



160± ACRES
WINSTON COUNTY, MS
\$240,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE WINSTON 160

PROPERTY PROFILE

LOCATION:

- Sheep Ranch Road
Louisville, MS 39339
- Tombigbee National Forest
- Access via Forest Service Road
- Winston County
- 9.1± Miles N of Louisville
- 18.3± Miles SE of Ackerman
- 30.4± Miles SW of Starkville

COORDINATES:

- 33.2016, -89.07875

PROPERTY INFORMATION:

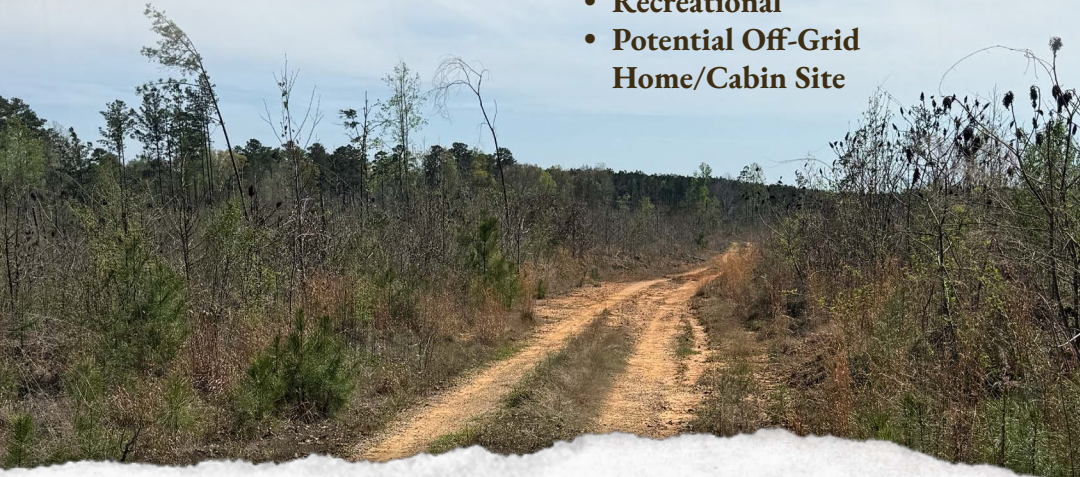
- 160± Clear-Cut Acres
- Creek Bisepts Property
- Mixed Timber
- Deer/Turkey/Small Game

TAX INFORMATION:

- Parcel 161290032-000020
- \$471.64 (2025)

PROPERTY USE:

- Hunting
- Recreational
- Potential Off-Grid
Home/Cabin Site



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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 160

LOCATED IN THE HEART OF THE TOMBIGBEE NATIONAL FOREST, THIS 160± ACRE TRACT IN WINSTON COUNTY, MISSISSIPPI, OFFERS AN EXCELLENT OPPORTUNITY FOR HUNTING, RECREATION, OR OFF-GRID LIVING. Tucked away for privacy yet still accessible, the Winston 160 is located just 9.1± miles north of Louisville, 18.3± miles southeast of Ackerman, and 30.4± miles southwest of Starkville.

Access is provided via Sheep Ranch Road, with entry through a forest service road leading approximately 1,700± feet into the property. The land has been recently clear-cut, offering a blank slate for future development, habitat management, or timber regeneration. A scenic Stream Management Zone runs through the Winston 160, featuring pockets of mixed hardwoods that provide excellent wildlife habitat and natural beauty.



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MORE ABOUT THE WINSTON 160

A small creek bisects the tract, enhancing both the recreational appeal and wildlife presence. This area is well-known for abundant deer, turkey, and small game, making the Winston 160 an ideal hunting property.

Whether you're looking to develop a hunting retreat, create a recreational getaway, or establish an off-grid homestead, the Winston 160 offers versatility and seclusion in a desirable location.

**To schedule a private showing of the Winston 160, contact
Derek Eaves today and experience #TheSmallTownWay.**



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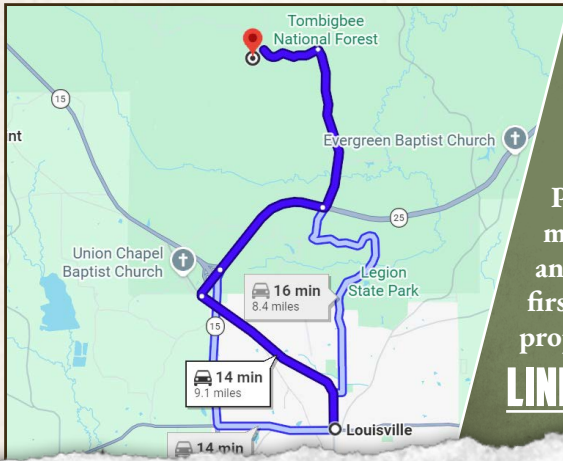
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WINSTON COUNTY, MISSISSIPPI

land id. LINK



Directions from Louisville, MS: Head north on North Church Avenue and travel for 3.1 miles. Turn right onto Stockyard Road and travel for 0.5 miles. Continue onto Highway 25 North for 2 miles. Turn left onto Poplar Flat Road and proceed for 2.5 miles. Turn left onto Sheep Ranch Road and travel for 0.9 miles. Once you pass the first parking area, take the next left to the property gate.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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