

Jones Creek 110 Acres and House
776 Raymond Williams Rd
Sturgis, MS 39759

\$715,000
110± Acres
Winston County



Jones Creek 110 Acres and House Sturgis, MS / Winston County

SUMMARY

Address

776 Raymond Williams Rd null

City, State Zip

Sturgis, MS 39759

County

Winston County

Type

Farms, Single Family, Business Opportunity, Undeveloped Land, Timberland, Residential Property, Recreational Land, Hunting Land, Riverfront

Latitude / Longitude

33.261263 / -88.921793

Dwelling Square Feet

3,497

Bedrooms / Bathrooms

5 / 3

Acreage

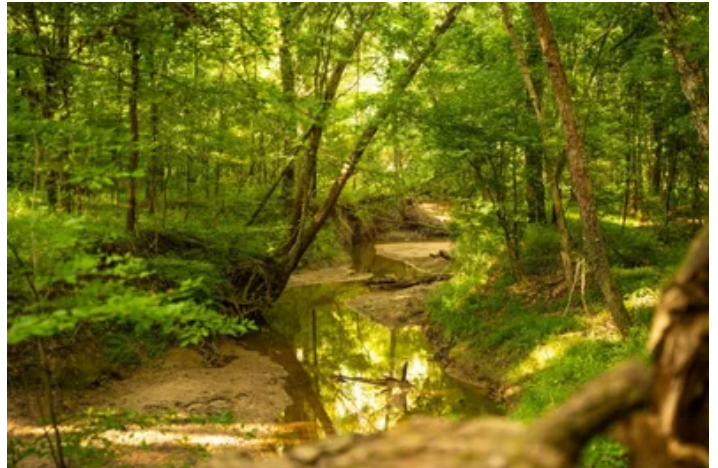
110

Price

\$715,000

Property Website

<https://www.mossoakproperties.com/property/jones-creek-110-acres-and-house-/winston/mississippi/110570/>



Jones Creek 110 Acres and House Sturgis, MS / Winston County

PROPERTY DESCRIPTION

110± Acres with Custom Home, Jones Creek Frontage & National Forest Access | Sturgis, Mississippi

Welcome to the Jones Creek 110 a premier recreational, hunting, and residential property near Sturgis, Mississippi. Conveniently located just 14 miles from Starkville and 12 miles from Louisville, this diverse tract offers a combination of mature timber, creek frontage, outstanding wildlife habitat, and a spacious family home bordering the Tombigbee National Forest.

The property features a beautiful 3,497± square-foot home with 5 bedrooms, 3 bathrooms, large dining room, multiple living areas and a 2-car garage, providing plenty of room for full-time living, a weekend retreat, or a hunting lodge. Modern conveniences include power, community water, and fiber internet access.

The land is comprised of mature pine timber exceeding 30 years of age along with impressive hardwood stands, creating both immediate timber value and exceptional wildlife habitat. Approximately one mile of Jones Creek frontage winds through the property, providing year-round water, scenic views, and natural travel corridors for deer and turkey.

Hunters and outdoor enthusiasts will appreciate the multiple established food plots, strategically located wildlife openings, and extensive internal trail system that provides excellent access throughout the property. The property's southern boundary directly adjoins the Tombigbee National Forest, effectively giving you access to thousands of additional acres for hunting, hiking, horseback riding, mountain biking, camping, and outdoor recreation. The National Forest is also home to numerous lakes, trails, and public hunting opportunities for deer, turkey, small game, and other wildlife.

Adding even more recreational appeal, the renowned Sam D. Hamilton Noxubee National Wildlife Refuge and Bluff Lake are located approximately 10 miles away. The refuge encompasses diverse habitats including lakes, wetlands, bottomland hardwoods, and managed wildlife areas. Outdoor activities include deer, turkey, waterfowl, and small game hunting, fishing, boating, hiking, bird watching, wildlife photography, and wildlife viewing. Bluff Lake alone offers approximately 800 acres of fishing and boating opportunities. The refuge is nationally recognized for its outstanding birding and wildlife resources.

Whether you're searching for a private hunting retreat, family estate, timber investment, or a combination of all three, this unique Winston County property offers comfortable living, income-producing timber, exceptional wildlife habitat, and direct access to some of Mississippi's finest public recreational lands.

