

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/>



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

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### **PROPERTY DESCRIPTION**

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

This 81-acre managed timber tract near Mt. Pleasant Rd in Winston County, MS, offers a great opportunity for timber investors, hunters, and outdoor enthusiasts. With well-managed timber and abundant wildlife, this property is ideal for long-term investment, recreation, or future appreciation.

#### **Property Highlights:**

- **81 Acres of Managed Timberland** – Excellent for future harvest and investment growth
- **Prime Hunting & Recreation** – Habitat for deer, turkey, and small game
- **Affordable Investment** – Priced to sell below market value
- **Rural Setting** – Peaceful area near Mt. Pleasant Rd
- **No Deeded Access** – Great value for buyers seeking affordable timberland

#### **Why Winston County?**

Known for its strong timber market, rich wildlife, and affordable land, Winston County offers excellent opportunities for investors and outdoorsmen alike. Easy access to Highways 25 and 15 provides convenient travel to nearby towns and markets.

Don't miss this chance to own 81 acres of productive timberland at an unbeatable price!

Barrett Little, CLS

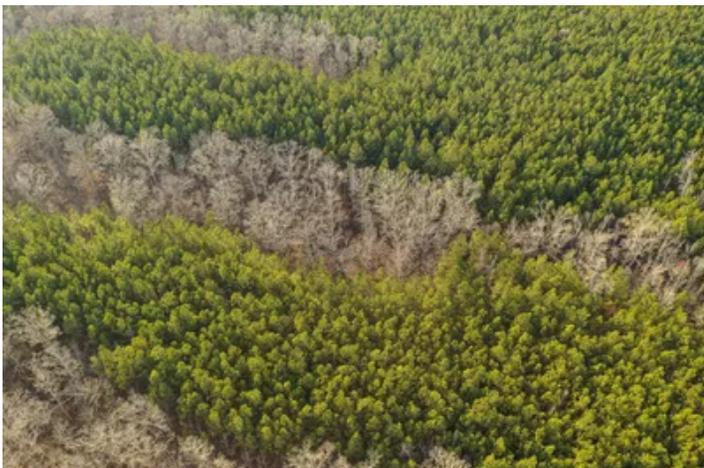
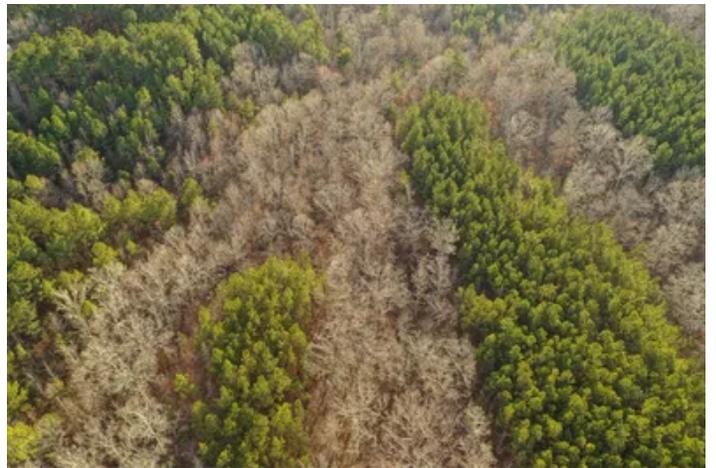
Licensed in MS

Office: [662-495-1121](tel:662-495-1121)

