



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

22± ACRES
WINSTON COUNTY, MS
\$78,000



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

THE WINSTON 22

PROPERTY PROFILE

LOCATION:

- Louisville, MS 39339
- Inside the City Limits
- Winston County
- 2.3± Miles SE of Louisville

PROPERTY USE:

- Potential Home/Cabin Site
- Investment

TAX INFORMATION:

- 2025 Taxes:
- Parcel 141210204-0100300:
\$141.45
- Parcel 141210204-0100307:
\$138

PROPERTY INFORMATION:

- 22± Acres
- 495'± Frontage on Garrigues Road
- 550'± Frontage on East John C. Stennis Drive
- Pines and Mixed Hardwoods
- Small Pond
- Utilities Available at the Road
- Deer/Small Game

COORDINATES:

- 33.1007, -89.03



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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 22

TAKE ADVANTAGE OF A RARE OPPORTUNITY TO OWN 22± ACRES WITHIN THE CITY LIMITS OF LOUISVILLE, MISSISSIPPI, OFFERING THE PERFECT BALANCE OF CONVENIENCE AND PRIVACY. Located just 2.3 miles southeast of downtown, this property provides excellent accessibility with 495± feet of frontage on Garrigues Road and 550± feet on East John C. Stennis Drive.

The Winston County tract features a desirable mix of pines and mixed hardwoods, creating a scenic setting ideal for a homesite. A small pond enhances the property's character, while deer and other small game add recreational appeal.



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MORE ABOUT THE WINSTON 22

With utilities available at the road and a location inside the city limits, the Winston 22 is especially well-suited for residential development. Whether you're looking to build your dream home, develop multiple homesites, or invest in a growing area, this tract offers outstanding potential. Enjoy the convenience of being close to town while still having the space and natural beauty of a larger acreage property.

To schedule a private showing of the Winston 22,
call **Derek Eaves** today and experience #TheSmallTownWay!



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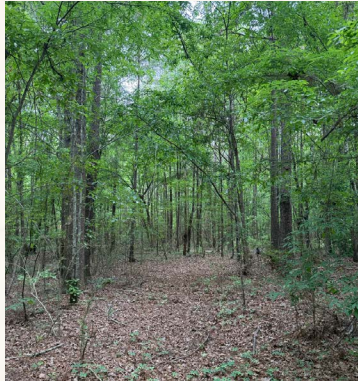
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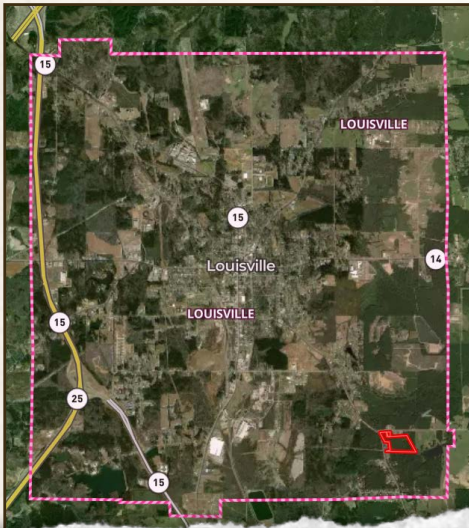
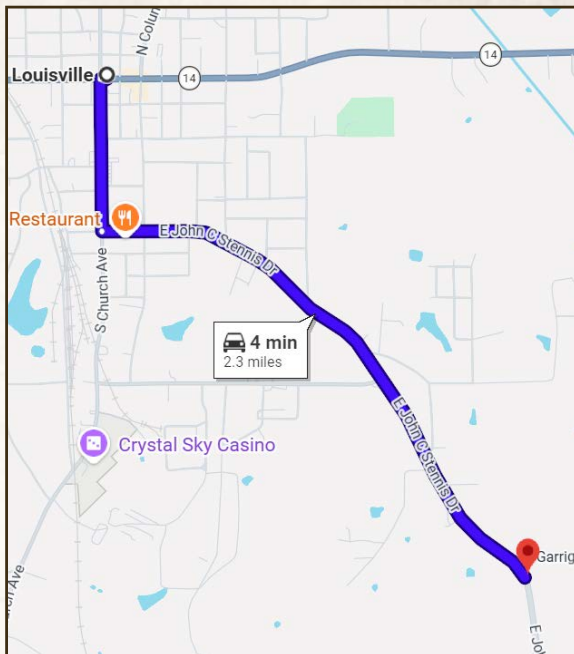
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land id. LINK



Directions from Downtown Louisville, MS: Travel 1.8 miles on East John C. Stennis Drive to the property and sign on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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