

Noxapater Dream Home 45 acres
8249 Highway 395
Noxapater, MS 39346

\$395,000
45 +/- acres
Winston County



Noxapater Dream Home 45 acres Noxapater, MS / Winston County

SUMMARY

Address

8249 Highway 395

City, State Zip

Noxapater, MS 39346

County

Winston County

Type

Hunting Land, Residential Property, Timberland

Latitude / Longitude

32.984515 / -89.108839

Taxes (Annually)

2347

Dwelling Square Feet

3886

Bedrooms / Bathrooms

4 / 3.5

Acreage

45

Price

\$395,000

Property Website

<https://www.mossyoakproperties.com/property/noxapater-dream-home-45-acres-winston-mississippi/23593/>



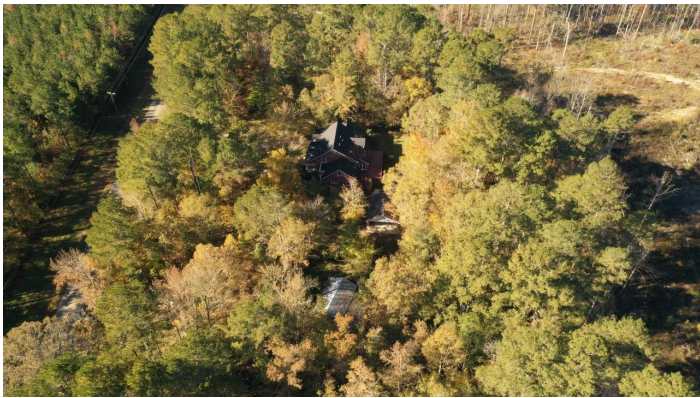
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PROPERTY DESCRIPTION

Is it your desire to live in the country in a beautiful home with lots of room to roam and enjoy the outdoors??? Then this is the place for you!!! This well maintained 3,886 square foot home, built in 1998, includes 4 bedroom and three and a half bathrooms. The large front porch and enormous back deck offer easy access and enjoyment of the beautifully landscaped yard, approximately 45 acres surrounding the home. To describe the environment surrounding this home as peaceful is an understatement. There is a two car detached carport and two portable carport and a small barn further from the house. The all or part of surrounding 86.5 acres may purchased. It includes a mixture of cutover, 17 year old pine trees, hardwoods, Noxapater Creek frontage, a small fishing pond and food plots. Call today to see this great property!!!



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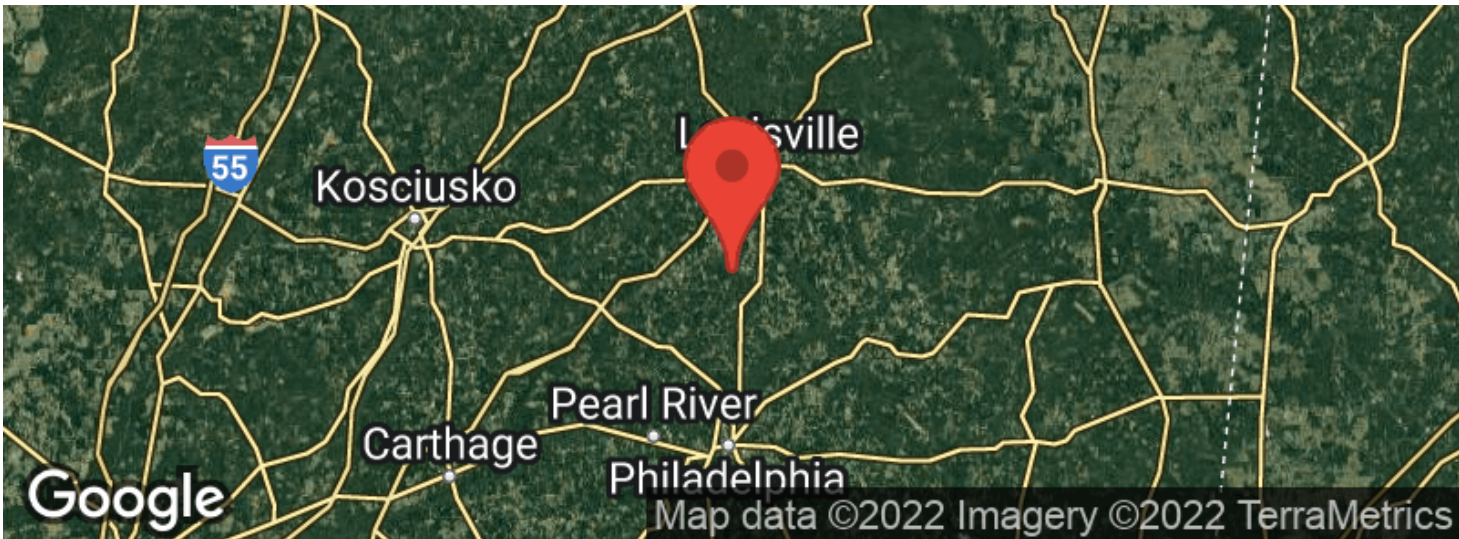


Locator Maps



Noxapater Dream Home 45 acres
Noxapater, MS / Winston County

Aerial Maps



Noxapater Dream Home 45 acres
Noxapater, MS / Winston County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Mobile

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Email

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Address

5741 Highway 45 Alternate South

City / State / Zip

West Point, MS 39773

NOTES



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



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

5741 Hwy 45 Alt South

West Point, MS 39773

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MossyOakProperties.com