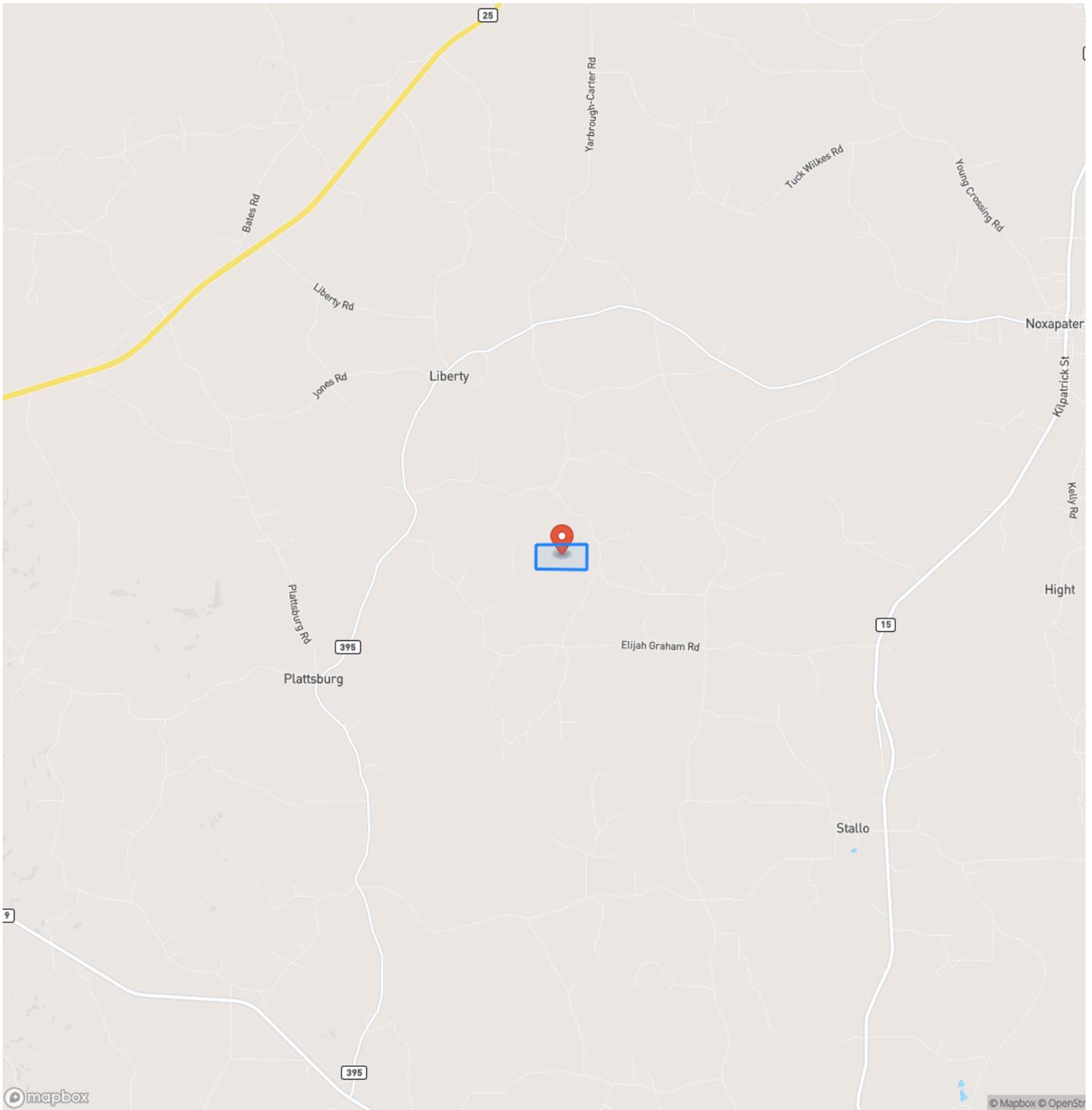
Email: [blittle@mossyoakproperties.com](mailto:blittle@mossyoakproperties.com)



