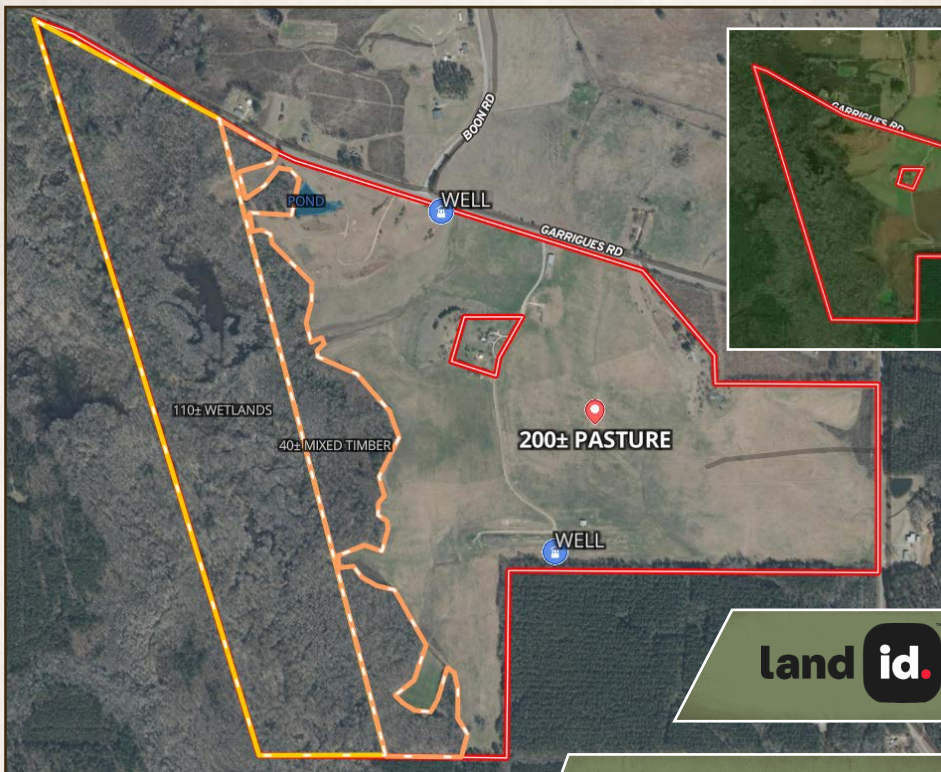
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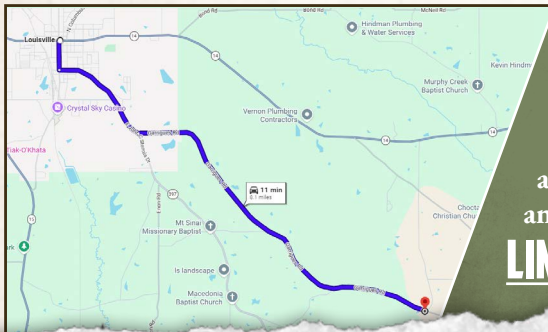
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land id. LINK



Directions from Louisville, MS:
Travel for 0.5 miles on South Church Avenue. Turn left onto West John C. Stennis Drive and continue for 1.7 miles. Turn left onto Garrigues Road and proceed for 5.8 miles to the property and sign on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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