

81 +/- Acres Winston County, MS
Mt Pleasant Rd
Noxapater, MS 39346

\$121,500
81± Acres
Winston County



81 +/- Acres Winston County, MS
Noxapater, MS / Winston County

SUMMARY

Address

Mt Pleasant Rd

City, State Zip

Noxapater, MS 39346

County

Winston County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

32.959017 / -89.150306

Taxes (Annually)

240

Acreage

81

Price

\$121,500

Property Website

<https://www.mossyoakproperties.com/property/81-acres-winston-county-ms-winston-mississippi/31202/>



PROPERTY DESCRIPTION

81-Acre Managed Timber Tract in Winston County, MS – Priced to Sell!

This **81-acre managed timber tract** in **Winston County, MS**, offers an excellent **investment opportunity** for timberland buyers, hunters, and outdoor enthusiasts. Located near **Mt. Pleasant Rd**, this property features a **well-established timber stand**, making it ideal for **long-term forestry management, recreation, or future land appreciation**.

While this tract currently has **no deeded access**, it presents a **fantastic value for those looking to invest in timberland at a competitive price**. Don't miss this rare opportunity to own a sizable piece of Winston County at an unbeatable price!

Property Highlights:

81 Acres of Managed Timberland – A great investment for **timber growth and future harvesting**
Excellent Hunting & Recreational Potential – A **natural habitat for deer, turkey, and small game**
Affordable Pricing – **Priced to sell**, making this an attractive option for **investors and land buyers**
Located Near Mt. Pleasant Rd – Positioned in a **quiet, rural area** with abundant **wildlife and natural beauty**
No Deeded Access – Ideal for **buyers looking for an affordable timber investment with long-term potential**

Why Invest in Winston County, MS?

Winston County is known for its **rich timberland, excellent hunting, and growing economy**, making it an attractive location for **land investors, sportsmen, and nature enthusiasts**:

- **Strong Timber & Land Market** – Ideal conditions for **timber growth and investment**
- **Abundant Wildlife & Hunting Opportunities** – Winston County is a **popular hunting destination** with **deer, turkey, and small game**
- **Great Transportation & Accessibility** – Close to **Highway 25 and Highway 15**, providing **access to surrounding markets and cities**
- **Affordable Land Ownership** – Offers **long-term appreciation** and **low property tax benefits**
- **Recreational & Outdoor Appeal** – Ideal for **hunting, hiking, and timberland management**

This **81-acre managed timber tract** is a **fantastic opportunity** for those looking to **invest in timberland, expand hunting property, or secure a great deal on rural land**.

Call today to learn more and take advantage of this excellent investment opportunity!

Fred Zepponi III, Broker

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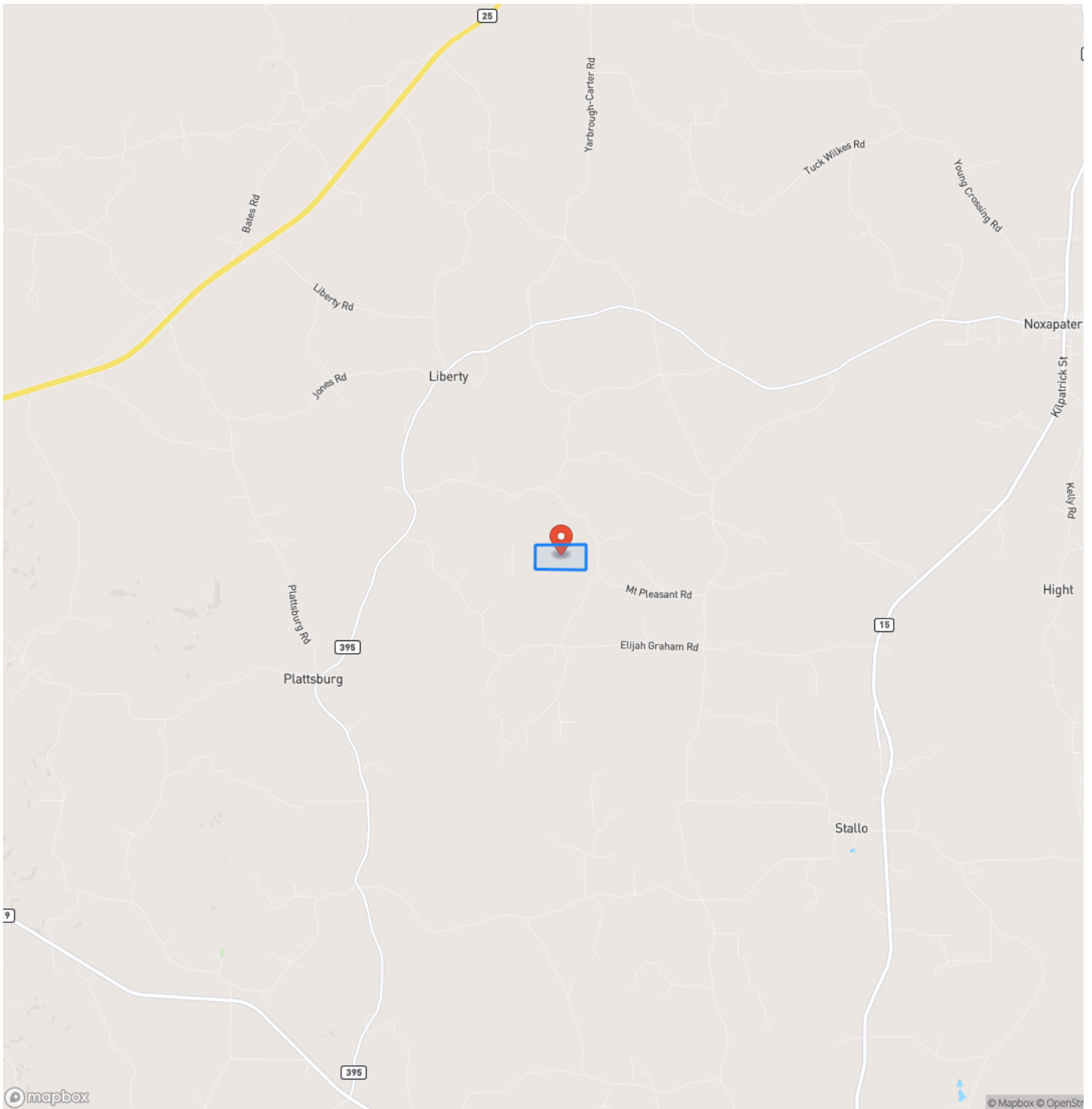
Email: hmccool@mossyoakproperties.com



