

1064 SULLIVAN ROAD
WINSTON COUNTY, MS

A HOME ON 2.47± ACRES | $150,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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1064 SULLIVAN ROAD

PROPERTY PROFILE

LOCATION:

- 1064 Sullivan Road
  Preston, MS 39354
- Winston County
- 4.9± Miles SE of
  Nanih Waiya High School
- 19.2± Miles SE of Louisville
- 22.5± Miles NE of Philadelphia

COORDINATES:

- 32.9405, -88.84635

TAX INFORMATION:

- 131480034-0000110
- 2025 Taxes: $626.47

PROPERTY USE:

- Residential

PROPERTY INFORMATION:

- 2.47± Acres
- 2,560± SqFt Mobile Home
  - 4 Bedrooms/2 Baths
  - Primary Suite
  - Double Vanity/Bathtub/Shower
  - Walk-In Closet
  - Open Concept Kitchen/Living Room
  - Kitchen Island
  - Dining Room
  - Central Heat & Air
  - Laundry Room
- 30'x30' Shop with Roll-Up Door
- 24'x30' Covered Back Patio
- 8'x12' Metal Shed
- Slag Driveway
- Covered Parking
- High Speed Fiber Internet
- Nanih Waiya School District





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Information is believed to be accurate but not guaranteed.

WELCOME TO 1064 SULLIVAN ROAD

WELCOME TO THIS WELL-APPOINTED COUNTRY PROPERTY LOCATED AT 1064 SULLIVAN ROAD IN PRESTON, MISSISSIPPI. Nestled in a quiet rural setting in Winston County, this home sits on 2.47± acres and offers both privacy and convenience. Located just 4.9± miles southeast of Nanih Waiya School, 19.2± miles southeast of Louisville, and 22.5± miles northeast of Philadelphia, the Winston 2.47 is situated within the highly regarded Nanih Waiya School District.

This 2,560± square foot mobile home features four bedrooms and two bathrooms, designed with both comfort and functionality in mind. The heart of the home is the open-concept kitchen and living area, complete with a spacious kitchen island and adjoining dining room, making it perfect for everyday living and entertaining.





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MORE ABOUT 1064 SULLIVAN ROAD

The primary bedroom suite provides a relaxing retreat with a walk-in closet and a private primary bathroom featuring a double vanity, soaking tub, and separate shower. Additional interior features include central heat and air, a laundry room, and ample living space throughout.

The Winston 2.47 offers plenty of outdoor space along with valuable improvements. A 30' x 30' shop with a roll-up door is ideal for storage, hobbies, or workspace needs. Enjoy outdoor gatherings on the 24' x 30' back patio, and take advantage of additional storage with the 8' x 12' metal shed. The property also features a slag driveway and covered parking.

Modern amenities include high-speed fiber internet, making this home suitable for remote work or streaming. Whether you're looking for a full-time residence or a quiet country retreat, the Winston 2.47 offers a great combination of space, comfort, and practicality.

To experience #TheSmallTownWay for yourself, contact Derek Eaves today to schedule a private showing.





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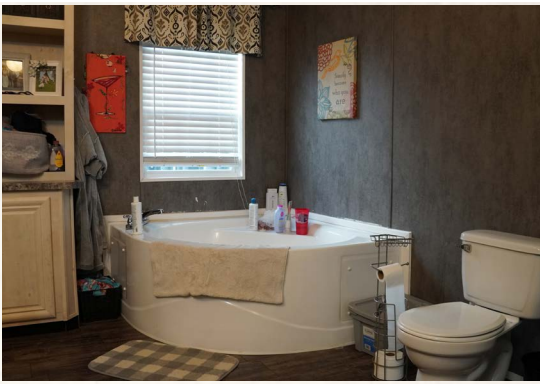


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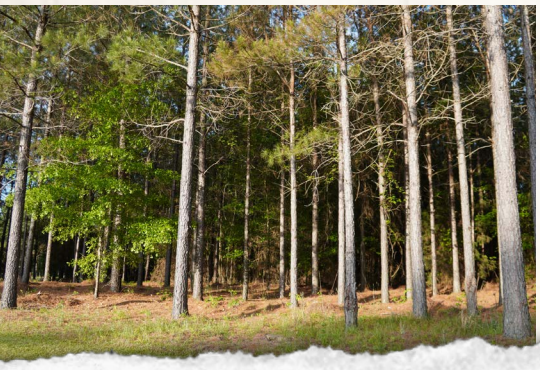
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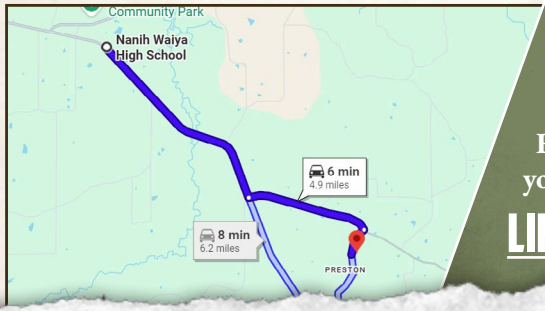
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land id. LINK





Directions from Nanih Waiya High School in Louisville, MS: Travel 2.9 miles southeast on Highway 397. Turn left onto Shuqualak Road and continue 1.6 miles. Turn right onto Sullivan Road. The property and sign will be on your left in 0.4 miles.

LINK TO GOOGLE MAP DIRECTIONS



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