

3.68± ACRES
WINSTON COUNTY, MS
\$36,800



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WINSTON 3.68

PROPERTY PROFILE

LOCATION:

- Estes Road
Louisville, MS 39339
- Winston County
- 3.7± Miles SE of Louisville
- 8.7± Miles NE of Noxapater
- 32.9± Miles SW of Starkville

COORDINATES:

- 33.08200, -89.03240

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational

PROPERTY INFORMATION:

- 3.68± Deeded Acres
- Mature Pine Timber
- 518'± Estes Road Frontage
- Utilities Available at the Road
- Additional Acreage Available

TAX INFORMATION:

- Parcel: 141210011-0001600
- 2025 Taxes: \$27



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

KOLE VOWELL | LAND SPECIALIST
C: 662-769-5653 | kole@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2121 5th Street, Suite 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com

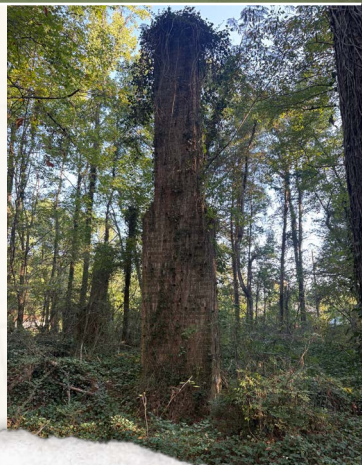
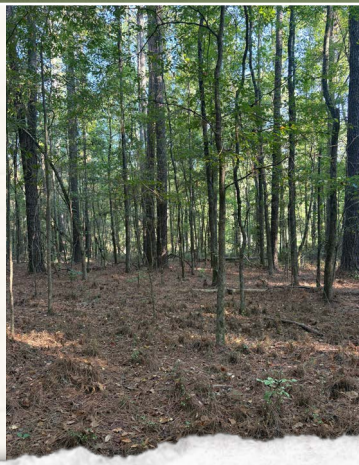
WELCOME TO THE WINSTON 3.68

WELCOME TO THE WINSTON 3.68 IN LOUISVILLE, MISSISSIPPI! Whether you're looking to build a focused homesite with established shade and privacy or want a manageable piece of land without the upkeep of larger acreage, this 3.68± acre tract on Estes Road in Winston County offers a solid opportunity. Located southeast of Louisville and approximately 33 miles southwest of Starkville, the property strikes a balance between peaceful country living and convenient access to town amenities.

The property is anchored by a mature pine timber stand, providing immediate privacy and a finished appearance from the road. With 518± feet of frontage along Estes Road, there's good flexibility in selecting a homesite location while keeping the footprint tight.

Utilities are available at the road with water supplied by the City of Louisville and power through the East Mississippi EPA. The land is clean and ready for development, whether your plans include building a permanent home, a weekend cabin, or simply having a private piece of land that doesn't demand extensive upkeep. If you've been searching for a small, manageable acreage tract with mature timber and a convenient location, here it is. Additional acreage is available.

Call Kole Vowell or Derek Eaves today to schedule a private showing and experience #TheSmallTownWay!



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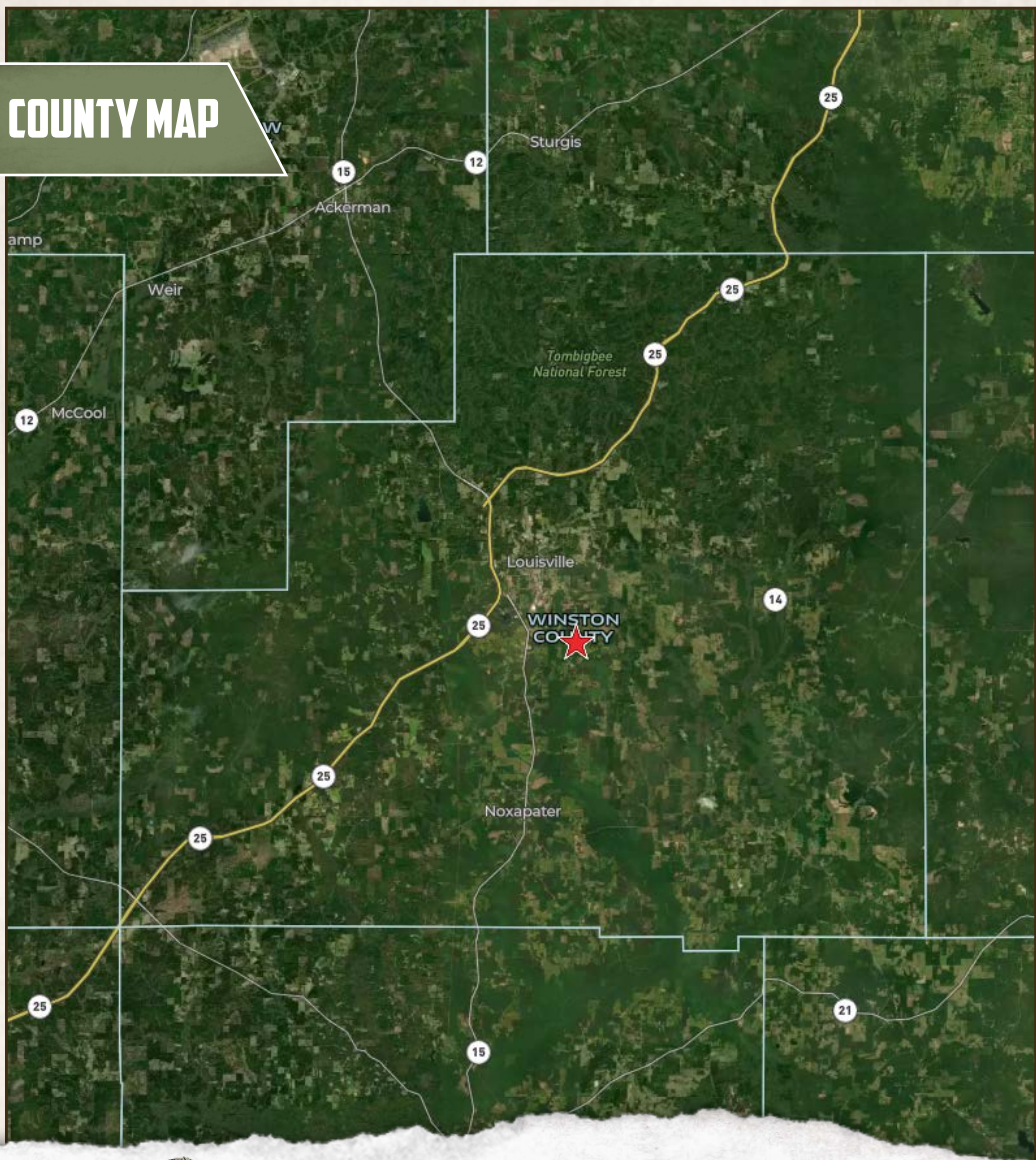
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WINSTON COUNTY, MISSISSIPPI