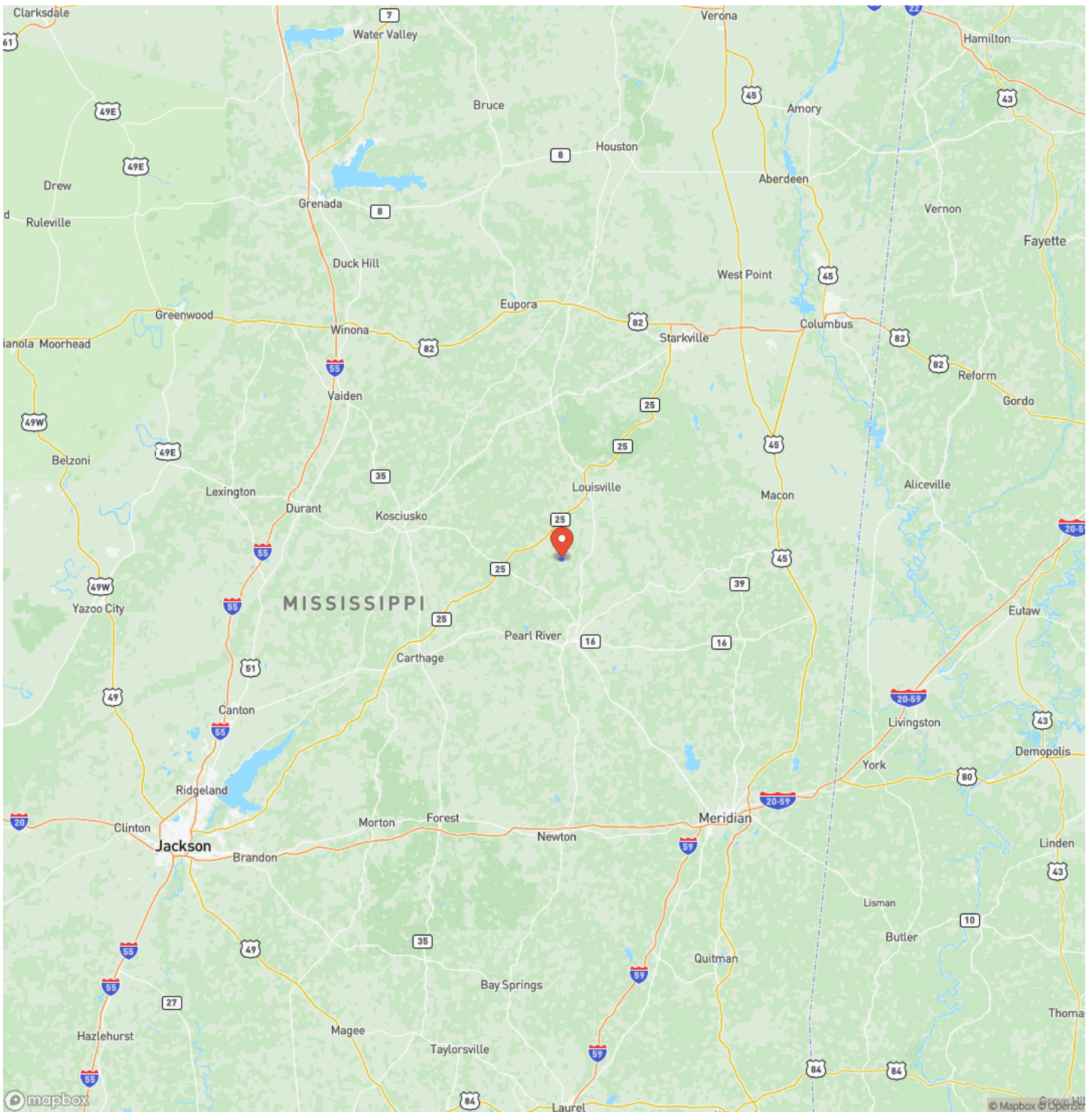
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Locator Map

