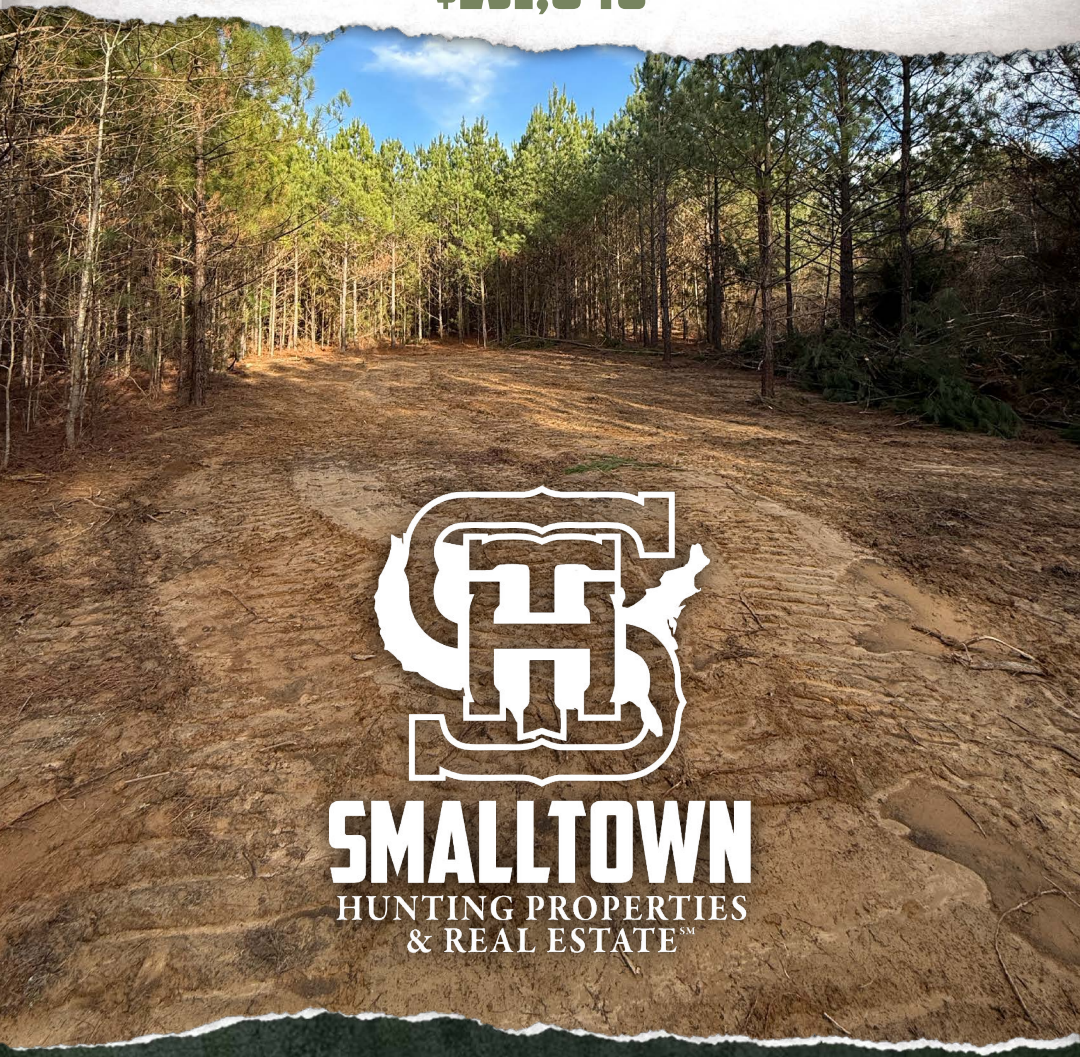
100.8± ACRES
WINSTON COUNTY, MS

$231,840



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THE WINSTON 100.8

PROPERTY PROFILE

LOCATION:

- Mount Calvary Church Road Louisville, MS 39339
- In the Plattsburg/Mount Calvary Church Area
- Winston County
- 0.5± Miles from Highway 25
- 14.4± Miles SW of Louisville
- 20.5± Miles N of Philadelphia
- 73.5± Miles NE of Flowood

COORDINATES:

- 32.9974, -89.2231

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting
- Timber Investment

PROPERTY INFORMATION:

- 100.8± Total Deeded Acres
- 8± Acres of 20-Year-Old Pines
- 15-Year-Old Pine Plantation
- 786'± Paved Road Frontage
- Established Trail System
- Mixed Hardwoods Along SMZ
- 4 Food Plots Ready to Plant
- Seasonal Creek
- Abundant Deer and Turkey
- Power, Water and Highspeed Internet Available at the Road

TAX INFORMATION:

- 2024
- Parcel 131010012-0001400: $7.97
- Parcel 131010012-0001300: $2.64
- Parcel 131010012-0000200: $257.49

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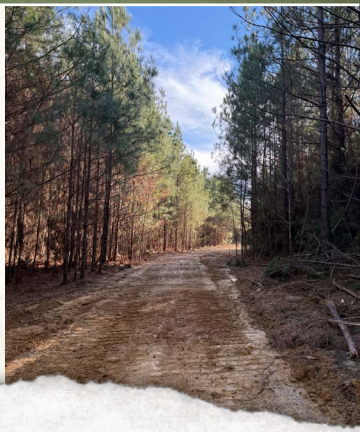
Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 100.8

