



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

105± ACRES
WINSTON COUNTY, MS
\$235,000



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

THE WINSTON 105

PROPERTY PROFILE

LOCATION:

- Young Crossing Road
Noxapater, MS 39346
- Winston County
- 2.6± Miles NW of Noxapater
- 8.8± Miles SW of Louisville
- 21.5± Miles N of Philadelphia

PROPERTY USE:

- Potential Home/Cabin Site
- Timber Investment
- Recreational
- Hunting

TAX INFORMATION:

- Parcel 131230005-0000301:
\$217.38 (2025)
- Parcel 131230006-0000101:
\$64.72 (2025)

PROPERTY INFORMATION:

- 105± Total Deeded Acres
- 53± Acres of 21-Year-Old
Plantation Pines
- 50± Acres of 11-Year-Old
Plantation Pines
- 2± Acre Powerline Right-of-Way
- 2,798'± Tuck Wilkes Road
Frontage
- 1,957'± Young Crossing Road
Frontage
- 477'± Culberson Road Frontage
- Food Plot Potential
- Deer/Turkey/Small Game
- Utilities Available on All Roads

COORDINATES:

- 33.01595, -89.09115



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Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 105

WELCOME TO THE WINSTON 105 IN NOXAPATER, MISSISSIPPI! This 105± acre tract is located at the corner of Young Crossing Road and Tuck Wilkes Road in Winston County, about 8.8 miles from Louisville and 21.5± miles from Philadelphia. The property has road frontage on three sides: 2,798± feet on Tuck Wilkes Road, 1,957± feet on Young Crossing Road, and 477± feet on Culberson Road, providing multiple points of access.

The land is planted in pine and split into two age classes: 53± acres planted around 21 years ago and 50± acres planted about 11 years ago. A 2± acre powerline right-of-way also runs through the property and would make a good food plot location. Deer, turkey, and other small game use the property, with the different pine ages and the open powerline lane providing a mix of cover and habitat.



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MORE ABOUT THE WINSTON 105

Power and water are available along all three roads, with power provided by the East Mississippi EPA and water provided by the Calvary Rural Water Association, Inc. That utility access makes it easier to add a cabin or homesite in the future, while the established pine stands add value now as a timber investment or hunting property.

Contact Derek Eaves or Kole Vowell today to schedule a private showing and experience #TheSmallTownWay.



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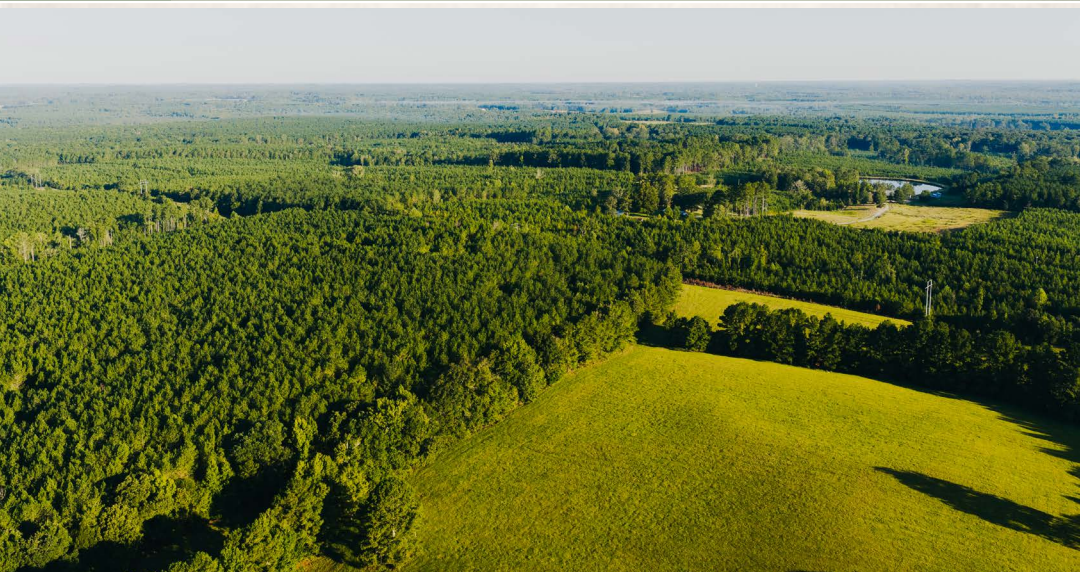


