

Slick Parker Rd 31.5
Slick Parker Rd.
Noxapater, MS 39346

\$59,850
31.5± Acres
Winston County



Slick Parker Rd 31.5
Noxapater, MS / Winston County

SUMMARY

Address

Slick Parker Rd.

City, State Zip

Noxapater, MS 39346

County

Winston County

Type

Undeveloped Land, Hunting Land, Timberland, Recreational Land

Latitude / Longitude

32.934729 / -89.029367

Taxes (Annually)

\$85.01

Acreage

31.5

Price

\$59,850

Property Website

<https://www.mossyoakproperties.com/property/slick-parker-rd-31-5-winston-mississippi/116624/>



PROPERTY DESCRIPTION

31.5 Acres in Noxapater, MS – Homesites, Hunting & Recreational Land

Looking for acreage with room to build, hunt, recreate, and invest? This **31.5± acre tract in Noxapater, Winston County, Mississippi** offers frontage on **two roads—Slick Parker Road and Union Ridge Road**—providing excellent access and multiple possibilities for future use.

The timber was harvested within the past three years, and **natural regeneration is well underway**, creating young wildlife habitat and excellent potential for **deer, turkey, small game, hunting, and outdoor recreation**. The recent harvest also gives a new owner flexibility to establish trails, food plots, additional openings, or future timber stands.

For buyers searching for a **private homesite or country property near Noxapater**, this tract offers multiple potential building locations, including elevated sites overlooking the **Joel Creek bottom**. **Power is already available on the property**, adding convenience for a future home, cabin, or recreational improvements.

With **31.5± acres, dual road frontage, utilities, recent timber harvest, natural regrowth, potential homesites, and strong recreational appeal**, this Winston County property offers a versatile opportunity for a permanent residence, weekend retreat, hunting property, or long-term land investment.

Property Highlights

- **31.5± acres in Noxapater, Mississippi**
- **Winston County land for sale**
- Frontage on **Slick Parker Road and Union Ridge Road**
- **Power available on site**
- Multiple potential homesites overlooking **Joel Creek bottom**
- Timber harvested within the past three years
- Natural timber regeneration underway
- Excellent **deer and turkey hunting potential**
- Opportunities for trails, food plots, and outdoor recreation
- Suitable for a **homeplace, recreational retreat, hunting tract, or investment property**

Whether you're looking to **build a home in the country, create a private hunting retreat, establish a weekend getaway, or invest in Mississippi land**, this 31.5± acre property offers the access, acreage, utilities, and flexibility to make it your own.

Barrett Little, Listing Agent

cell: [601-505-4483](tel:601-505-4483)

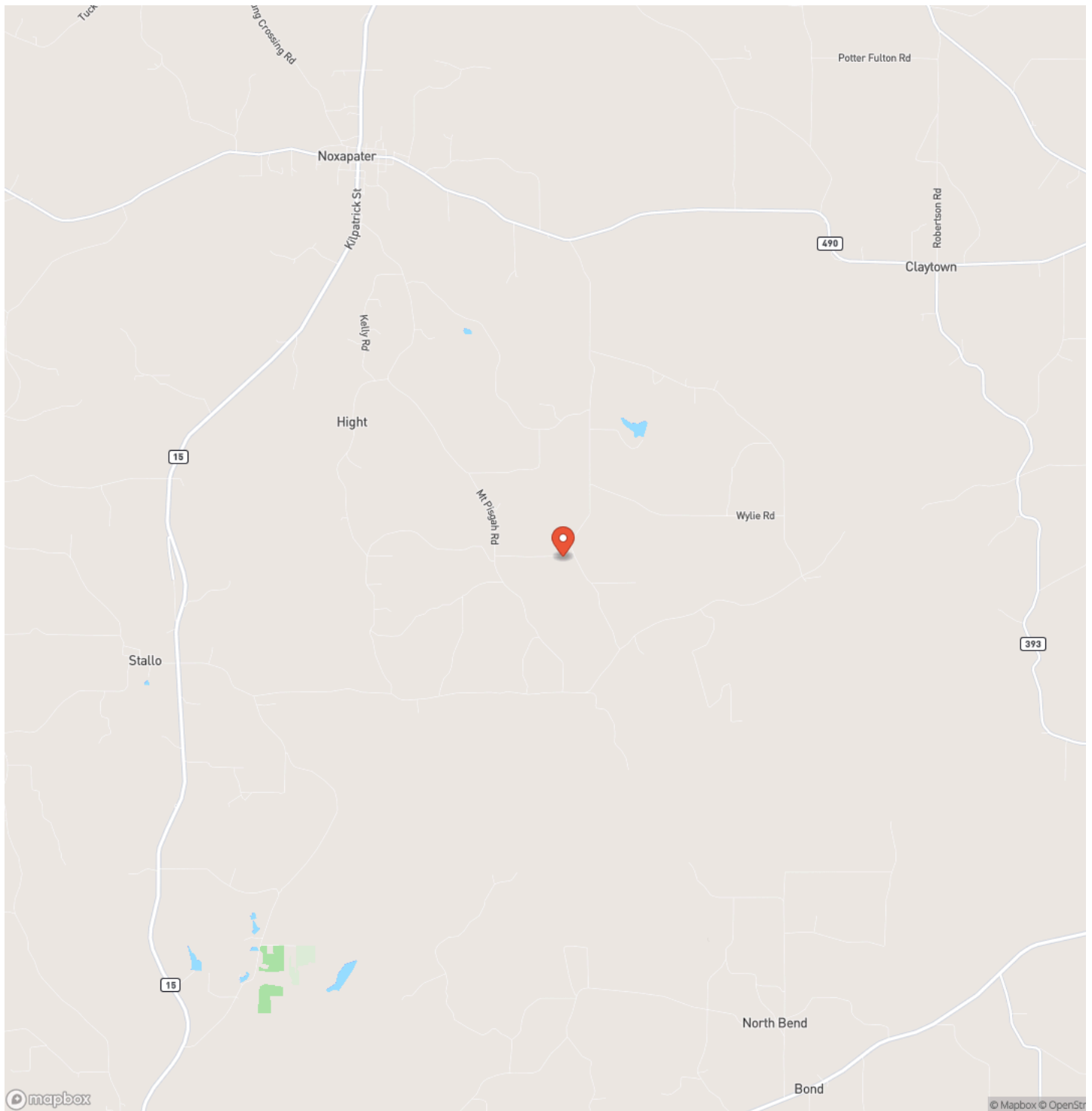
office: [662-495-1121](tel:662-495-1121)

