



68.6± ACRES
WINSTON COUNTY, MS
\$233,240



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE WINSTON 68.6

PROPERTY PROFILE

LOCATION:

- Brooksville Road
Louisville, MS 39339
- Winston County
- 7.5± Miles NE of Louisville
- 28.8± Miles SW of Starkville
- 33.6± Miles N of Philadelphia

COORDINATES:

- 33.15841,-88.94622

TAX INFORMATION:

- 2024 \$229.16

PROPERTY USE:

- Potential Home/Cabin Site
- Timber Investment
- Deer & Turkey Hunting
- Recreation

PROPERTY INFORMATION:

- 68.6± Acres
- Rolling Terrain
- 2,650'± Frontage on
Brooksville Road
- Pine Timber with
Hardwood Drainages
- Frontage on Mill Creek
- Utilities Nearby



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HUNTER PRIDGEN

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 68.6

WELCOME TO THE WINSTON 68.6, LOCATED ROUGHLY 7.5 MILES NORTHEAST OF LOUISVILLE, MS. The 68.6± acre Winston County property offers 2,650± feet of frontage along Brooksville Road. The property features gently rolling terrain, hardwood drainages, and an estimated 25-30-year-old pine stand. One of the highlights is Mill Creek, which runs north and south through the middle of the tract.

Whether you are looking for a potential home site, timber investment, or recreational opportunities, this land provides ample opportunity. Electricity, fiber, and water are nearby but will need to be verified. The Winston 68.8 provides excellent accessibility, location, and opportunity for the next owner.

**To learn more and schedule a private tour,
contact Hunter Pridgen today!**



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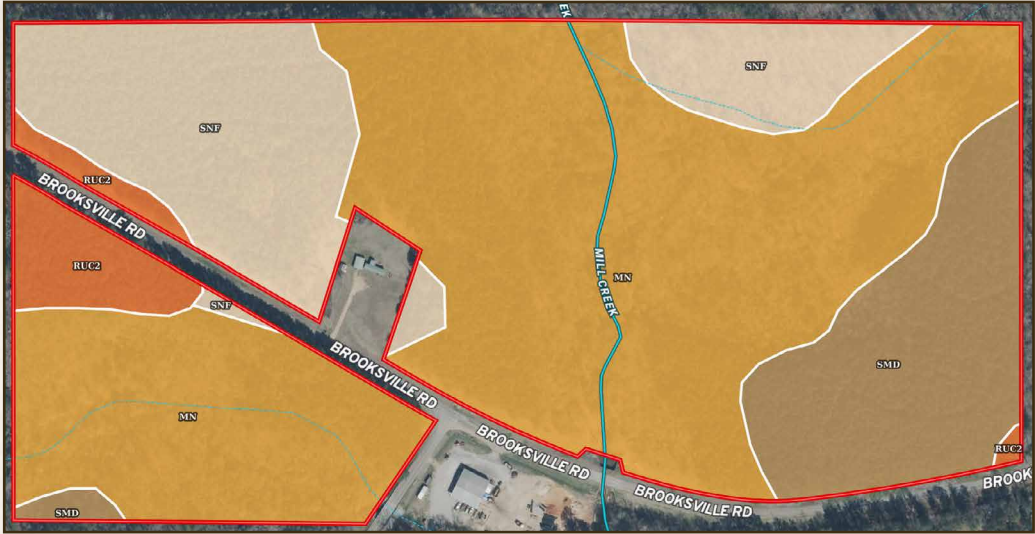
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mn	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	11.46	79.31	0	78	2w
RuC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	2.39	16.54	0	67	3e
SmD	Smithdale fine sandy loam, 8 to 15 percent slopes	0.43	2.98	0	54	6e
SNF	Smithdale and Sweatman soils, 15 to 45 percent slopes	0.17	1.18	0	24	7e
TOTALS		14.45(*)	100%	-	74.83	2.34



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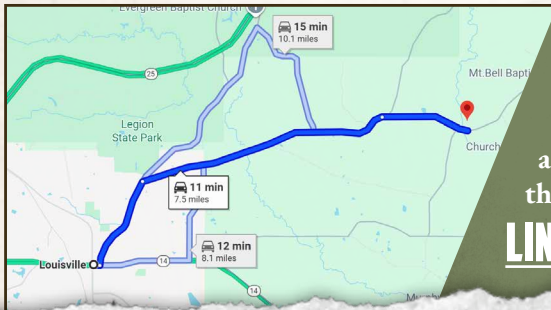
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land id. LINK



Directions From Louisville, MS:
Travel 1.6 miles north on N Columbus Avenue. Turn right on Brooksville Road and continue 4.3 miles. Make a slight right to stay on Brooksville Road and proceed 2.5 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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