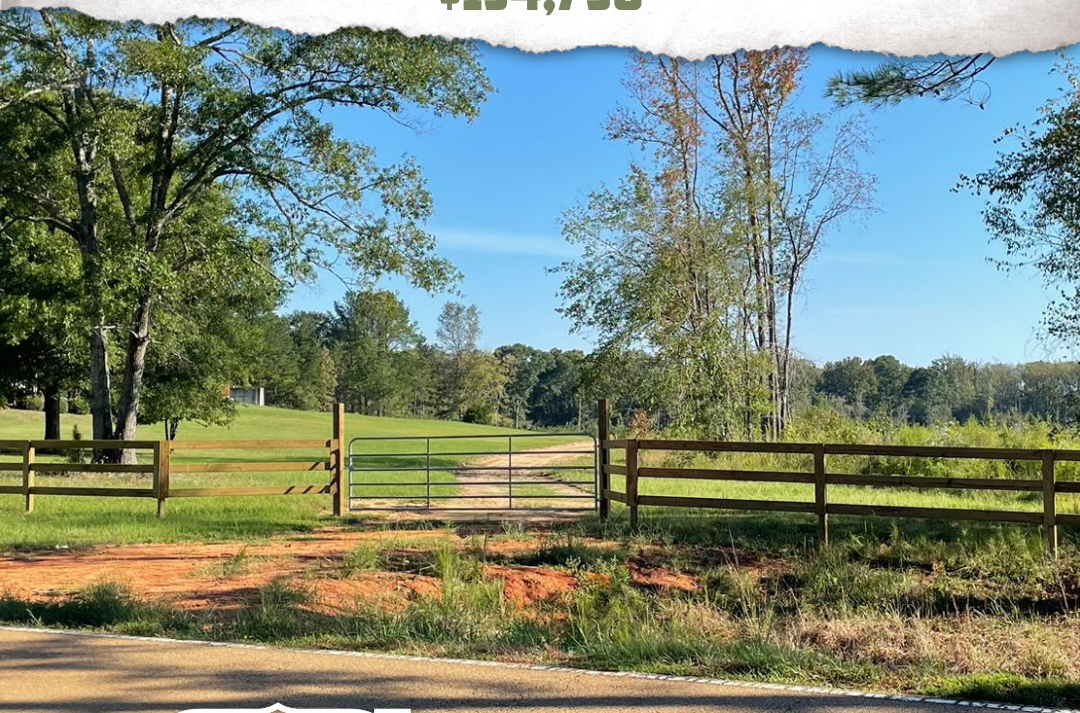


**77± ACRES**  
**WINSTON COUNTY, MS**  
**\$134,750**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**



# THE WINSTON 77

## PROPERTY PROFILE

### LOCATION:

- Nanih Waiya, MS 39339
- Winston County
- 15± Minutes from Noxapater
- 30± Minutes from Louisville
- 90± Minutes from Madison

### COORDINATES:

- 32.9665, -88.8877

### PROPERTY USE:

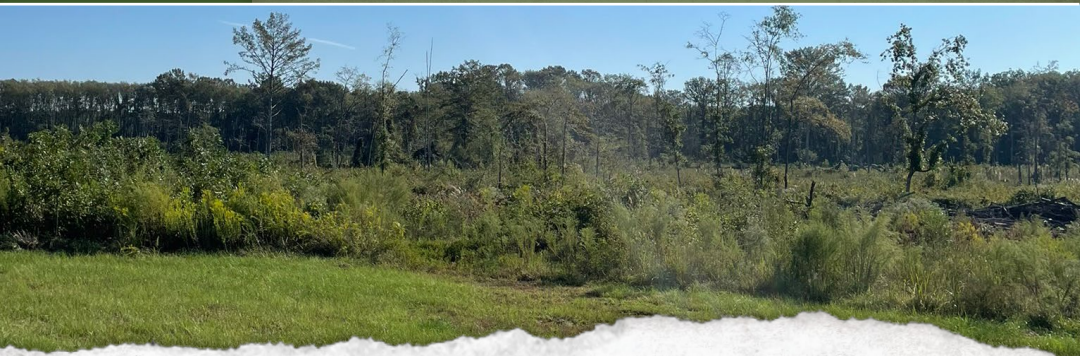
- Hunting
- Recreational
- Home/Lodge Sites
- Potential Pasture Area

### PROPERTY INFORMATION:

- 77± Acres
- Bedding Areas
- Existing Road System
- Beautiful Home/Lodge Sites
- Frontage Along Hwy 397
- Utilities at the Road
- Owner/Agent

