

20± ACRES
WINSTON COUNTY, MS
\$34,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WINSTON 20

PROPERTY PROFILE

LOCATION:

- Off Highway 393
Louisville, MS 39339
- Accessed via Easement
- Winston County, MS
- 14.1± Miles SE of Louisville
- 22.5± Miles NE of Philadelphia

COORDINATES:

- 32.96525, -88.95035

PROPERTY USE:

- Hunting
- Recreational

PROPERTY INFORMATION:

- 20± Acres
- Easement Access from
Highway 393
- Recent Clearcut
- Natural Regeneration Growth

TAX INFORMATION:

- Parcel 131350022-0002507
- \$53.72 for 2025



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DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

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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 20

WELCOME TO THE WINSTON 20, A PROPERTY WITH GREAT POTENTIAL AND VERSATILITY! This 20± acre tract in Winston County, Mississippi, offers an excellent opportunity for those seeking a private hunting property or recreational getaway. Conveniently located approximately 14 miles southeast of Louisville and 22.5 miles northeast of Philadelphia, the property provides a peaceful rural setting with easy access to nearby amenities.

The tract features easement access from Highway 393, giving you privacy while still maintaining accessibility. Recently clearcut, the land is now undergoing natural regeneration, creating prime habitat for wildlife. The thick new growth offers outstanding bedding cover and browse, making this tract especially attractive for deer and other game.

Whether you're looking to establish a hunting spot, invest in land, or create your own outdoor retreat, the Winston 20 is a solid choice!

**Contact Derek Eaves today to schedule a private tour
and experience #TheSmallTownWay!**



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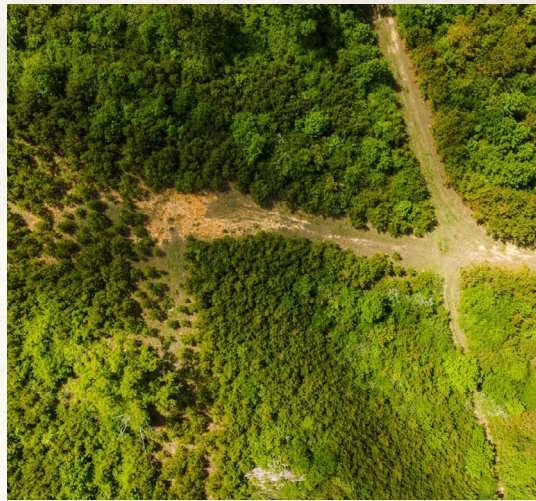
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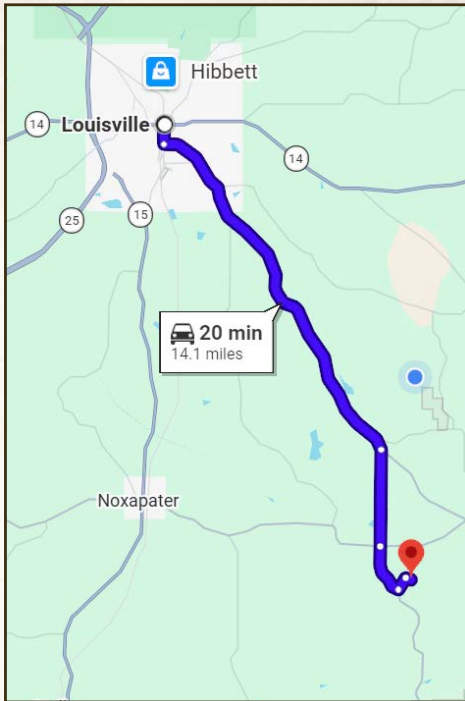
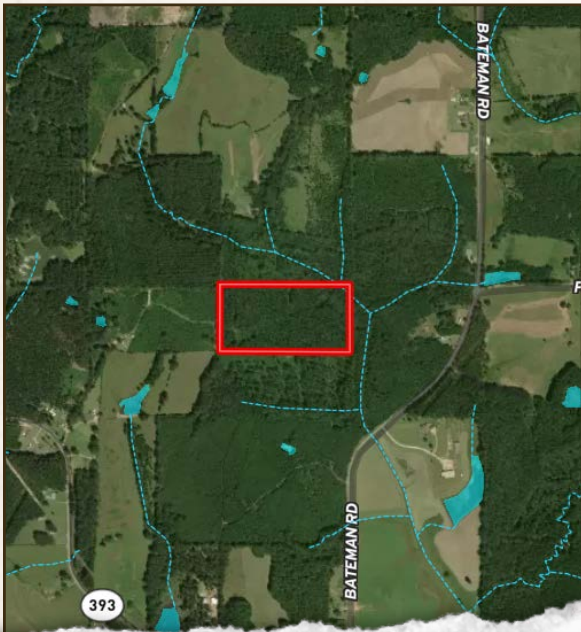
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WINSTON COUNTY, MISSISSIPPI

land id. LINK



Directions from Downtown Louisville, MS: Travel 9.5 miles on East John C. Stennis Drive/Highway 397. Turn right on Robertson Road and proceed 2.3 miles. Continue on Highway 393 South for 1.2 miles. Turn left on Miles Road and travel 0.3 miles to the directional sign on the right. Follow the trail to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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