

25.8± ACRES
WINSTON COUNTY, MS
\$70,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WINSTON 25.8

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:

- 25.8± Acres
- 1,040'± Frontage on Highway 395 S
- Recent Clear Cut/Blank Slate
- Pond
- Pines & Mixed Hardwoods along Stream Management Zone
- Utilities Available at the Road
- Deer/Turkey/Small Game

TAX INFORMATION:

- Parcel 131120010-0001600
- Approximately \$88.42 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 25.8

WELCOME TO THE WINSTON 25.8, A VERSATILE TRACT OFFERING ALL THE PEACE AND QUIET YOU COULD IMAGINE! This 25.8± acre Winston County, Mississippi, property features prime frontage on Highway 395 South and is located less than six 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 1,040'± of road frontage, utilities available at the road, and a fresh clear-cut, you have 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 the pond draws 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 land in a well-established and sought-after area of Winston County.

Contact Derek Eaves today to schedule a personal tour of the Winston 25.8 and experience #TheSmallTownWay!



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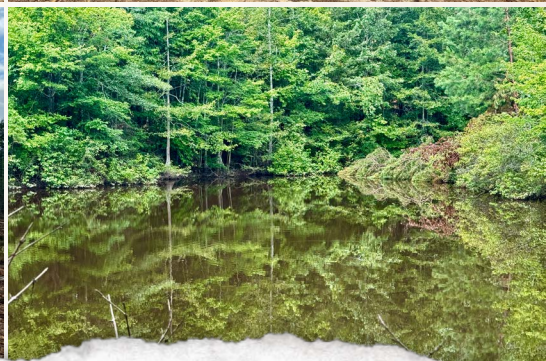
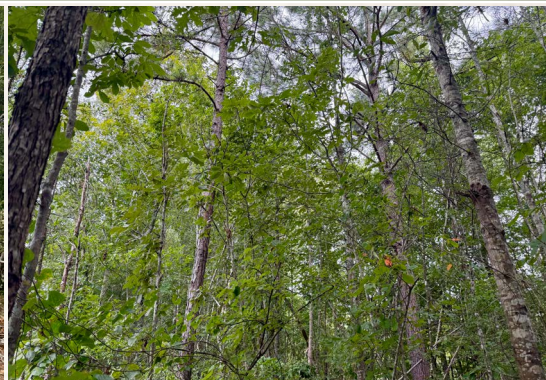
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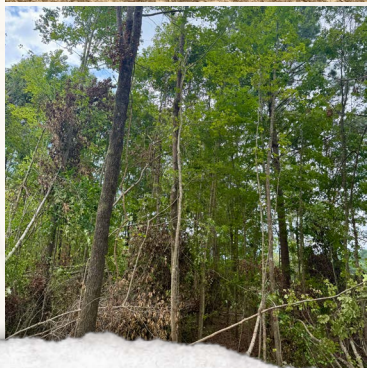
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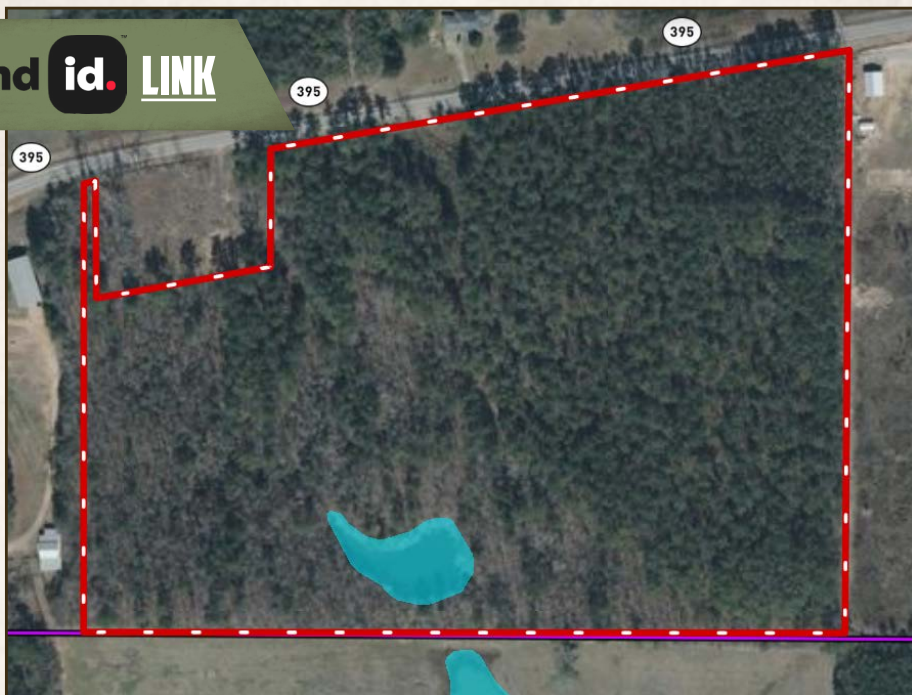
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Directions from Noxapater, MS: Travel 5.5 miles west on Highway 395 South to the property and sign on the left.

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



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