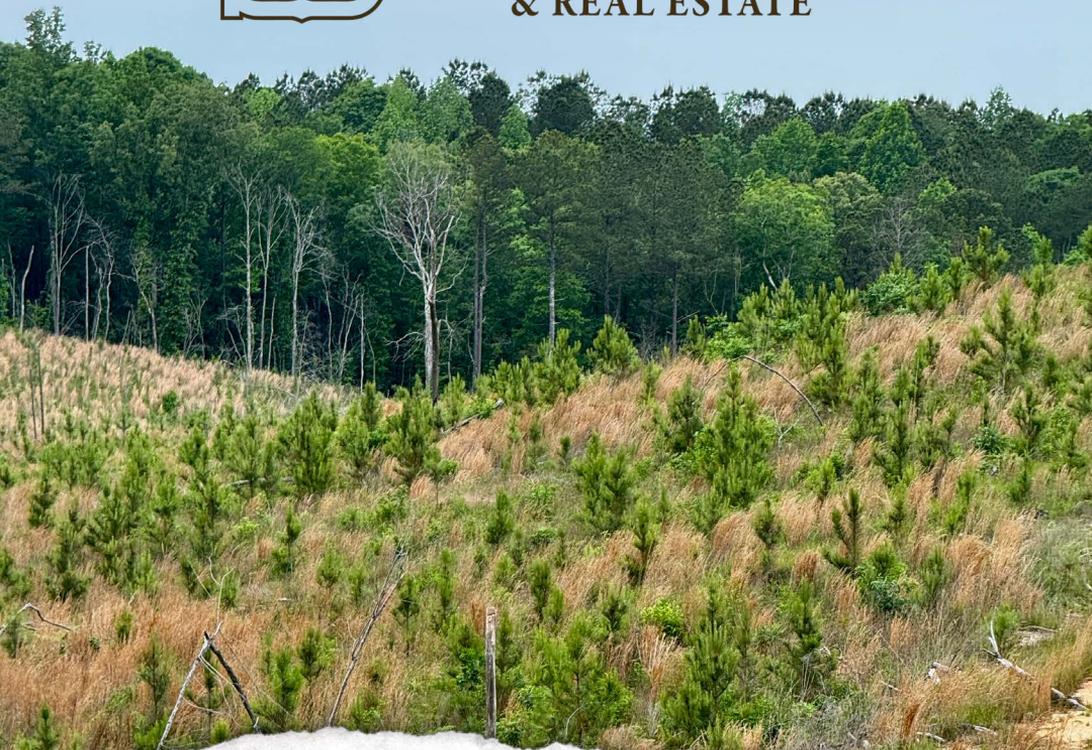


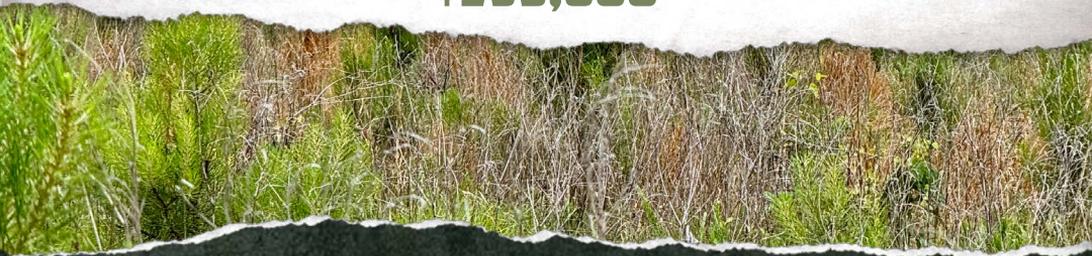


SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**



118± ACRES
WINSTON COUNTY, MS
\$259,600



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE WINSTON 118

PROPERTY PROFILE

LOCATION:

- Little Mount Calvary Road
McCool, MS 39108
- Winston County
- 16.1± Miles SW of Louisville
- 26.9± Miles E of Kosciusko
- 76.9± Miles NE of Madison

COORDINATES:

- 33.04428, -89.23606

PROPERTY USE:

