

7± ACRES
WINSTON COUNTY, MS
\$20,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE WINSTON 7

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

TAX INFORMATION:

- Parcel 131120010-0001600
- Approximately \$24.26 for 2024



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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 7

WELCOME TO THE WINSTON 7—OFFERING ALL THE PEACE AND QUIET YOU COULD ASK FOR! This 7± acre slice of Winston County, Mississippi, features prime Highway 395 South frontage 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 348'± of road frontage, utilities right 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 and experience #TheSmallTownWay!**



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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**](#)



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