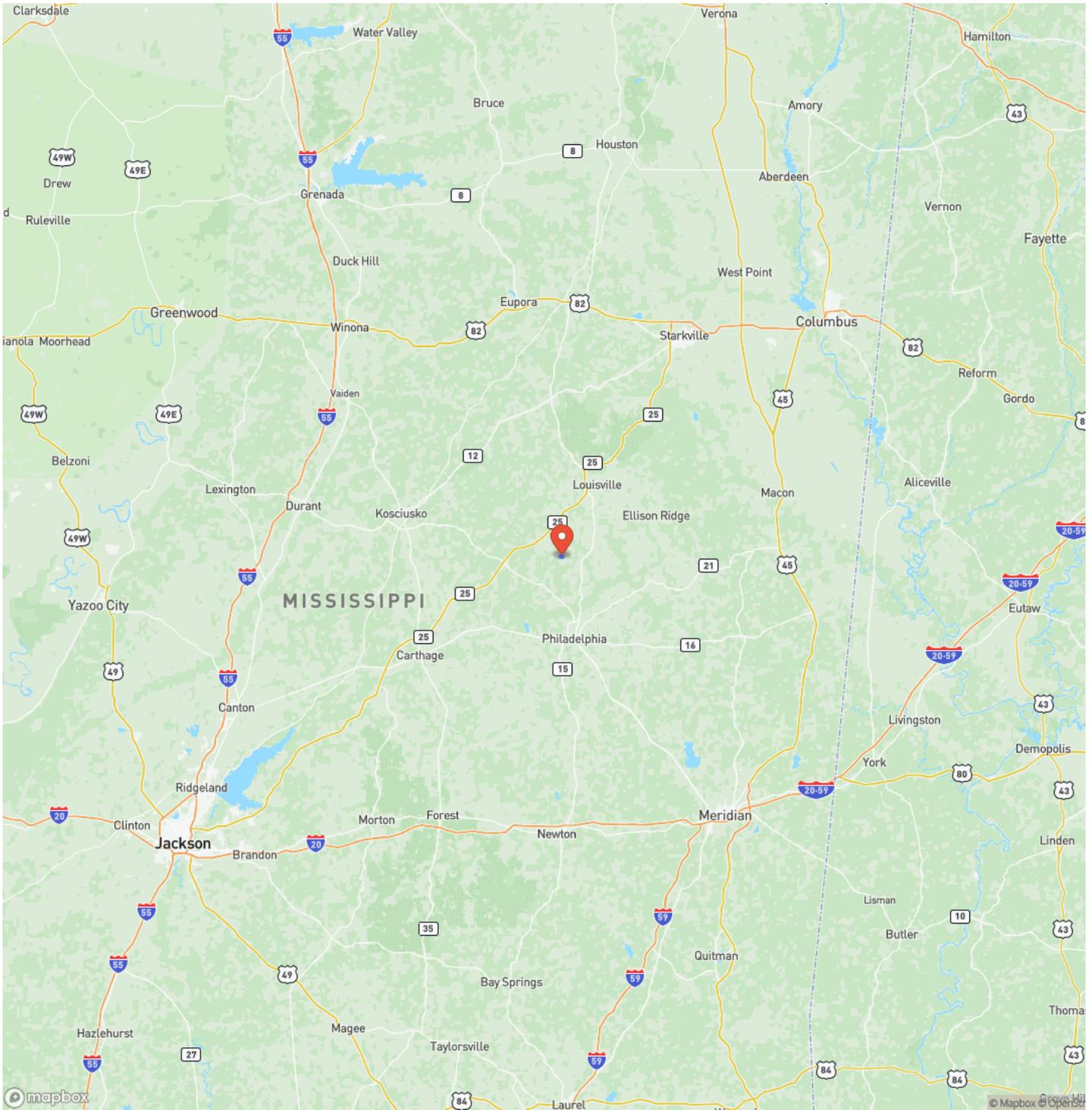
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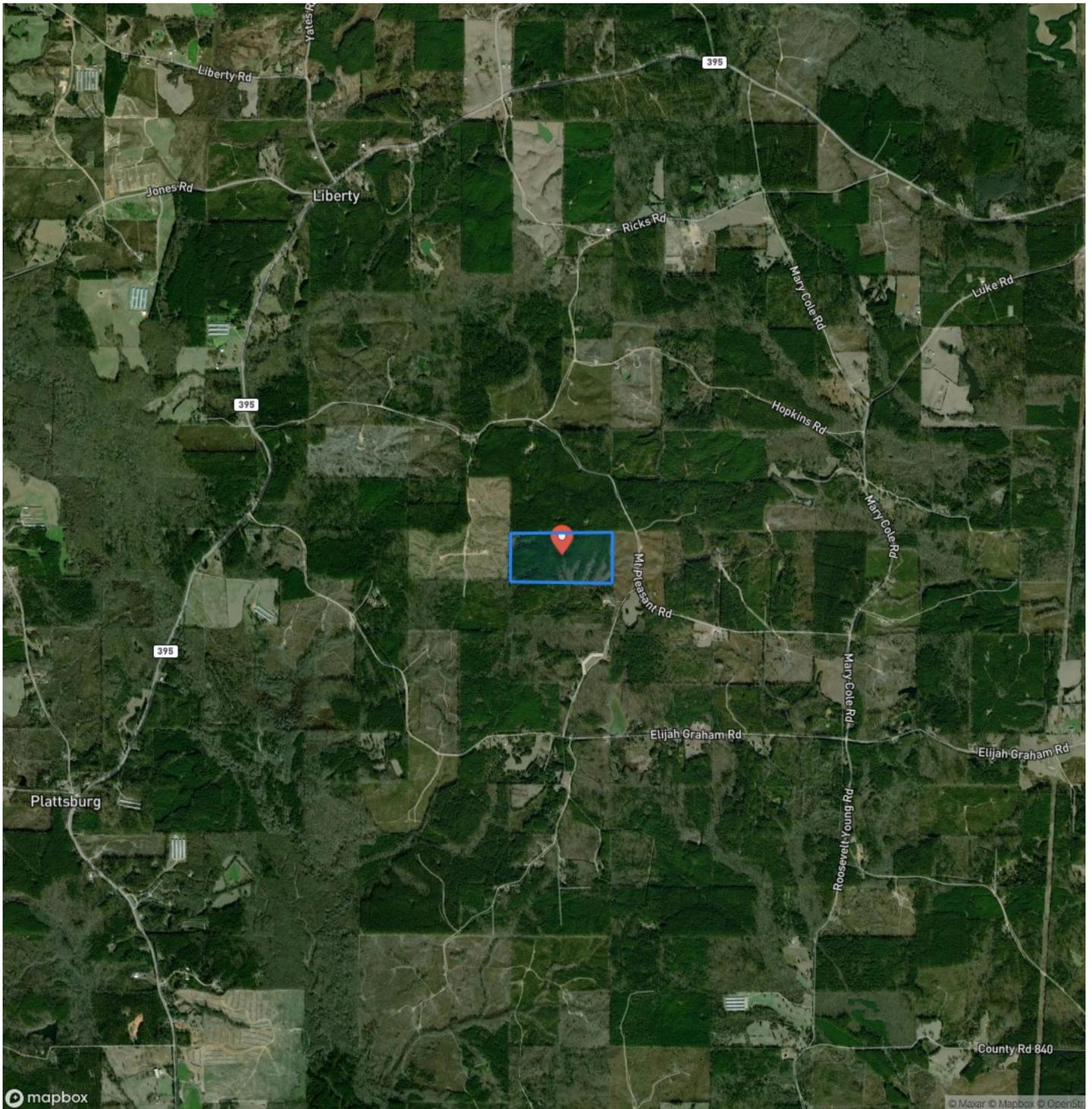
## Locator Map



# Locator Map



## Satellite Map







## **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.

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