

1.2± ACRE LOT
WINSTON COUNTY, MS
\$6,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WINSTON 1.2

PROPERTY PROFILE

LOCATION:

- East John C. Stennis Drive
Louisville, MS 39339
- Within the City Limits
- Winston County
- 1.6± Miles SE of Louisville

COORDINATES:

- 33.1094, -89.0402

PROPERTY USE:

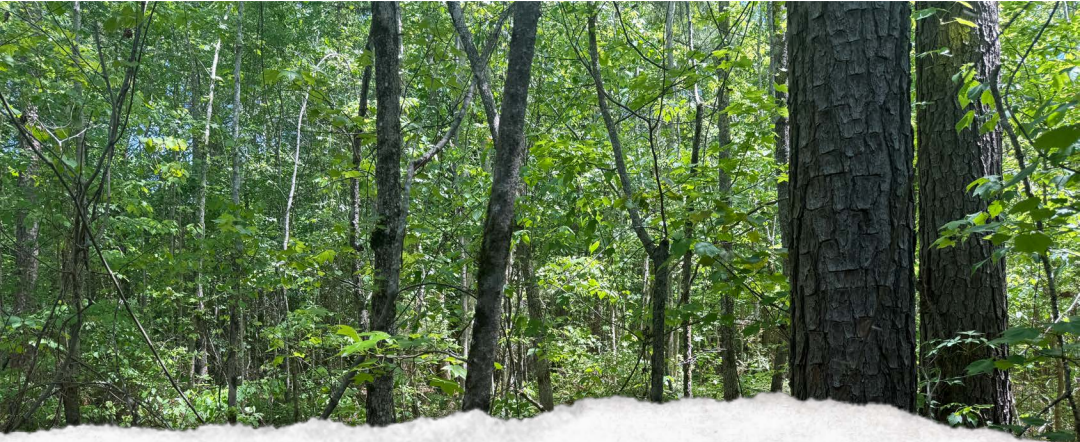
- Potential Home Site

PROPERTY INFORMATION:

- 1.2± Acre Lot
- 245'± Road Frontage
- Pines and Mixed Hardwoods
- Utilities Available at the Road

TAX INFORMATION:

- Parcel 141220301-0100102:
\$13.80 for 2025



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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 1.2

TAKE ADVANTAGE OF A RARE OPPORTUNITY TO OWN 1.2± ACRES WITHIN THE CITY LIMITS OF LOUISVILLE, MISSISSIPPI, IN WINSTON COUNTY. With direct access from East John C. Stennis Drive and just 1.6± miles southeast of downtown, this property offers the perfect blend of convenience and space.

The property features approximately 245 feet of road frontage, providing excellent access and flexibility for a homesite. The land is wooded with a mix of pines and hardwoods, offering a private, natural setting while still being close to schools, shopping, and local amenities. Utilities are available at the road, making this property ready for development. Finding acreage of this size inside the city limits is increasingly rare, making for an ideal option for those looking to build a home without sacrificing accessibility.

Contact **Derek Eaves** today to learn more and experience
#TheSmallTownWay!



