

87.1± ACRES
WINSTON COUNTY, MS
\$217,750



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WINSTON 87.1

PROPERTY PROFILE

LOCATION:

- MS-393
Louisville, MS 39339
- Winston County
- Nanih Waiya Community
- 5.5± Miles SW of
Nanih Waiya School
- 14± Miles SE of Louisville
- 51.9± Miles N of Meridian

COORDINATES:

- 32.95612, -88.95575

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 87.1± Total Acres
- 0.7± Acres Cleared for Potential
House Site
- 640'± Frontage on MS-393
- 22-Year-Old Pine Plantation
- Seasonal Creek on the East and West
- ATV Trail System
- Openings for Food Plots
- Small Pond
- Utilities Available at the Road
- Deer/Turkey/Small Game

TAX INFORMATION:

2024 Taxes

- Parcel 131350022-0001700: \$15.69
- Parcel 131350022-0001801: \$23.89
- Parcel 131380027-0000401: \$214.92



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DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

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derek@smalltownproperties.com

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

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 87.1

SITUATED IN THE NANIH WAIYA COMMUNITY OF WINSTON COUNTY, MISSISSIPPI, THIS 87.1± ACRE TRACT OFFERS THE IDEAL BLEND OF SECLUSION, ACCESSIBILITY, AND RECREATIONAL APPEAL. With approximately 640 feet of frontage on MS Highway 393, the property is conveniently located just 5.5± miles southwest of Nanih Waiya School and 14± miles southeast of Louisville, placing it within easy reach of Meridian, only 51.9± miles to the south. As you enter the tract, you will notice 0.7± acres that have already been cleared for a potential home or cabin site, with utilities available at the road.



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MORE ABOUT THE WINSTON 87.1

The land is rich with opportunity and features a 22-year-old pine plantation, a network of ATV trails, seasonal creeks on its eastern and western borders, and a small pond, enhancing both its aesthetic and recreational value. Multiple openings are perfect for food plots, and the abundant wildlife—including deer, turkey, and small game—makes this place a hunter's paradise. Whether you're seeking a homestead, timber investment, or a private hunting retreat, this property is prime in Mississippi's outdoors.

Own a versatile tract in a well-established and sought-after area of Winston County! Call Derek Eaves today to schedule a personal tour of the Winston 87.1.



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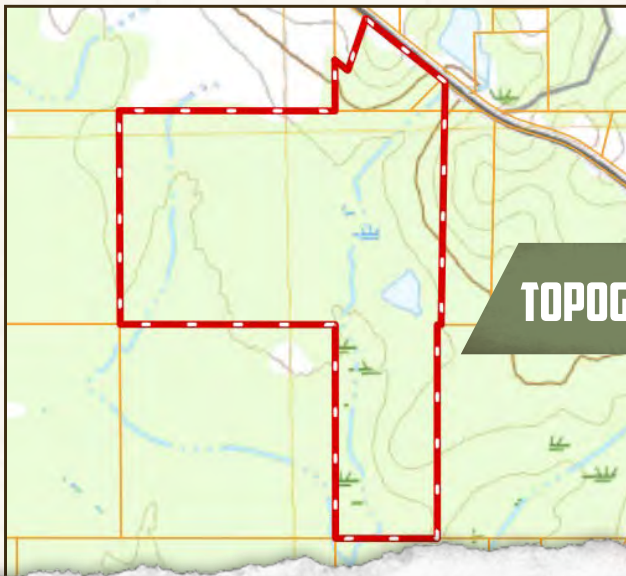
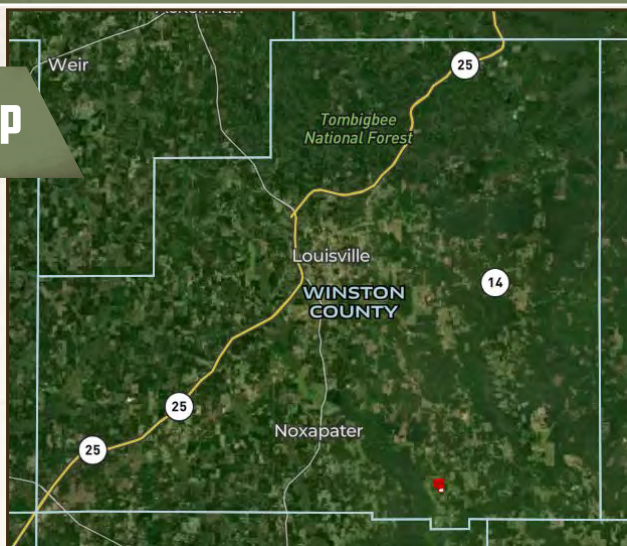
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COUNTY MAP



TOPOGRAPHY MAP



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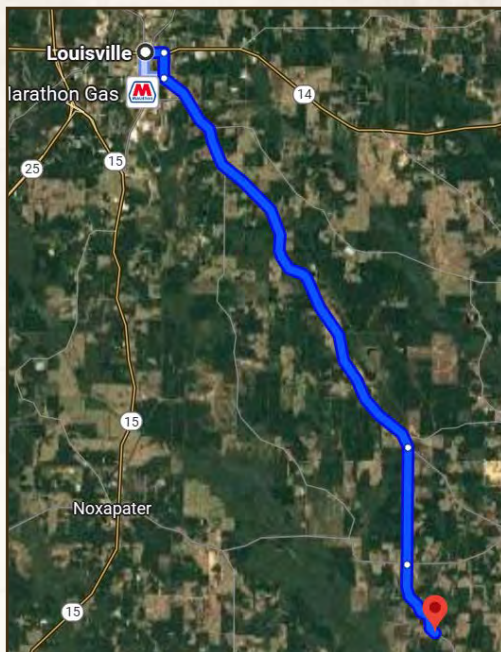
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WINSTON COUNTY, MISSISSIPPI

land id. LINK



Directions from Louisville, MS:
Travel east on Main Street and then turn right onto South Jones Avenue. Turn left onto Highway 397 and continue 9.1 miles. Turn right onto Robertson Road and proceed 2.3 miles. Cross over Highway 490 onto Highway 393 and travel 1.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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