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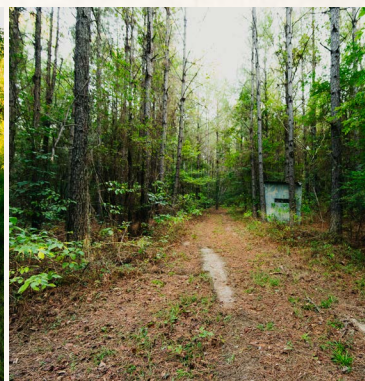
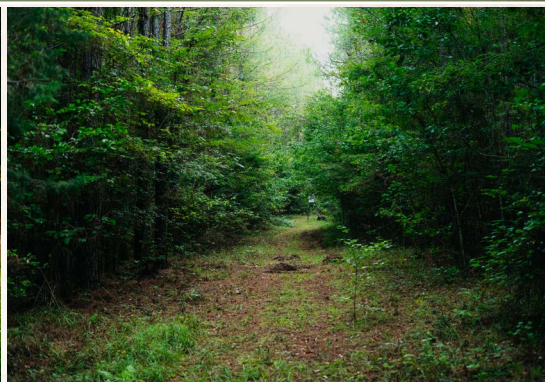
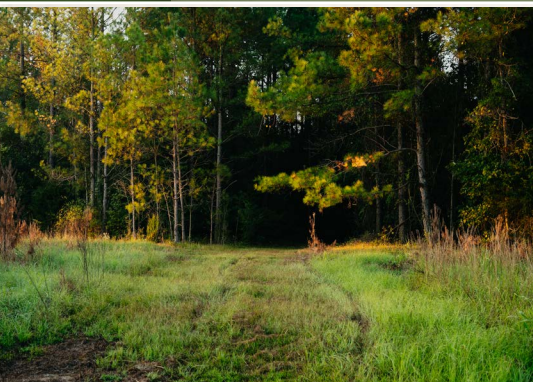
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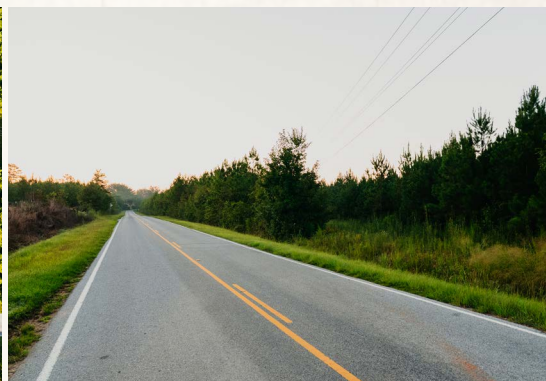
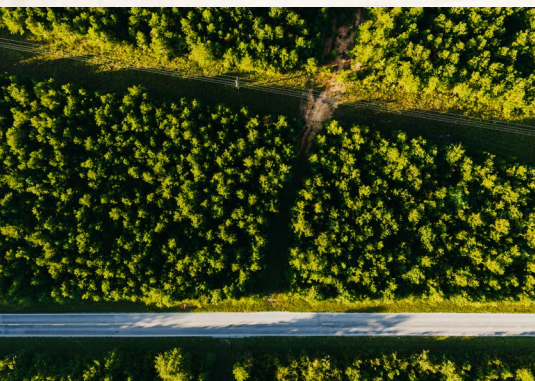


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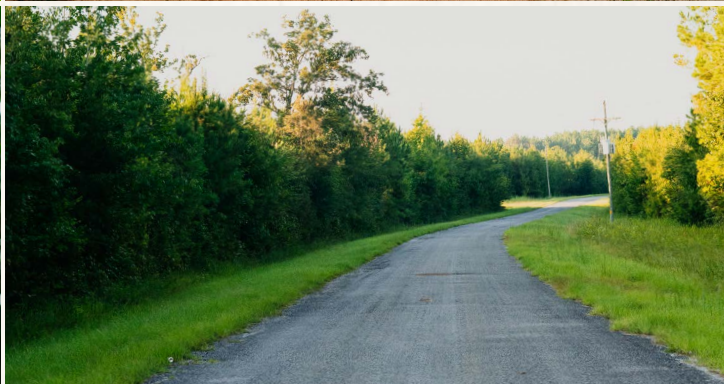
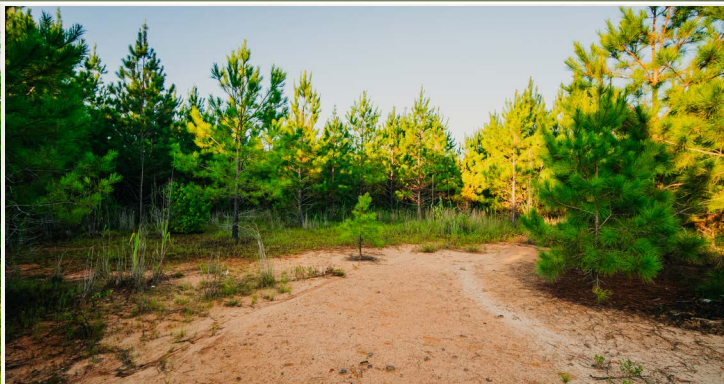


