SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

13± ACRES
WINSTON COUNTY, MS

$38,350

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

THE WINSTON 13

PROPERTY PROFILE

LOCATION:

- Highway 397 South
  Preston, MS 39354
- Winston County
- 2.1± Miles SE of
  Nanih Waiya High School
- 16.4± Miles SE of Louisville
- 21.9± Miles NE of Philadelphia

COORDINATES:

- 32.96045, -88.878

TAX INFORMATION:

- Parcel 131450021-0001701
- 2025 Taxes: $37.72

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Hunting

PROPERTY INFORMATION:

- 13± Acres
- 580'± Highway 397 Frontage
- Recently Clear-Cut
- Utilities Available Nearby
- Nanih Waiya School District
- Deer/Turkey/Small Game

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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 13

WELCOME TO THE WINSTON 13 IN PRESTON, MISSISSIPPI. Situated in Winston County, this 13± acre tract offers the perfect blend of recreational opportunity and potential homesite appeal. Conveniently located with direct access on Highway 397 South, the property sits just 2.1± miles southeast of Nanih Waiya High School, 16.4± miles southeast of Louisville, and 21.9± miles northeast of Philadelphia. With 580'± of road frontage and utilities available at the road, this property provides easy access and excellent potential for future development.

Recently clear-cut, the property serves as a blank slate ready for your vision. Whether you are looking to establish a country homesite, build a cabin retreat, or develop a hunting getaway, the possibilities are endless. Deer, turkey, and small game are abundant throughout the area, making the Winston 13 an excellent choice for hunters and outdoor enthusiasts alike.

Located within the Nanih Waiya School District, the Winston 13 offers both convenience and versatility in a desirable rural setting. The acreage will be surveyed out of a larger tract, providing a manageable-sized property with endless potential. If you are looking for small acreage in East Mississippi, you need to give this one a look.

Call Derek Eaves today to schedule a private showing of the Winston 13 and experience #TheSmallTownWay.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

13± ACRES WINSTON COUNTY, MISSISSIPPI

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

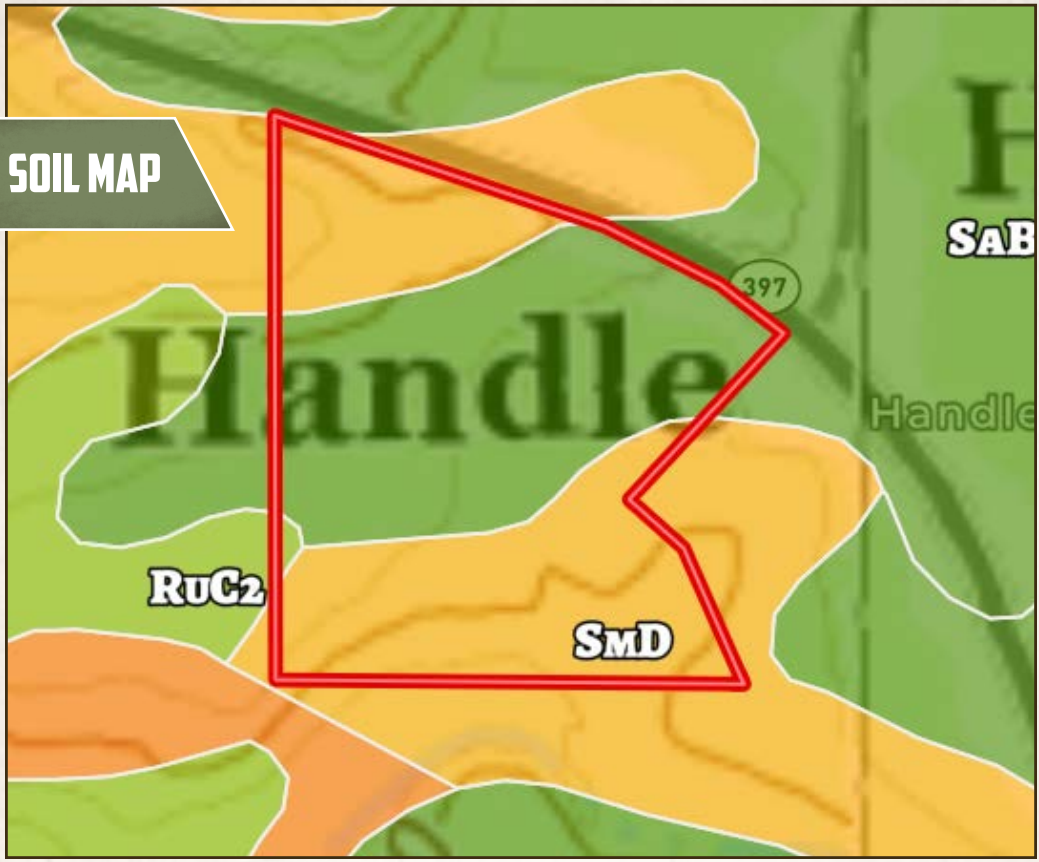
13± ACRES WINSTON COUNTY, MISSISSIPPI

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaB2	Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded	6.76	49.82	0	39	2e
SmD	Smithdale fine sandy loam, 8 to 15 percent slopes	6.72	49.52	0	54	6e
RuC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	0.08	0.59	0	67	3e
TOTALS		13.56(*)	100%	-	46.56	3.99

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.

land id. LINK

TOPOGRAPHY MAP

Directions from Nanih Waiya High School in Louisville, MS: Travel southeast on Highway 397 South for 2.1 miles to the property and sign on your right.

LINK TO GOOGLE MAP DIRECTIONS

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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.