



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

12.5± ACRES
WINSTON COUNTY, MS
\$43,750



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

THE WINSTON 12.5

PROPERTY PROFILE

LOCATION:

- Highway 397 South
Preston, MS 39354
- Winston County
- 2.1± Miles SE of
Nanah Waiya High School
- 16.4± Miles SE of Louisville
- 21.9± Miles NE of Philadelphia

COORDINATES:

- 32.96045, -88.878

TAX INFORMATION:

- Parcel 131450021-0001701
- 2025 Taxes: \$37.72

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Hunting

PROPERTY INFORMATION:

- 12.5± Acres
- 580'± Highway 397 Frontage
- Recently Clear-Cut
- Utilities Available Nearby
- Nanah Waiya School District
- Deer/Turkey/Small Game



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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 12.5

INTRODUCING THE WINSTON 12.5 NEAR NANIH WAIYA HIGH SCHOOL IN PRESTON, MISSISSIPPI. Situated in Winston County, this 12.5± acre tract offers the perfect blend of recreational opportunity and potential homesite appeal. Conveniently located with direct access on Highway 397 South, the property sits just 2.1± miles southeast of Nanih Waiya High School, 16.4± miles southeast of Louisville, and 21.9± miles northeast of Philadelphia. With approximately 580'± of road frontage and utilities available at the road, this property provides easy access and excellent potential for future development.

Recently clear-cut, the Winston 12.5 serves as a blank slate ready for your vision. Whether you are looking to establish a country homesite, build a cabin retreat, or develop a hunting getaway, the possibilities are endless. Deer, turkey, and small game are abundant throughout the area, making this tract an excellent choice for hunters and outdoor enthusiasts alike.

Located within the Nanih Waiya School District, the Winston 12.5 offers both convenience and versatility in a desirable rural setting. The acreage will be surveyed out of a larger tract, providing a manageable-sized property with endless potential. If you are looking for small acreage in Nanih Waiya, this one is worth a look.

To schedule a private showing of the Winston 12.5, call Derek Eaves today and experience #TheSmallTownWay.



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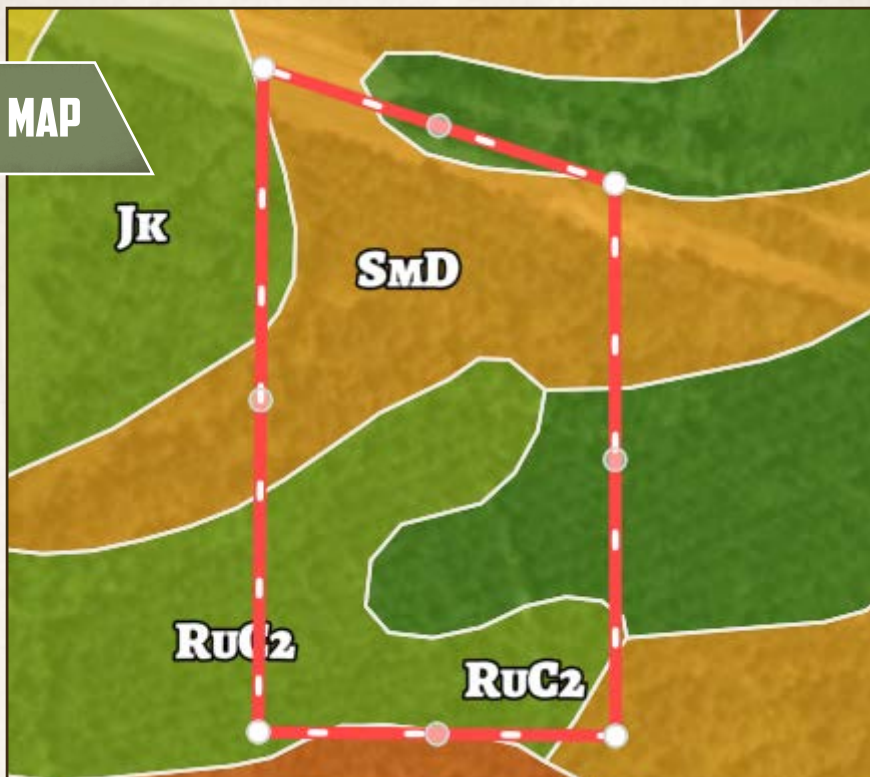
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmD	Smithdale fine sandy loam, 8 to 15 percent slopes	5.16	42.57	0	54	6e
RuC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	4.34	35.81	0	67	3e
SaB2	Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded	2.3	18.98	0	39	2e
Jk	Jena-Kirkville complex, occasionally flooded	0.28	2.31	0	79	3w
SmF	Smithdale fine sandy loam, 15 to 40 percent slopes	0.04	0.33	0	50	7e
TOTALS		12.12(100%	-	56.37	4.1



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land id. LINK



TOPOGRAPHY MAP



Directions from Nanih Waiya High School in Louisville, MS: Travel southeast on Highway 397 South for 2.1 miles to the property and sign on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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