

81± ACRES
WINSTON COUNTY, MS
\$202,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WINSTON 81

PROPERTY PROFILE

LOCATION:

- Brooksville Road
Louisville, MS 39339
- Access via Neighboring Property
- Winston County
- 8.5± Miles NE of Louisville
- 29.8± Miles SW of Starkville
- 34.6± Miles N of Philadelphia

COORDINATES:

- 33.16813, -88.93536

TAX INFORMATION:

- 2024 \$214.96

PROPERTY USE:

- Timber Investment
- Deer & Turkey Hunting
- Recreation

PROPERTY INFORMATION:

- 81± Acres
- Rolling Terrain
- Pine Timber with
Hardwood Drainages



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HUNTER PRIDGEN

LAND SPECIALIST

C: 662-699-0208

O: 662-238-4077

hpridgen@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 81

WELCOME TO THE WINSTON 81, LOCATED 8.5 MILES NORTHEAST OF LOUISVILLE, MS. This 81± acre tract features gently rolling terrain with two large hardwood drainages on the eastern and western sides. You will also find a 25-30-year-old pine stand. Although the Winston County property does not have a deeded easement, access has been granted to the current owners through friendly neighbors to the south from Brooksville Road. Whether you are looking for a timber investment or a recreational retreat, the Winston 81 has you covered.

Contact Hunter Pridgen to learn more and schedule a personal tour!



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
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81± ACRES**WINSTON COUNTY, MISSISSIPPI**

SOIL MAP

 Boundary 81.23 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SNF	Smithdale and Sweatman soils, 15 to 45 percent slopes	79.51	97.88	0	24	7e
RuC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	1.72	2.12	0	67	3e
TOTALS		81.23(*)	100%	-	24.91	6.92

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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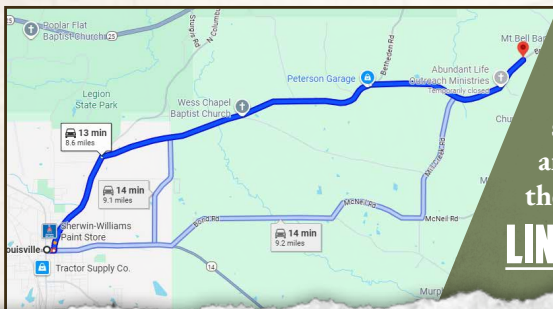


land id. LINK

COLEMAN RD

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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