

19.4± ACRES
WINSTON COUNTY, MS
\$240,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WINSTON 19.4

PROPERTY PROFILE

LOCATION:

- Louisville, MS 39339
- Within the City Limits
- Winston County
- 2.6± Miles SE of Louisville

COORDINATES:

- 33.09603, -89.03377

PROPERTY USE:

- Potential Residential
- Development

PROPERTY INFORMATION:

- 19.4± Surveyed Acres
- 108'± Frontage on East John C. Stennis Drive/ Highway 397 South
- 780'± Frontage on D. B. Williamson Road
- Clear Cut with Stump Removal/Blank Slate
- Utilities Available at the Road
- Small Pond

PROPERTY TAX:

- Parcel 141210203-0101100
- Approximately \$20.56 for 2024



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DEREK EAVES

LAND SPECIALIST

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 19.4

POSITIONED JUST 2.6± MILES SOUTHEAST OF LOUISVILLE, THIS 19.4± SURVEYED-ACRE PROPERTY OFFERS AN EXCEPTIONAL RESIDENTIAL DEVELOPMENT OPPORTUNITY INSIDE THE CITY LIMITS OF LOUISVILLE, MS. With direct access on both East John C. Stennis Drive/Highway 397 South and D. B. Williamson Road, the Winston County property provides excellent connectivity for future homeowners and convenient ingress/egress for builders.

The tract features 108'± of frontage along East John C. Stennis Drive and an additional 780'± of frontage on D. B. Williamson Road, creating multiple access points and flexible planning options for subdivision layouts.



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MORE ABOUT THE WINSTON 19.4

Recently clear-cut with stumps removed, the property offers a true blank slate primed for immediate development, supported by utilities available at the road and the added aesthetic benefit of a small on-site pond.

The land sits within a growing area ideal for a new residential subdivision or planned residential community. This strategically situated property stands ready for a visionary residential builder or developer to shape Louisville's next neighborhood. Take advantage of the rare opportunity!

**Contact Derek Eaves today for more information
and to secure a private showing.**



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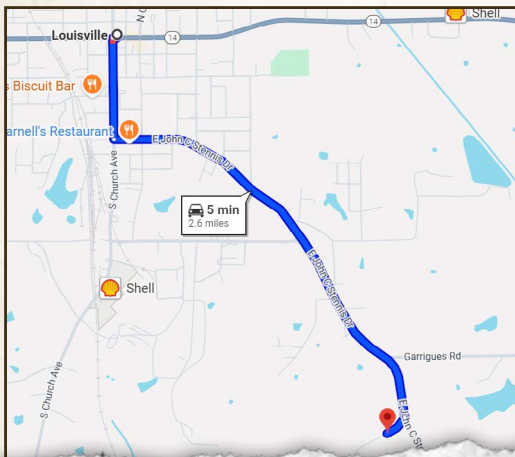
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land id. LINK



Directions from Downtown Louisville, MS: Travel 0.5 miles south on South Church Avenue. Turn left on East John C. Stennis Drive and continue 2 miles. Turn right on D B Williamson Road and travel 0.1 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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