LOCATED IN SOUTHWEST WINSTON COUNTY, MISSISSIPPI, THIS VERSATILE 100.8± ACRE TRACT OFFERS AN EXCELLENT COMBINATION OF HUNTING, TIMBER INVESTMENT, AND FUTURE HOME OR CABIN POTENTIAL. The property offers direct access from Mount Calvary Church Road in Louisville and features approximately 786'± of paved road frontage, making entry and usability easy year-round. Conveniently situated just 0.5± miles from Highway 25, the property lies 14.4± miles southwest of Louisville, 20.5± miles north of Philadelphia, and 73.5± miles northeast of Flowood, providing a great balance of privacy with access to nearby towns and amenities. The property is located in the highly regarded Plattsburg/Mount Calvary Church area.

This tract is well-suited for various uses, including a potential residential homesite, a weekend cabin, recreational hunting, and long-term timber investment. The land includes a productive 15-year-old pine plantation, along with approximately eight acres of 20-year-old pines, offering both current and future value. A seasonal creek runs through the property, with mixed hardwoods along the stream management zone, adding diversity to the habitat and enhancing the recreational appeal. An established trail system provides excellent access throughout the acreage for hunting, riding, and land management. The property also includes four food plots ready to plant, creating an immediate opportunity to attract and hold wildlife. This southwest area of Winston County is known for abundant deer and turkey populations, making it an outstanding option for sportsmen.



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MORE ABOUT THE WINSTON 100.8

Adding to the convenience and future build potential, power, water, and high-speed internet are available at the road, giving a buyer the ability to develop the tract without starting from scratch. The annual property taxes are very manageable, with Parcel 131010012-0001400 at $7.97 for 2024, Parcel 131010012-0001300 at $2.64 for 2024, and Parcel 131010012-0000200 at $257.49 for 2024. With strong access, utilities nearby, established wildlife habitat improvements, and valuable timber, the Winston 100.8 checks the boxes for recreation, investment, and long-term enjoyment.

To schedule a private showing of this Winston County land, call Derek Eaves today.

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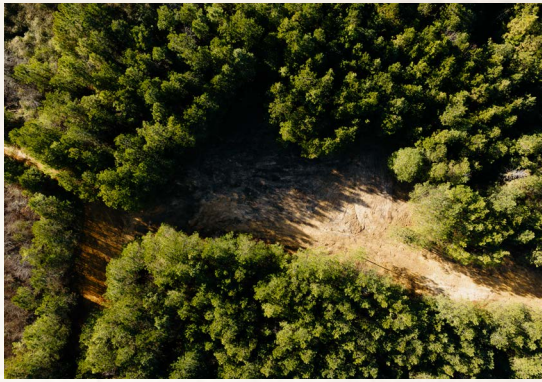

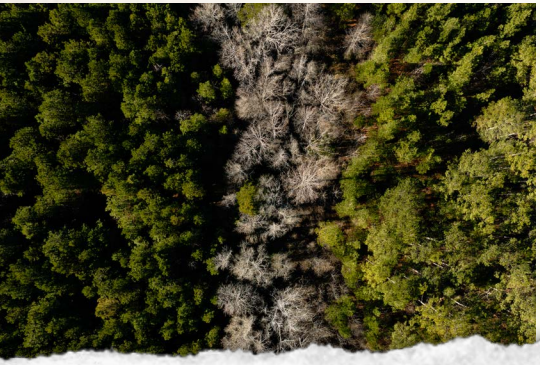

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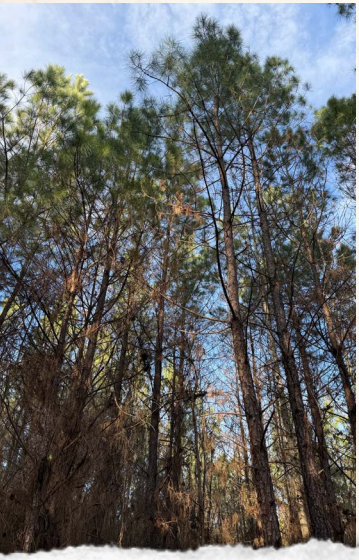

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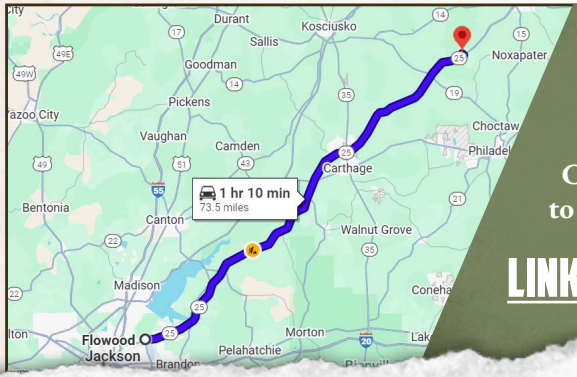

Directions from Flowood, MS: Travel 73 miles north on Highway 25. Turn left on Mount Calvary Church Road and continue 0.5 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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