email: blittle@mossyoakproperties.com

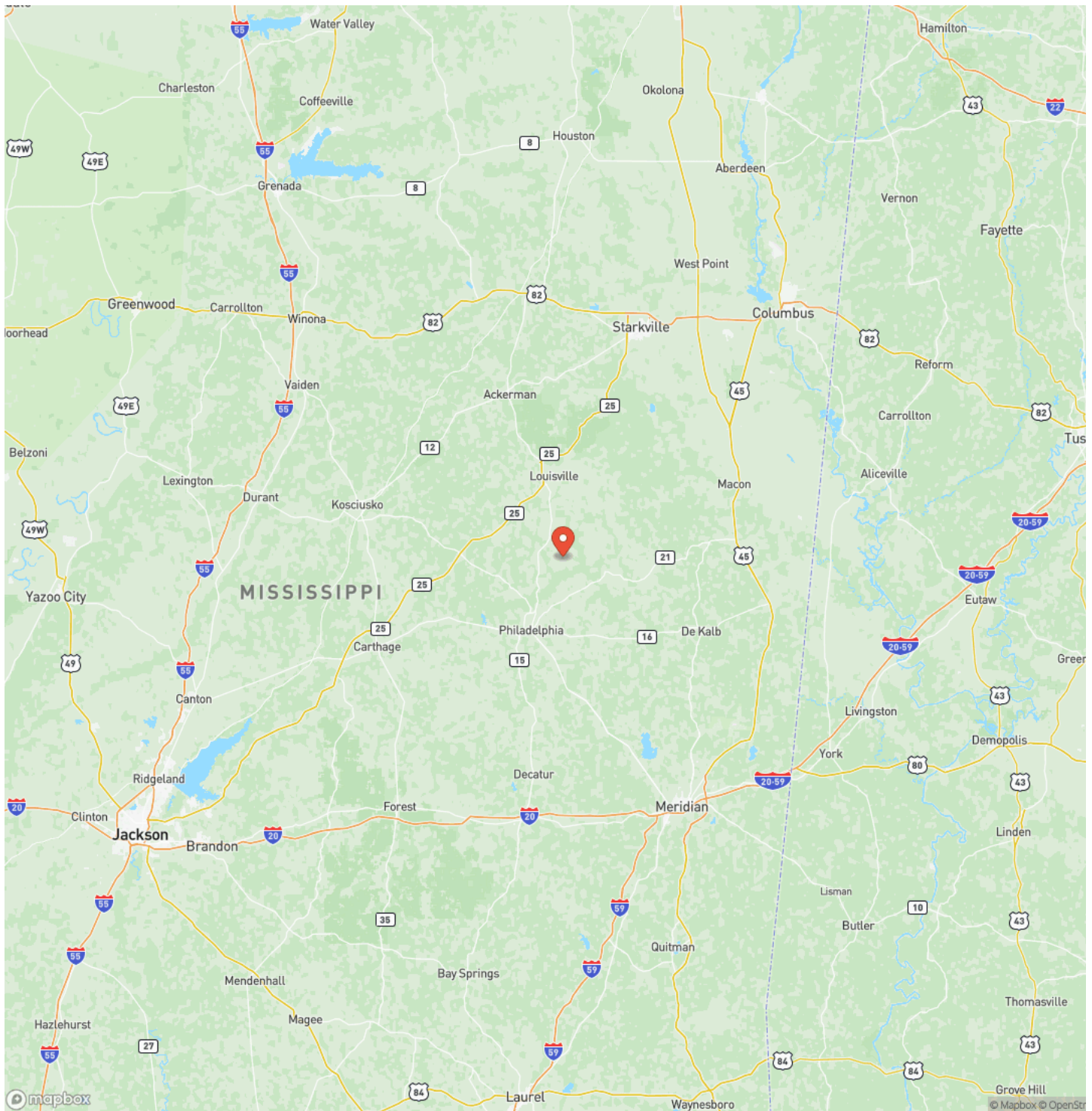
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Noxapater, MS / Winston County



Locator Map



Locator Map



Satellite Map



Slick Parker Rd 31.5
Noxapater, MS / Winston County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Madison, MS 39110

NOTES

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This image shows a single sheet of white paper with horizontal blue 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.



<https://www.mossyoakproperties.com/>

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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