

11± ACRES
WINSTON COUNTY, MS
\$30,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE WINSTON 11

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

TAX INFORMATION:

- Parcel 131120010-0001600
- \$38.13 for 2024

PROPERTY USE:

- Potential Home Sites
- Hunting

COORDINATES:

- 32.99092, -89.15211

PROPERTY INFORMATION:

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



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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 11

COME TAKE A TOUR OF THIS 11± ACRE SLICE OF WINSTON COUNTY, MISSISSIPPI! With prime Highway 395 South frontage, a pretty little pond, and all the peace and quiet you could ask for, this versatile tract is worth considering.

Just 5.5± miles west of Noxapater, 12.8± miles from Louisville, and 23± miles from Philadelphia, you're close enough to town for groceries and supplies yet far enough out to hear nothing but the crickets. With 322'± 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 offer a beautiful backdrop, and that 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 such as this can be a rare find, so grab it while you can. Don't miss the opportunity to own land in a well-established and sought-after area of Winston County. Additional acreage is available.

Contact Derek Eaves today to schedule a private tour of the Winston 11.



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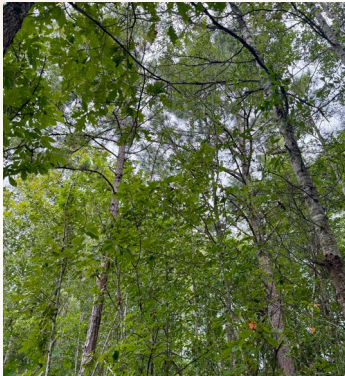
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land id. LINK



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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