



136.5± ACRES
WINSTON COUNTY, MS
\$315,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WINSTON 136.5

PROPERTY PROFILE

LOCATION:

- Louisville, Mississippi 39339
- No Deeded Access
- Winston County
- 12.7± Miles E of Louisville
- 17.6± Miles W of Macon
- 39.5± Miles S of Starkville

PROPERTY USE:

- Hunting
- Recreational

TAX INFORMATION:

- Parcel: 151480034-0000401
- \$436.34 for 2025

PROPERTY INFORMATION:

- 136.5± Total Acres
- 82± Acres of Pine Pulpwood
- 47± Acres of Bottomland
- 15± Acres of Mixed Pine and Hardwoods Along SMZ
- 37± Acres of 6-Year-Old Pines
- Frontage on Blackwater Creek
- Frontage on the North Branch
- 3 Established Food Plots
- Deer, Turkey, & Small Game

COORDINATES:

- 33.10655, -88.8515



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DEREK EAVES

LAND SPECIALIST

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 136.5

LOCATED IN WINSTON COUNTY, MISSISSIPPI, THIS 136.5± ACRE TRACT OFFERS AN EXCELLENT OPPORTUNITY FOR HUNTING AND RECREATIONAL USE IN A PROVEN GAME-RICH AREA. Conveniently situated just 12.7± miles east of Louisville, 17.6± miles west of Macon, and 39.5± miles south of Starkville, the property provides a secluded setting while still being within reach of nearby towns.

The Winston 136.5 features a strong mix of pine timber and hardwoods, making it attractive for wildlife and a potential long-term timber investment. Approximately 37± acres of six-year-old pines and 82± acres of pine pulpwood provide excellent cover and future growth potential, while 15± acres of mixed pines and hardwoods lie along the streamside management zone.



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MORE ABOUT THE WINSTON 136.5

Water is a key highlight, with Blackwater Creek and the North Branch both running through the property, creating ideal habitat for wildlife and enhancing the overall landscape. The tract also includes approximately 47 acres of bottomland, adding to its diversity and hunting appeal. For the outdoorsman, the Winston 136.5 is loaded with deer, turkey, and small game and features three established food plots to support and attract wildlife.

Currently, there is no deeded access, which offers a unique opportunity for the right buyer to secure access and unlock its full potential.

**Contact Derek Eaves today to schedule a private tour
and experience #TheSmallTownWay!**



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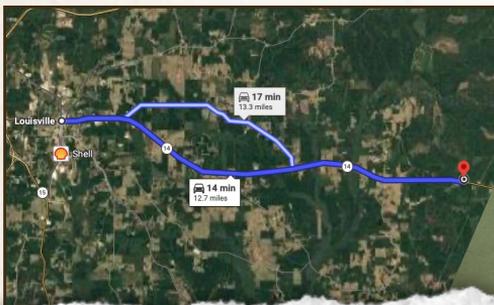
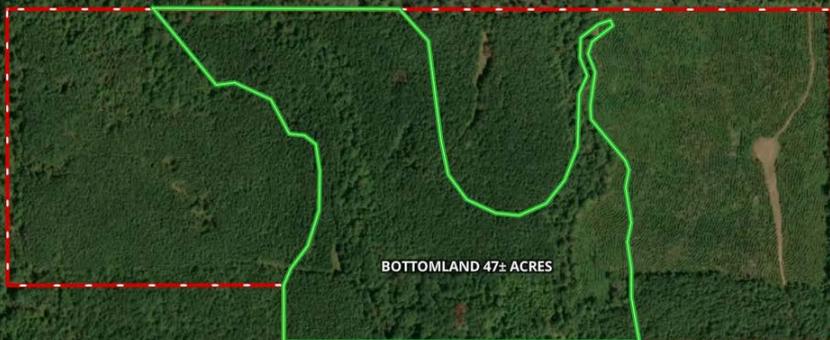
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WINSTON COUNTY, MISSISSIPPI

land **id.** LINK



Directions from Louisville, MS:
Travel 12.7 miles on Highway 14
East to the property entrance and sign
on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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