

40.35± ACRES
WINSTON COUNTY, MS
\$112,980



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE WINSTON 40.35

PROPERTY PROFILE

LOCATION:

- Bateman Road
Louisville, MS 39339
- Nanih Waiya Community
- Winston County
- Access via Perpetual Easement
- 14.8± Miles SE of Louisville
- 22.2± Miles NE of Philadelphia
- 52.3± Miles N of Meridian

COORDINATES:

- 32.96079, -88.94163

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 40.35± Total Acres
- Towering Oaks
- Partial Pine Plantation
- Utilities Available
- Small Creek
- Deer/Turkey/Small Game

TAX INFORMATION:

2024 - \$106.15

- Parcel 131360023-0001200



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DEREK EAVES

LAND SPECIALIST

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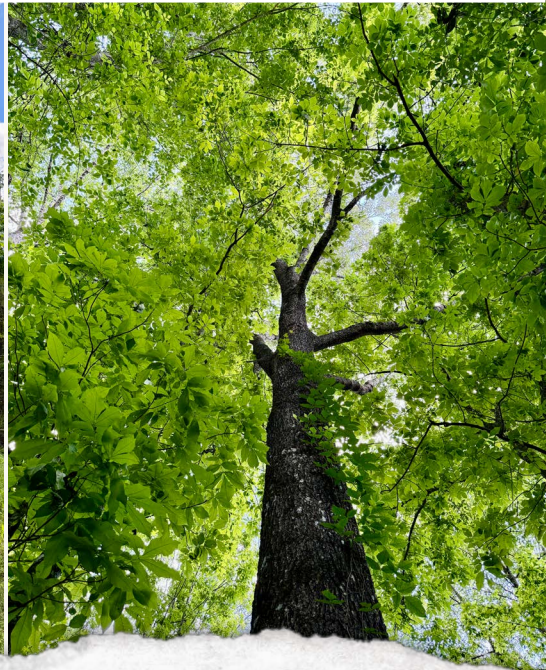
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 40.35

LOCATED IN THE SERENE NANH WAIYA COMMUNITY OF WINSTON COUNTY, MISSISSIPPI, THIS 40.35± ACRE TRACT OFFERS THE PERFECT BLEND OF SECLUSION, ACCESSIBILITY, AND VERSATILITY. The wooded tract is 14.8± miles southeast of Louisville, 22.2± miles northeast of Philadelphia, and only 3.6± miles southwest of Nanh Waiya School. The property is accessed via a perpetual easement off Bateman Road, providing long-term, dependable entry.

A mature pine plantation, small areas of partial pine regeneration, and mature, towering oaks make up the diverse landscape. A small creek winds through the southeast side of the property, adding a natural water source and enhancing its appeal for both wildlife and recreation. Utilities are available nearby, making this property suitable for a residential home, weekend cabin, or hunting retreat.



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MORE ABOUT THE WINSTON 40.35

The land supports a thriving habitat for whitetail deer, eastern wild turkey, and small game, making it a prime location for hunters and outdoor enthusiasts. Whether you're seeking a peaceful recreational escape, an investment in timberland, or a secluded homesite, this property offers exceptional potential and value in a beautiful, rural setting.

Contact Derek Eaves for your opportunity to own a versatile tract in a well-established and sought-after area of Winston County.



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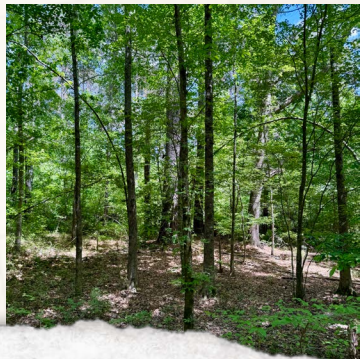
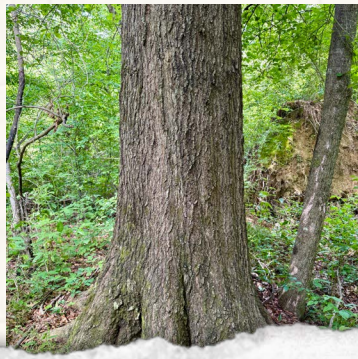
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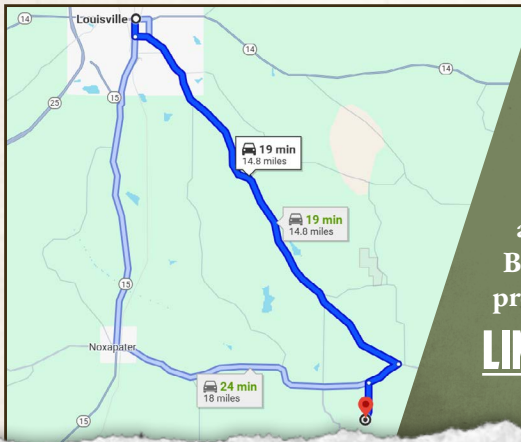
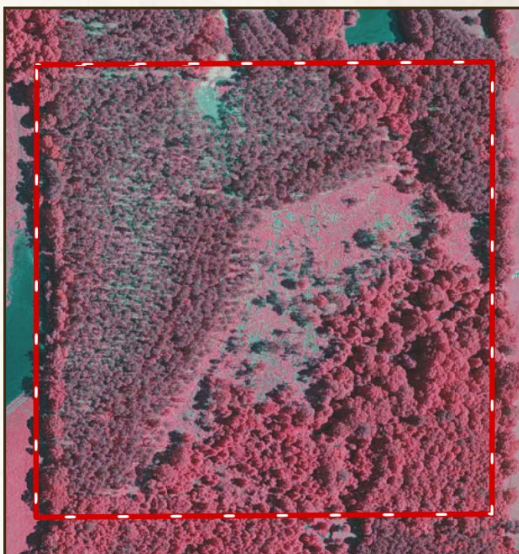
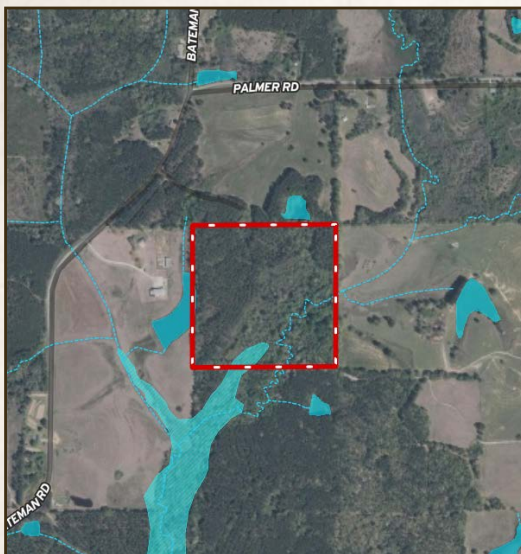
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WINSTON COUNTY, MISSISSIPPI

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INFRARED MAP



Directions From Louisville, MS:
Travel 0.5 miles south on South Church Avenue. Turn left onto Highway 397 and proceed 12.3 miles. Turn right onto Highway 490 and continue 1.0 mile. Turn left onto Bateman Road and in 1.0 mile, the property and sign will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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