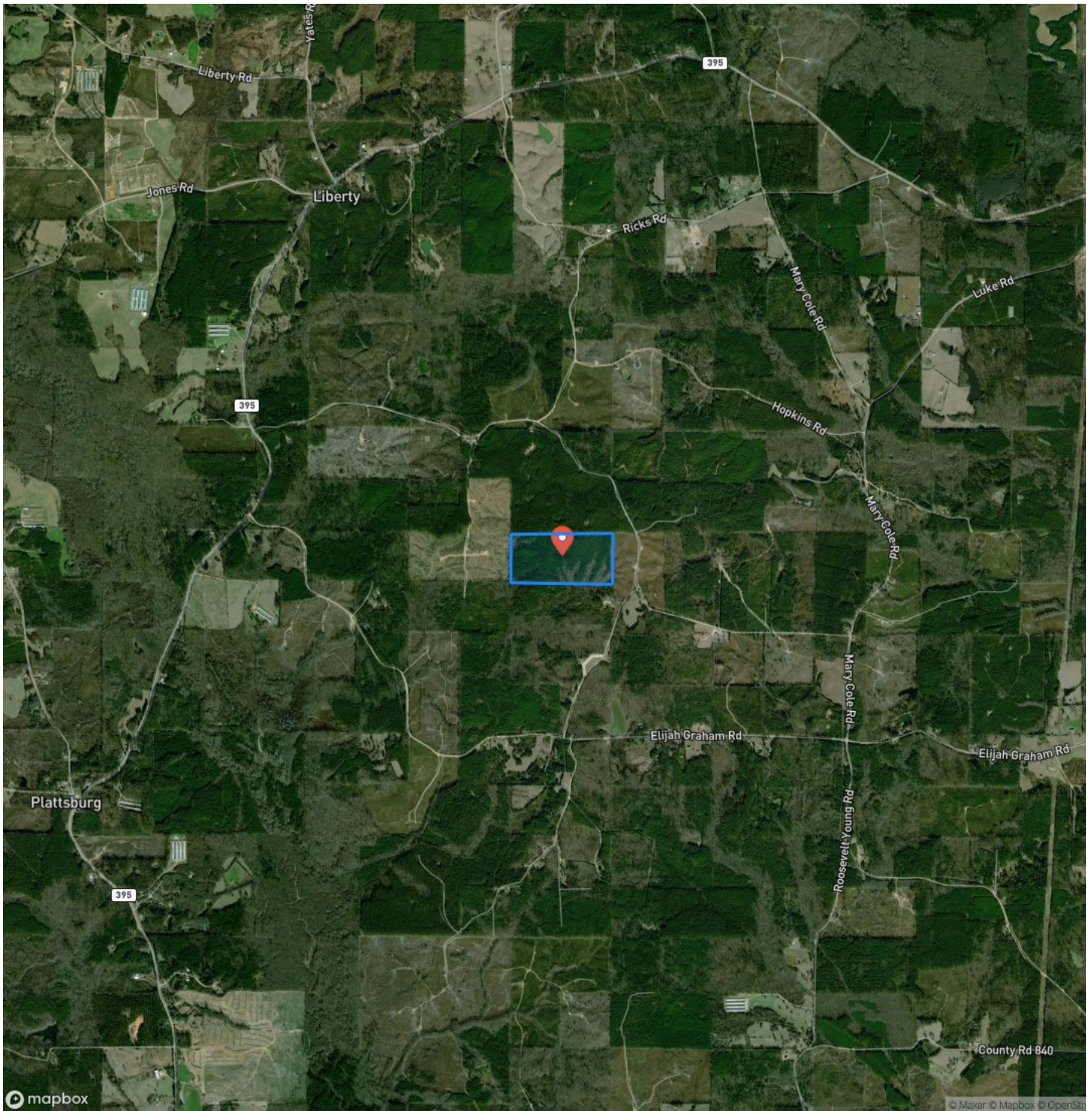


Locator Map



81 +/- Acres Winston County, MS
Noxapater, MS / Winston County

Satellite Map



81 +/- Acres Winston County, MS
Noxapater, MS / Winston County

LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

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