

**35.4± ACRES**  
**WINSTON COUNTY, MS**  
**\$123,900**



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

**OFFICE (769) 760-0005**

# THE WINSTON 35.4

## PROPERTY PROFILE

### LOCATION:

- Yellow Creek Road  
Louisville, MS 39339
- Winston County
- 3.5± Miles from Noxubee County
- 12± Miles E of Louisville
- 37± Miles S of Starkville

### COORDINATES:

- 33.12396, -88.86868

### PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Sites

### PROPERTY INFORMATION:

- 35.4± Total Acres
- 685'± Frontage on  
Yellow Creek Road
- Mature Pine Plantation
- Towering Oaks
- Blackwater Creek Frontage
- Utilities Available
- Deer/Turkey/Small Game

### TAX INFORMATION:

- Parcel 151480028-0000401  
\$95.50 for 2024



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**DEREK EAVES**

LAND SPECIALIST

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# WELCOME TO THE WINSTON 35.4

LOCATED IN THE SCENIC COUNTRYSIDE OF WINSTON COUNTY, MISSISSIPPI, THIS 35.4± ACRE TRACT ON YELLOW CREEK ROAD OFFERS THE PERFECT MIXTURE OF NATURAL BEAUTY, PRIVACY, AND ACCESSIBILITY. Just 12± miles east of Louisville, 37± miles south of Starkville, and only 3.5± miles from the Noxubee County line, this property is ideally situated for a private retreat that remains convenient to nearby towns. The land is easily accessible and ready for development or recreation with approximately 685 feet of road frontage.

The property features a well-managed mature pine plantation complemented by towering mature hardwoods, creating a diverse woodland landscape that supports abundant wildlife, including deer, turkey, and small game. In addition, Blackwater Creek traverses the southern portion.



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# MORE ABOUT THE WINSTON 35.4

Whether you're looking to build a full-time residence, a weekend cabin, or a hunting lodge, the available utilities and quality timber make this tract a highly flexible and attractive option. Outdoorsmen will especially appreciate the recreational potential, with ample room for hunting, hiking, or simply enjoying the peaceful surroundings.

This land is perfectly suited for a variety of uses—from residential development to a secluded getaway or a turn-key hunting property. This property offers outstanding value for buyers seeking land in Winston County with mature timber, excellent wildlife habitat, and a strategic location in a quiet rural area.

**Contact Derek Eaves to explore the opportunity to own a versatile tract in a well-established and sought-after area.**



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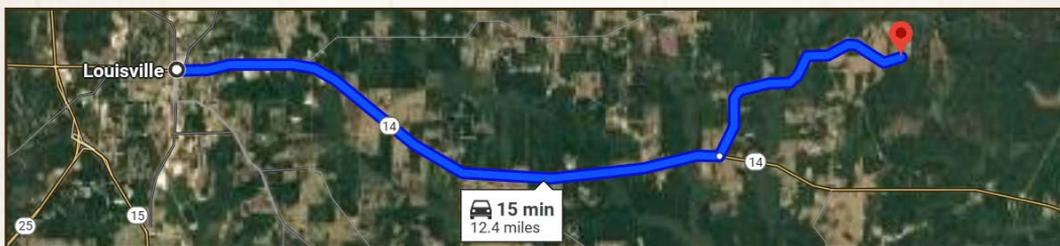
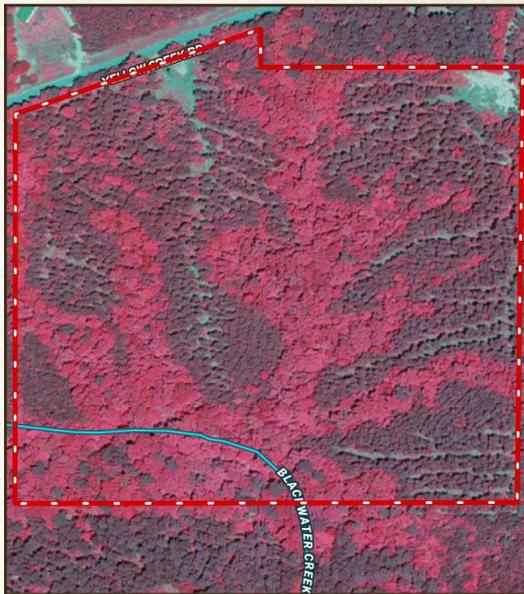
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35.4 ± ACRES

WINSTON COUNTY, MISSISSIPPI

land id. **LINK**

**INFRARED MAP**



Directions from Louisville, MS: Travel 8.6 miles on Highway 14 East. Turn left onto Yellow Creek Road and continue 3.8 miles to the property and sign on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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