A HOME ON 10.5± ACRES
LOUISVILLE | WINSTON COUNTY, MS

$230,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE WINSTON 10.5

PROPERTY PROFILE

LOCATION:

- 1305 Lipscomb Road
  Louisville, MS 39339
- Winston County
- 14.8± Miles SE of Louisville
- 22± Miles SW of Macon
- 27.1± Miles NE of Philadelphia

COORDINATES:

- 33.01395, -88.86615

TAX INFORMATION:

- Parcel 141480033-0000800: $8.34 for 2025
- Parcel 141480033-0000801: $1,210.35 for 2025
- Parcel 131420004-0000102: $16.22 for 2025

PROPERTY USE:

- Residential

PROPERTY INFORMATION:

- 10.5± Surveyed Acres
- 1,947± SqFt Brick Home
  - 3 Bedrooms/2 Baths
  - Large Living Room
  - Open Floor Plan
  - Vaulted Ceilings
  - Concrete Floors
  - 2 Electric Water Heaters
  - 2-Car Carport
- Additional Metal Carport
- Nanih Waiya School District
- Utilities Available

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DEREK EAVES
LAND SPECIALIST
C: 662-803-2001
O: 769-760-0005
derek@smalltownproperties.com
2121 5th St., Suite 206 - Meridian, MS 39301
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 10.5

WELCOME TO THE WINSTON 10.5 IN LOUISVILLE, MISSISSIPPI! If you've been wanting to get out where it's quiet and have a little elbow room, this place might be just what you've been waiting on. Sitting on 10.5± surveyed acres at 1305 Lipscomb Road in Winston County, this 1,947± square foot brick home was built in 2005 and is ready for its next family.

With three bedrooms, two bathrooms, a large living room, and an open floor plan, there's plenty of space to gather after a long day. The vaulted ceilings make the home feel even bigger, and the concrete floors are built to handle muddy boots, kids, pets, and everyday country life. Step outside and you'll find a two-car carport plus an additional metal carport with room for your truck, tractor, side-by-side, or boat. The home also has two electric water heaters, and with EMEPA power and high-speed internet plus Ellison Ridge Water Association water, you'll have the conveniences of town while enjoying the peace and quiet of the country.

Located in the Nanih Waiya School District, you're just a short drive from Louisville, Philadelphia, and Macon, but far enough away to enjoy the slower pace that country living has to offer. If you're looking for a place where the kids can run, you can sit on the porch with a cup of coffee, and you've got enough ground to make it your own, the Winston 10.5 is well worth a look.

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

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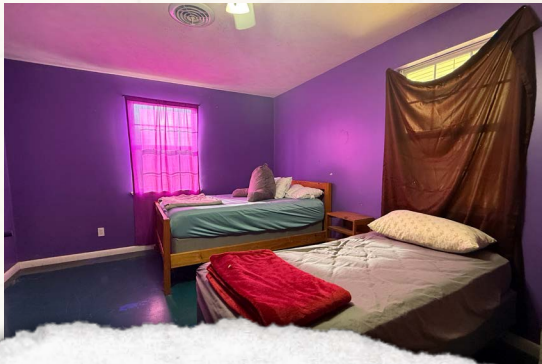

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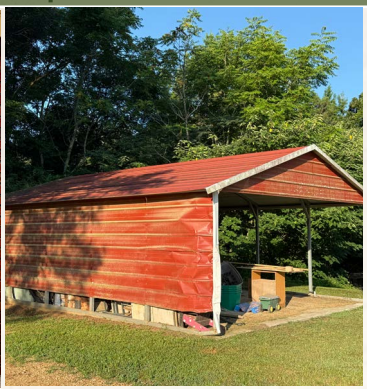

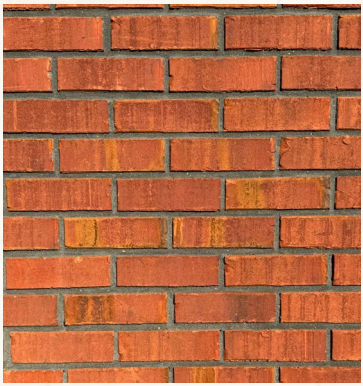

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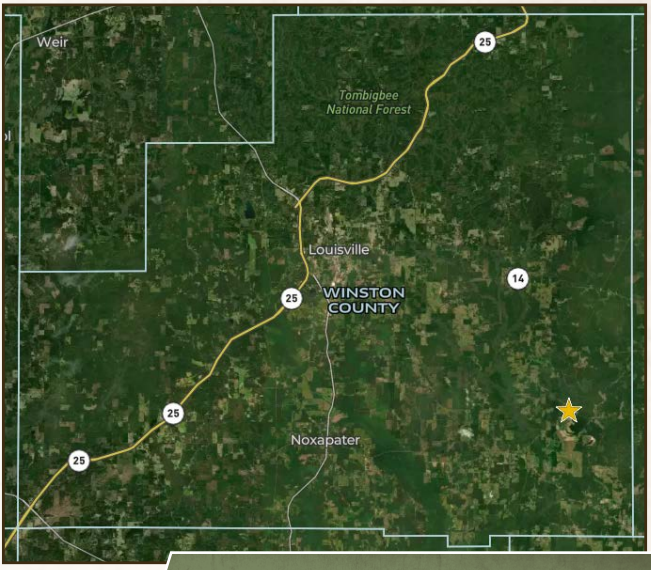

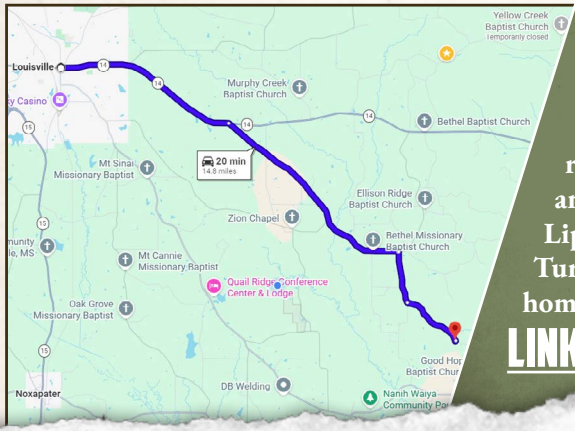

Directions From Louisville, MS: Travel east on Highway 14 for 5.2 miles. Turn right onto Crystal Ridge Road and continue for 6.3 miles. Turn right again onto Ellison Ridge Road and proceed for 1.5 miles. Turn left onto Lipscomb Road and travel for 1.8 miles. Turn right onto Chambliss Road, and the home and sign will be on the right.

LINK TO GOOGLE MAP DIRECTIONS

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