Property Highlights

- 110± Acres in Sturgis, MS
- 14 Miles to Starkville
- 12 Miles to Louisville
- 3,497± Sq Ft Home
- 5 Bedrooms, 3 Bathrooms
- 2-Car Garage
- Power, Water & Fiber Internet Available
- Mature Pine Timber (30+ Years Old)
- Mature Hardwood Timber
- Approximately 1 Mile of Jones Creek Frontage
- Multiple Established Food Plots
- Extensive Internal Trail System
- Excellent Deer & Turkey Hunting
- Borders Tombigbee National Forest
- Access to Thousands of Additional Acres of Public Recreation
- Approximately 10 Miles to Noxubee National Wildlife Refuge & Bluff Lake
- Outstanding Timber, Hunting & Recreational Investment Opportunity
- Timber Appraisal Available upon request

Hunter McCool, Certified Land Specialist

Manning Broker, Central MS Office

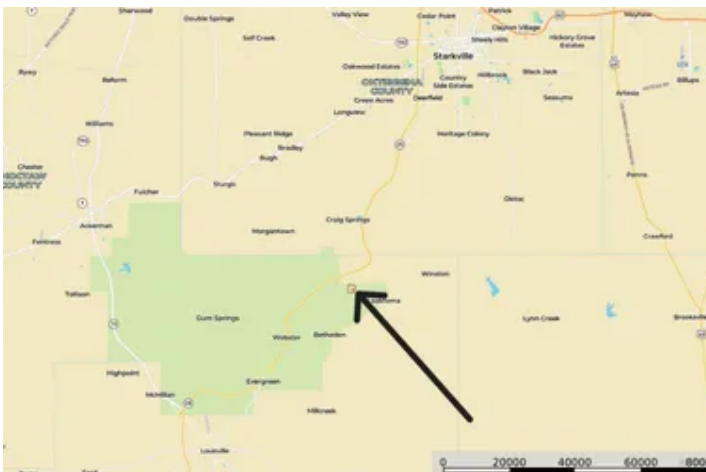
Office: [662-495-1121](tel:662-495-1121)

Cell: [662-295-7447](tel:662-295-7447)