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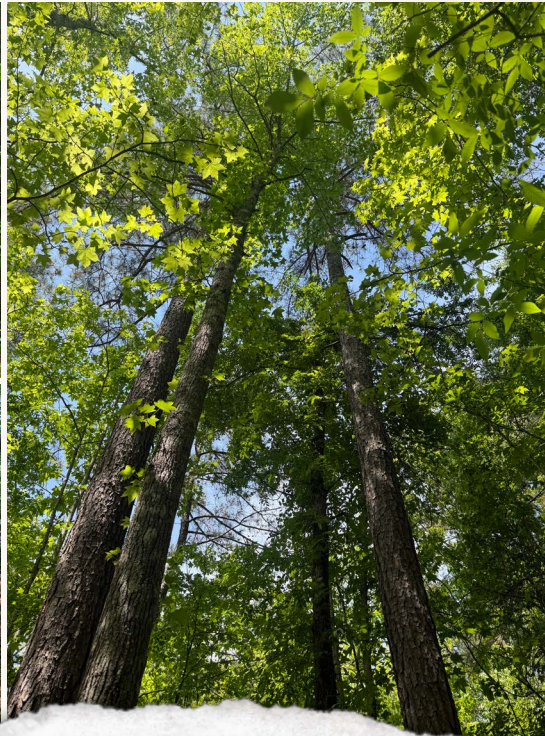
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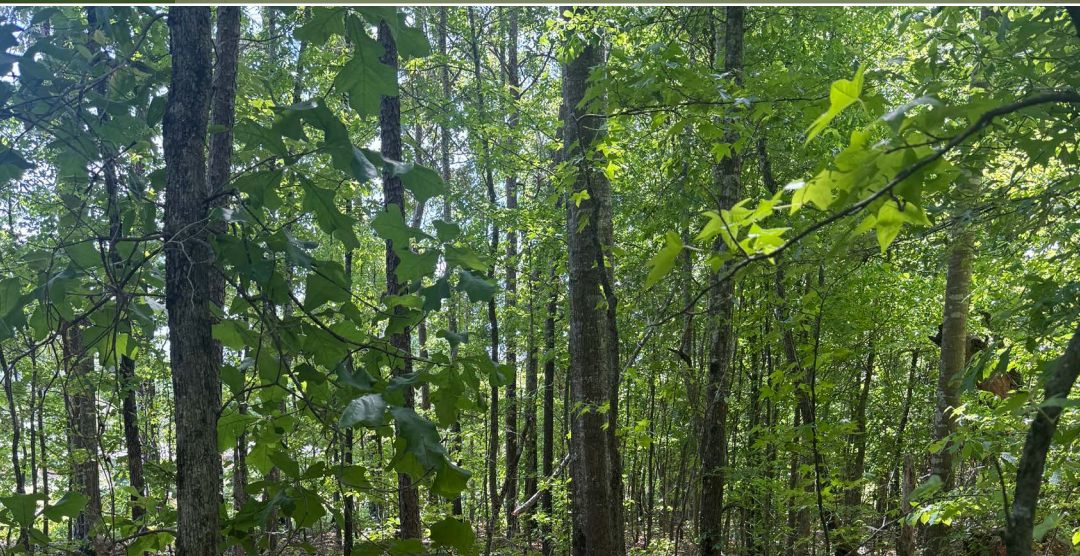
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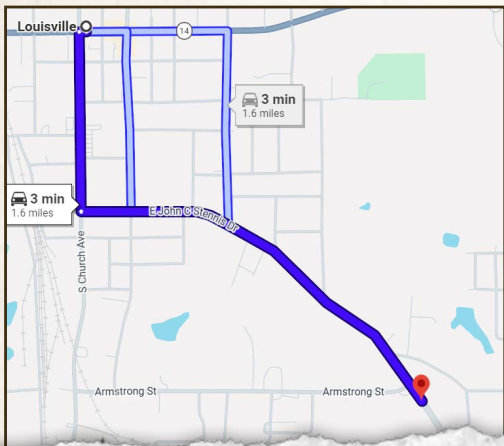
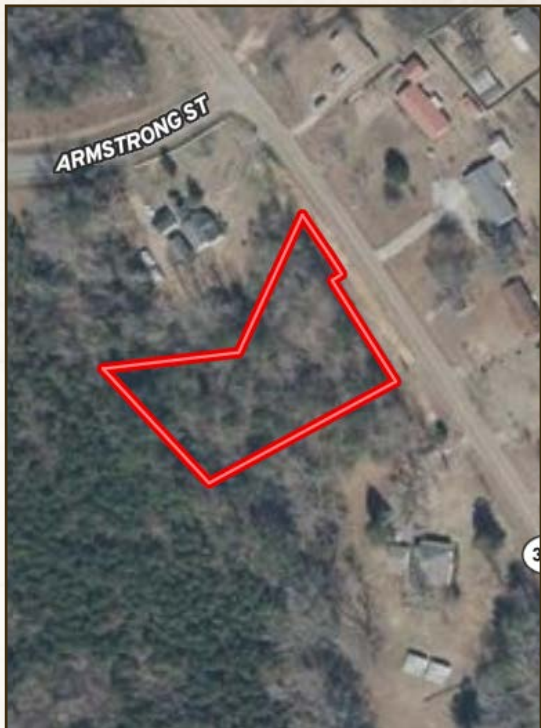
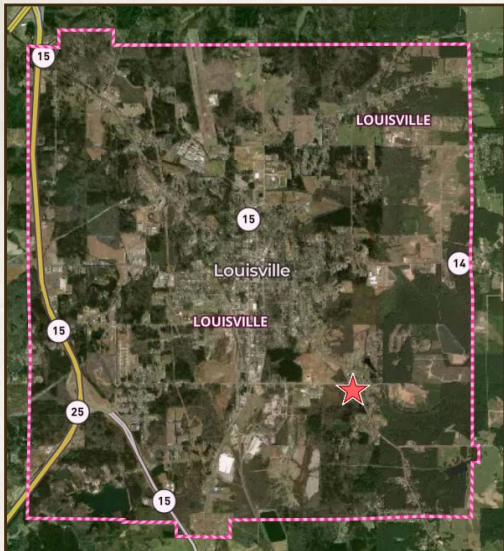
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WINSTON COUNTY, MISSISSIPPI

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 1.1 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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