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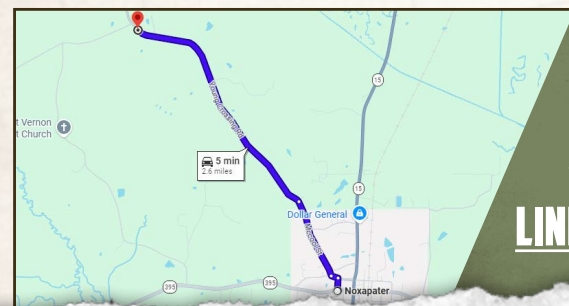
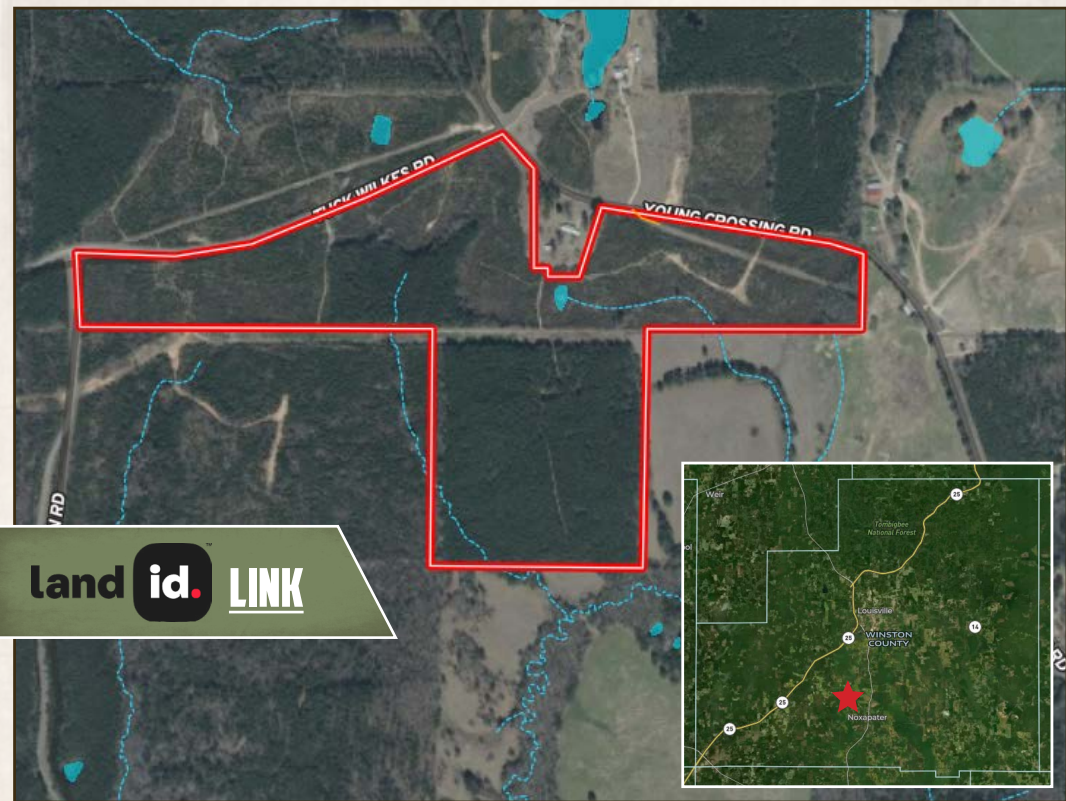
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Directions From Noxapater, MS: Travel on McCool Street for 0.6 miles. Continue onto Young Crossing Road. The property and sign will be on your left in 1.8 miles.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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