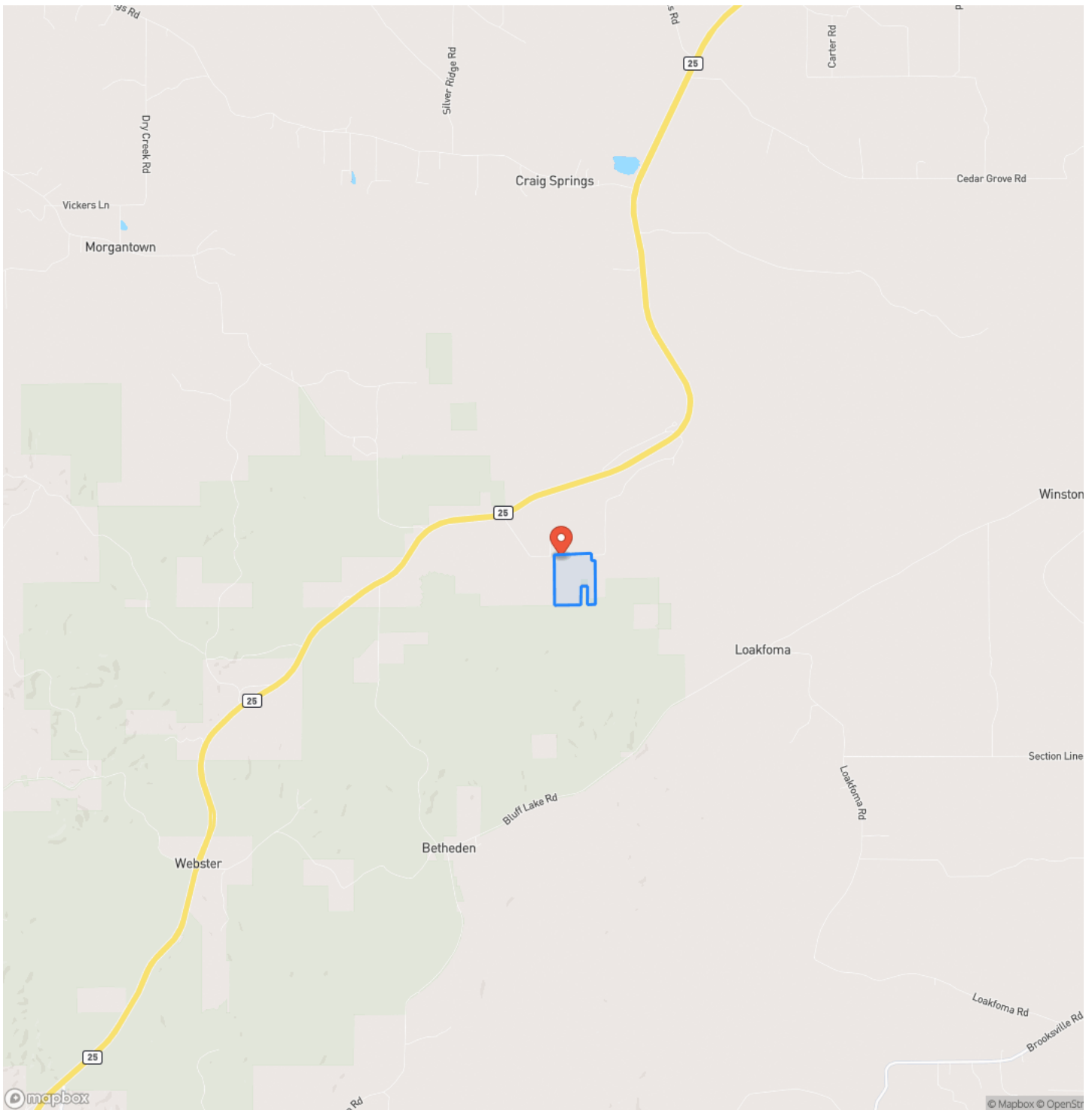
Email: hmccool@mossyoakproperties.com



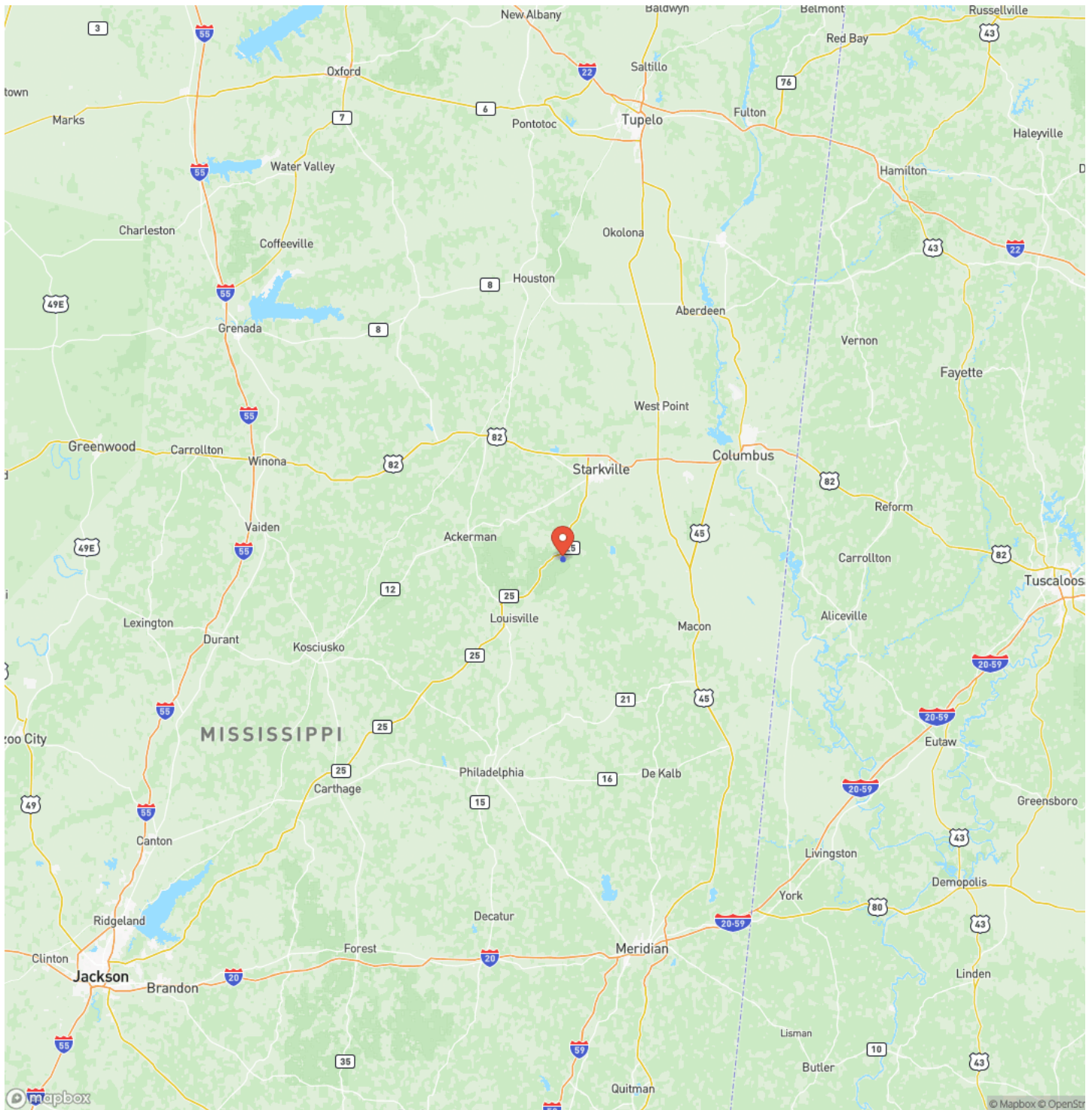
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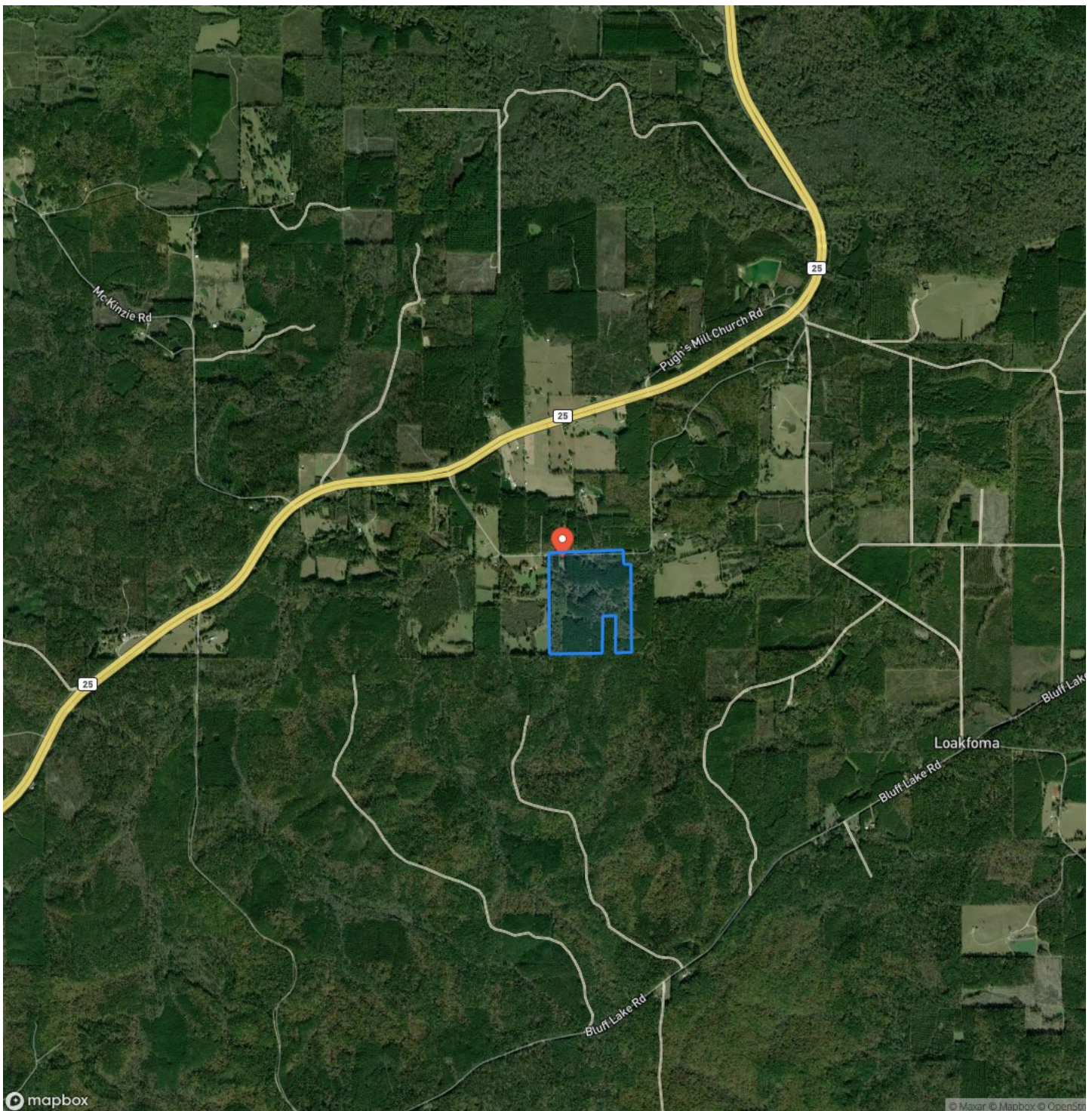
Locator Map



Locator Map



Satellite Map



Jones Creek 110 Acres and House

Sturgis, MS / Winston County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter McCool

Mobile

(662) 295-7447

Office

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Email

hmccool@mossyoakproperties.com

Address

108 Lone Wolf Drive

City / State / Zip

Madison, MS 39110

NOTES



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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

DISCLAIMERS

All boundary lines, trails, food plots and acreage are approximate. House will be sold "as is". A portion of the property is in a flood zone along Jones Creek.



Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

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