- Timber Investment
- Recreational
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 118± Deeded Total Acres
- Rolling Terrain
- 1,993'± Frontage on
Little Mount Calvary Road
- Dead-End Road
- 3-Year-Old Pine Plantation
- Utilities Available
from Hinze Road
- Deer/Turkey/Small Game

TAX INFORMATION:

- Parcel 141070026-0000900
\$307.79 for 2024



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DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 118

NESTLED IN THE SOUTHWEST PORTION OF WINSTON COUNTY, MISSISSIPPI, JUST OFF HINZER ROAD, THIS 118± DEEDED ACRE TRACT OFFERS AN EXCEPTIONAL OPPORTUNITY FOR TIMBER INVESTORS, OUTDOOR ENTHUSIASTS, OR ANYONE SEEKING HUNTING LAND WITH POTENTIAL FOR A CABIN SITE. Conveniently accessed from Little Mount Calvary Road in McCool, the property features roughly 1,993 feet of frontage along a quiet dead-end road—providing both privacy and ease of access. The 3-year-old pine plantation was professionally sprayed, burned, and hand-planted with ArborGen pine seedlings (genetically improved pine seedlings bred for traits like fast growth, disease resistance, and optimal wood quality), offering significant future timber value.



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MORE ABOUT THE WINSTON 118

The tract is ideally positioned for weekend getaways, being approximately 77 miles northeast of Madison, just over 16 miles southwest of Louisville, and just under 27 miles east of Kosciusko. The rolling terrain and abundant wildlife make it a haven for deer, turkey, and small game—ideal for hunting and recreational use. Utilities are conveniently available from the nearby Hinze Road, further supporting cabin development.

With its mix of seclusion, income-producing potential, and versatile use, this property is a standout offering!

Whether you're looking to build a hunting cabin or simply invest in timberland, this tract checks all the boxes. Call Derek Eaves today!



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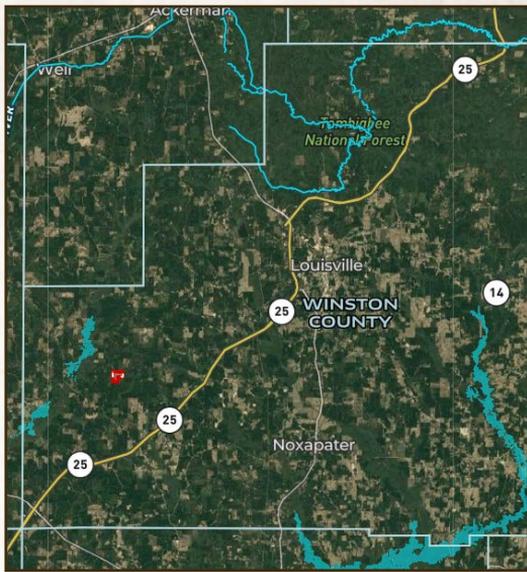
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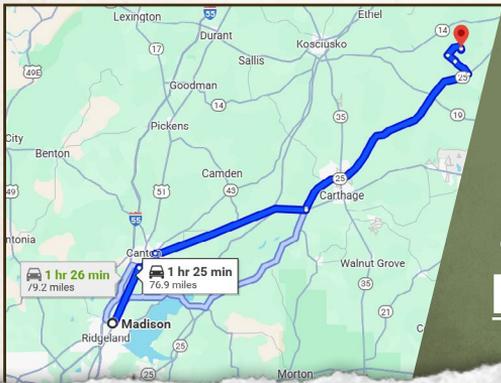
WINSTON COUNTY, MISSISSIPPI

land id. LINK



Directions from Madison, MS:
 Travel 9.1 miles north on Highway 51. Turn right onto Highway 16 East and continue 27.7 miles. Merge onto Highway 25 north and proceed 32.7 miles. Turn left onto Mount Calvary Road and travel 4.2 miles. Turn right onto Hinze Road and continue 2.7 miles. Turn right onto Little Mount Calvary Road and in 0.1 mile the property will be on both sides of the road.

LINK TO GOOGLE MAP DIRECTIONS



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