COUNTY MAP



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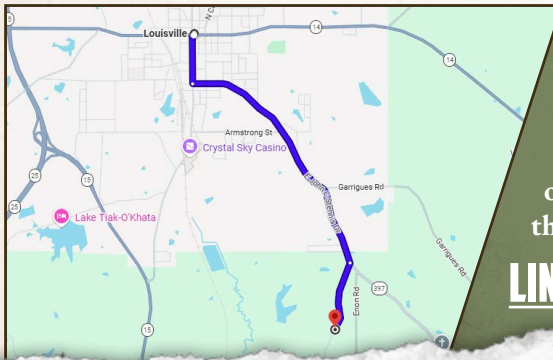
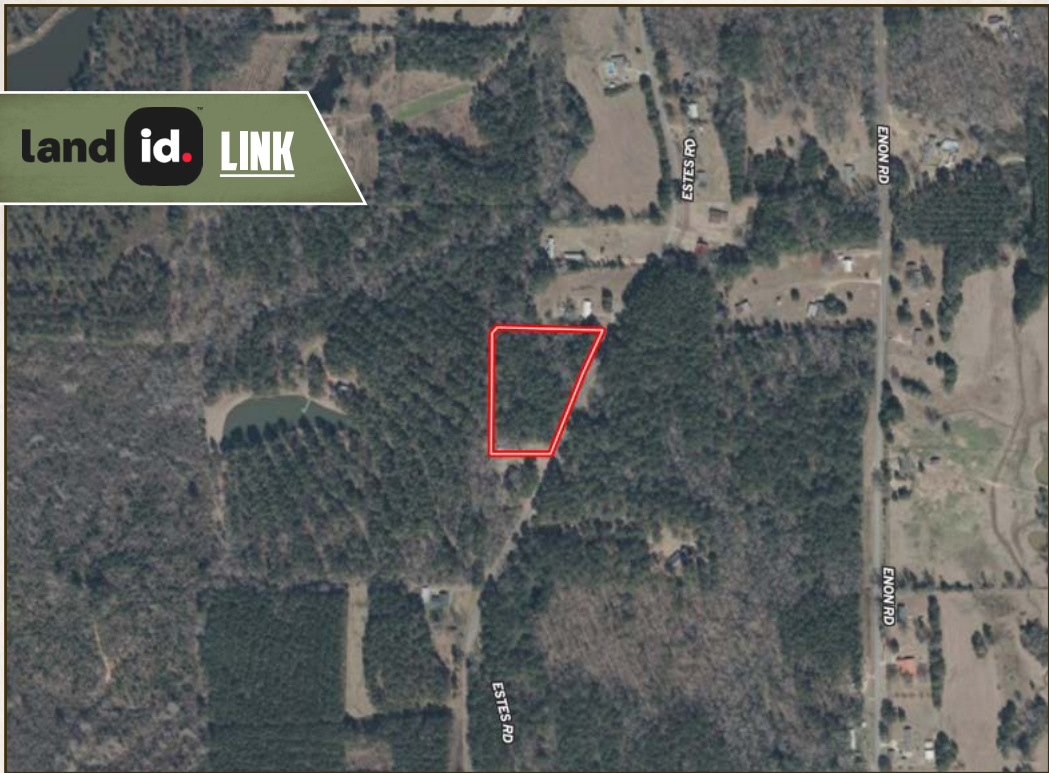
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WINSTON COUNTY, MISSISSIPPI

land id. LINK



Directions From Louisville, MS:
Travel south on Church Avenue for 0.5 miles. Turn left onto MS-397 and continue south for 2.5 miles. Turn right onto Estes Road and proceed 0.7 miles to the property and sign on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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