

30.56± ACRES
WINSTON COUNTY, MS
\$106,960



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WINSTON 30.56

PROPERTY PROFILE

LOCATION:

- Lovorn Road
Louisville, MS 39339
- Nanih Waiya Community
- Winston County
- 16.8± Miles SE of Louisville
- 21.6± Miles NE of Philadelphia
- 25± Miles NW of DeKalb
- 49.3± Miles Et/NE of Carthage

COORDINATES:

- 32.93905, -88.91769

PROPERTY USE:

- Potential Home/Cabin Sites
- Hobby Farm
- Hunting
- Recreational

PROPERTY INFORMATION:

- 30.56± Surveyed Acres
- 20± Acres of
Partially Fenced Pasture
- 10± Acres of Pines
& Mixed Hardwoods
- Small Cattle Pond
- 986'± of Frontage
on Lovorn Road
- Utilities & High Speed Fiber
Internet Available at the Road
- Nanih Waiya School District
- Deer/Turkey/Small Game

TAX INFORMATION:

- Parcel 131370036-0000200
- \$172.05 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 30.56

LOCATED IN THE NANIH WAIYA COMMUNITY OF WINSTON COUNTY, MISSISSIPPI, THIS 30.56± SURVEYED ACRE PROPERTY OFFERS A BLEND OF OPEN PASTURE AND NATURAL WOODLAND IN A HIGHLY DESIRABLE RURAL SETTING. With 986± feet of frontage and direct access on Lovorn Road in Louisville, the property is conveniently situated just 16.8± miles southeast of Louisville, 21.6± miles northeast of Philadelphia, 25± miles northwest of DeKalb, and 49.3± miles east/northeast of Carthage.

The land features 20± acres of partially fenced pasture, well-suited for grazing cattle or establishing horse paddocks. A small cattle pond provides a dependable water source for livestock, and the open fields offer ample space for future barns, stables, or riding arenas. The remaining 10± acres of pines and mixed hardwoods add privacy, shade, and recreational opportunities.



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.

MORE ABOUT THE WINSTON 30.56

Utilities, including high-speed fiber internet, are available at the road, and the property is located within the Nanih Waiya School District. Wildlife is abundant, offering opportunities for deer, turkey, and small game hunting.

This versatile tract offers an outstanding value for buyers and is ideal for a residential home, cabin getaway, hobby farm, equestrian facility, hunting retreat, or general recreational use. Don't miss the chance to own a slice of Winston County in a well-established and sought-after area.

**Contact Derek Eaves today to schedule
a personal tour of the Winston 30.56.**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

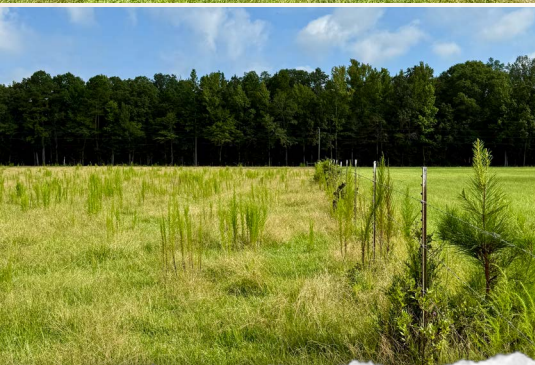
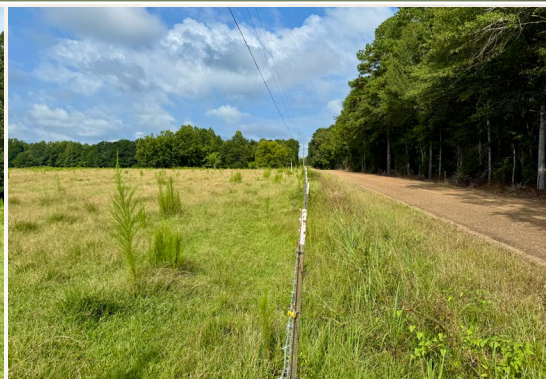
derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

30.56± ACRES WINSTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

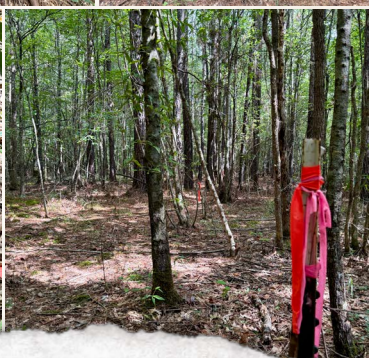
2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

30.56± 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.

30.56± ACRES

WINSTON COUNTY, MISSISSIPPI



land id. [LINK](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

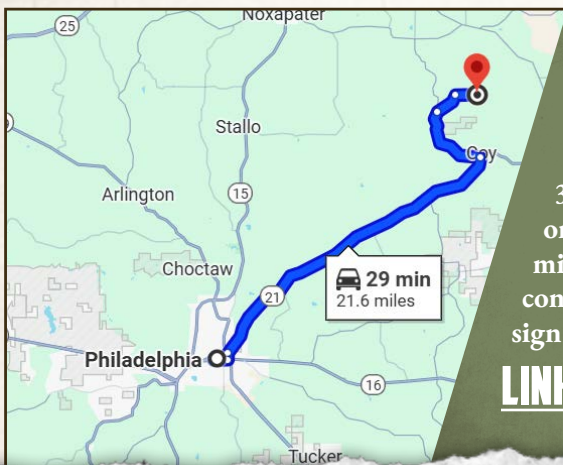
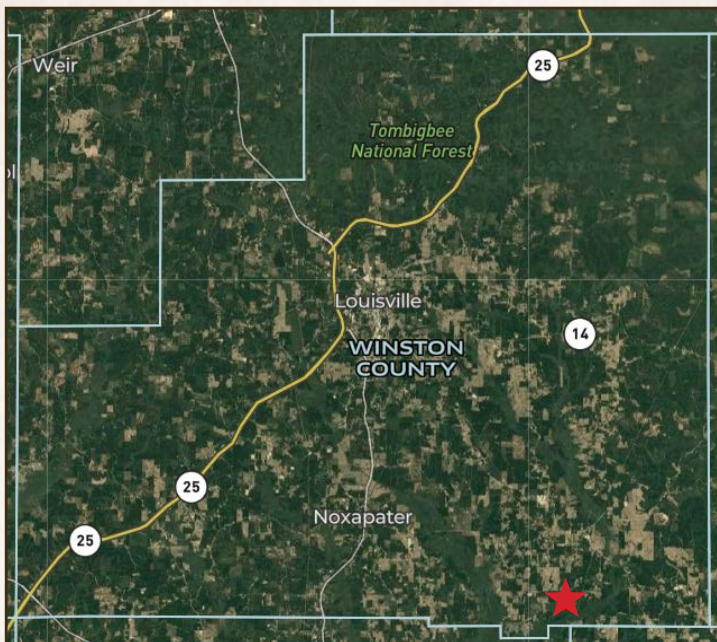
2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

30.56± ACRES

WINSTON COUNTY, MISSISSIPPI



Directions from the Intersection of Pecan Avenue and Hwy 21 in Philadelphia, MS: Travel 14.8 miles on Highway 21. Turn left onto Highway 393 N and travel 3.6 miles. Turn right onto Calhoun Road and proceed 1.2 miles. Turn right onto Lovorn Road and continue 0.9 miles to the property and sign on the right.

[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.