### TAX INFORMATION:

- 131440020-0000200: \$100
- 131440020-0001100: \$77
- 131440020-0001300



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**STEVE MARTENS**

LAND SPECIALIST

C: 601-573-2962

O: 769-888-2522

[steve@smalltownproperties.com](mailto:steve@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WINSTON 77

**IF YOU'VE BEEN SEARCHING FOR THAT PERFECT SPOT TO UNWIND, EXPLORE, AND INVEST — THIS 77± ACRE TRACT IN THE HEART OF WINSTON COUNTY, MISSISSIPPI, JUST MIGHT BE IT.** With the right balance of seclusion and convenience, it's an ideal escape for the weekend warrior or the perfect homesite.

Located just 45 minutes from Mississippi State University and only 1 hour and 15 minutes from Madison, the property offers convenient access without sacrificing the peace and quiet of rural life. Whether you're chasing game or just craving stillness, this land invites you to slow down and stay awhile.

The landscape is a haven for wildlife, offering a mix of recent cutover, natural regeneration, and pockets of mature timber. Well-worn game trails and thick bedding areas show that the property is already doing what it should — holding game year-round.



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# MORE ABOUT THE WINSTON 77

Scattered across the land are several potential sites for a cabin, weekend camp, or even a permanent country home. Electricity and other utilities are nearby, making your vision of building that much more attainable.

And at just \$1,750 per acre, this tract delivers serious value — whether you see it as your private hunting ground, a future homesite, or a long-term land investment.

Properties that check all these boxes — location, wildlife, affordability, and potential — don't last long. This is your opportunity to own a slice of Mississippi that's ready for whatever dream you bring with you.

**If you're looking for an affordable country escape with room to build and plenty of land to enjoy, call Steve Martens today.**

*Owner/Agent*



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**77 ± ACRES**

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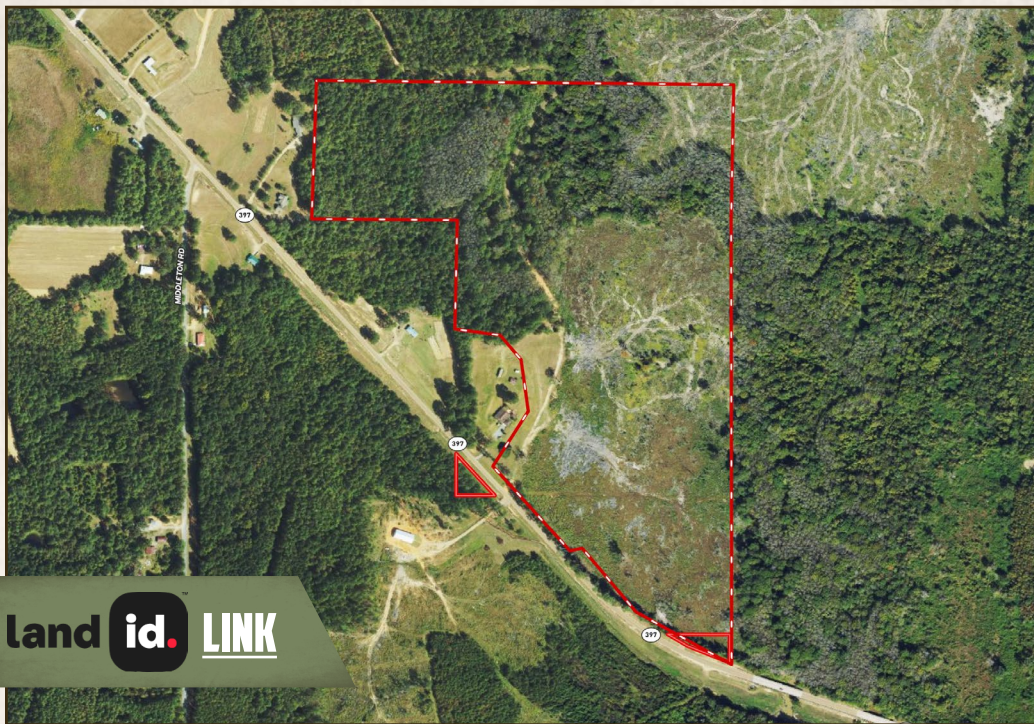
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**77 ± ACRES**

**WINSTON COUNTY, MISSISSIPPI**



Directions From Noxapater, MS: Travel east on Hwy 490 for approximately 9 miles. Turn right on Hwy 397 and continue for nearly 3 miles to the property on your left.

**LINK TO GOOGLE MAP DIRECTIONS**



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