

7.1± ACRES
WINSTON COUNTY, MS
\$20,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WINSTON 7.1

PROPERTY PROFILE

LOCATION:

- Highway 395 South
Noxapater, MS 39346
- Winston County, MS
- 5.5± Miles W of Noxapater
- 12.8± Miles SW of Louisville
- 23± Miles N of Philadelphia

COORDINATES:

- 32.99092, -89.15211

PROPERTY USE:

- Potential Home Sites
- Hunting

PROPERTY INFORMATION:

- 7.1± Acres
- 360'± Frontage on
Highway 395 S
- Acreage will be Surveyed
Out of Larger Tract
- Recent Clear Cut/Blank Slate
- Pines & Mixed Hardwoods
along Stream Management Zone
- Utilities Available at the Road
- Deer/Turkey/Small Game
- Additional Acreage Available

TAX INFORMATION:

- Parcel 131120010-0001600
- Approximately \$24.61 for 2024



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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 7.1

WELCOME TO THE WINSTON 7.1, OFFERING ALL THE PEACE AND QUIET YOU COULD IMAGINE! This 7.1± acre slice of Winston County, Mississippi, features prime frontage on Highway 395 South and is located just 5.5± miles west of Noxapater, 12.8± miles southwest of Louisville, and 23± miles north of Philadelphia. You're close enough to town for groceries and supplies yet far enough out to hear nothing but the crickets. With 360'± of road frontage, utilities available at the road, and a fresh clear-cut, you've got a blank canvas ready for your dream home, hunting camp, or weekend getaway. The pines and hardwoods along the Stream Management Zone give the place a beautiful backdrop and draw in plenty of deer, turkey, and small game.

Whether you're after a quiet spot to settle down, a place to park your camper during hunting season, or just a little piece of Mississippi dirt to call your own, this tract is ready for you. Small acreage tracts tend to be a popular find, so act fast! And, if you desire more land, additional acreage is available.

Take advantage of the opportunity to own a versatile tract in a well-established and sought-after area of Winston County.

Contact Derek Eaves today to schedule a personal tour of the Winston 7.1 and experience #TheSmallTownWay!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

7.1± ACRES

WINSTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

7.1± ACRES

WINSTON COUNTY, MISSISSIPPI

land id. LINK



Directions from Noxapater, MS: Travel 5.5 miles west on Highway 395 South to the property and sign on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.