

Noxapater 202
Hwy 15 South
Noxapater, MS 39346

\$449,450
202± Acres
Winston County



Noxapater 202
Noxapater, MS / Winston County

SUMMARY

Address

Hwy 15 South

City, State Zip

Noxapater, MS 39346

County

Winston County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

32.972908 / -89.070402

Acreage

202

Price

\$449,450

Property Website

<https://www.mossyoakproperties.com/property/noxapater-202-winston-mississippi/79944/>



PROPERTY DESCRIPTION

202+/- Acres of Hunting & Recreational Land in Winston County, MS Just 1.5 Miles South of Noxapater on Highway 15

If you've been dreaming of your own slice of Mississippi paradise, this 202 +/- acre tract in Winston County can be your new favorite place. Conveniently located just 1.5 miles south of Noxapater, this property provides an ideal setting for anyone looking to spend more time outdoors.

Property Highlights:

- **202 +/- acres** of gently rolling topography with diverse habitat
- **.4 miles of Noxapater Creek frontage** — year-round water and scenic views
- **.39-acre pond**, perfect for fishing or watering wildlife
- **.1 acre pond**
- **.25 mile of paved road frontage on Highway 15** for easy access
- **Access to power and water**, making future building easy
- **Hardwood creek bottoms** and **upland areas with mixed hardwoods and pines**
- **12 established food plots** totaling approximately **16 acres**
- **Excellent interior road system** for convient access across the property
- **Includes feeders and deer stands**—ready for the upcoming season
- **2 Sportsman's Condo shooting houses** and **1 well-built 6x6 custom shooting house with a porch**

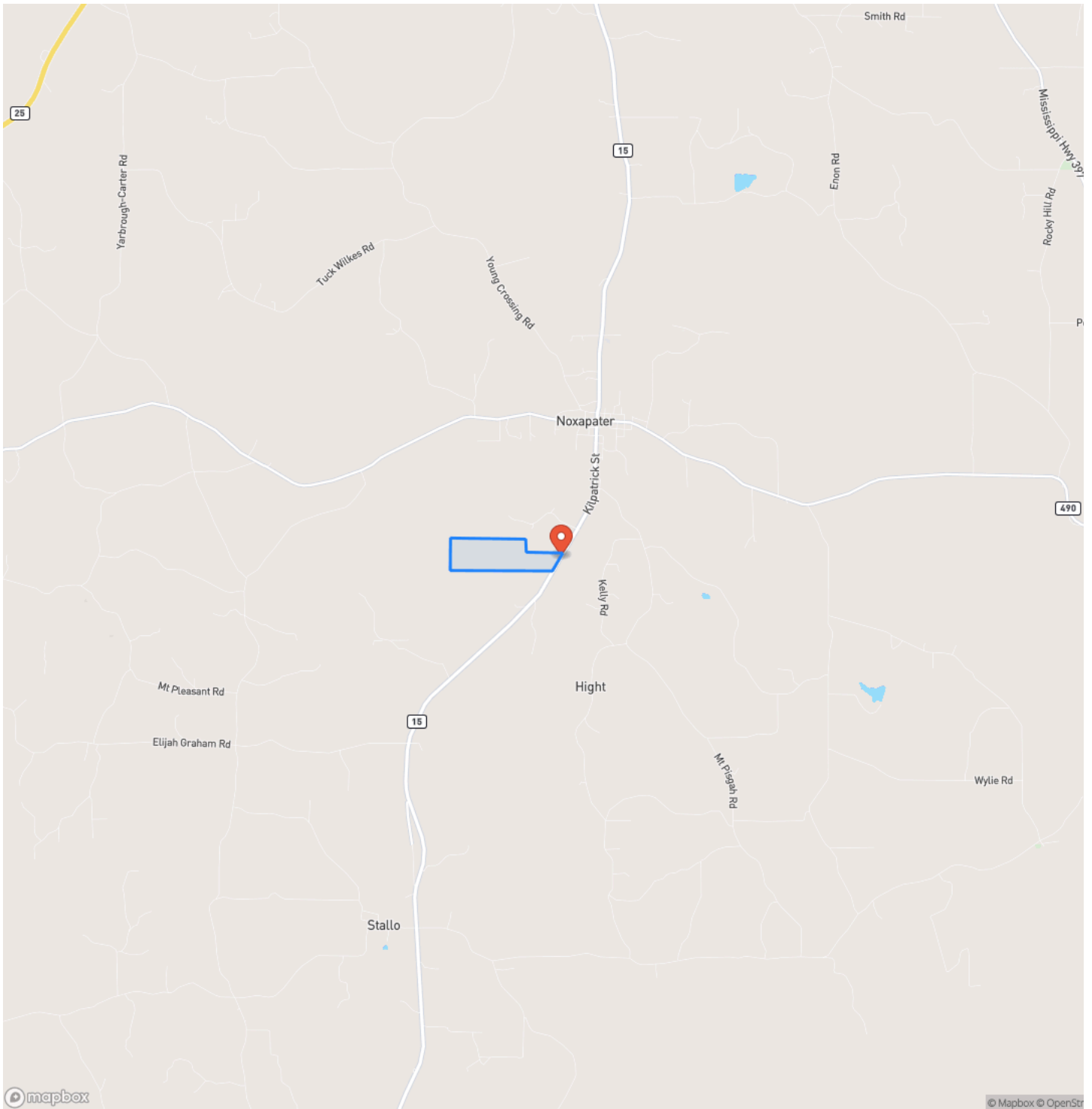
Whether you're after trophy whitetail deer, gobbling turkeys, or small game, this property has it all. The gently rolling terrain provides a perfect mix of cover, browse, and open areas to support abundant wildlife. With strategically placed food plots and existing stands, it's truly a turnkey hunting tract.

Don't miss the opportunity to own a piece of land that feels like home from the moment you step foot on it. Whether you're planning a weekend getaway or your forever homestead, this property invites you to slow down and enjoy life outdoors.

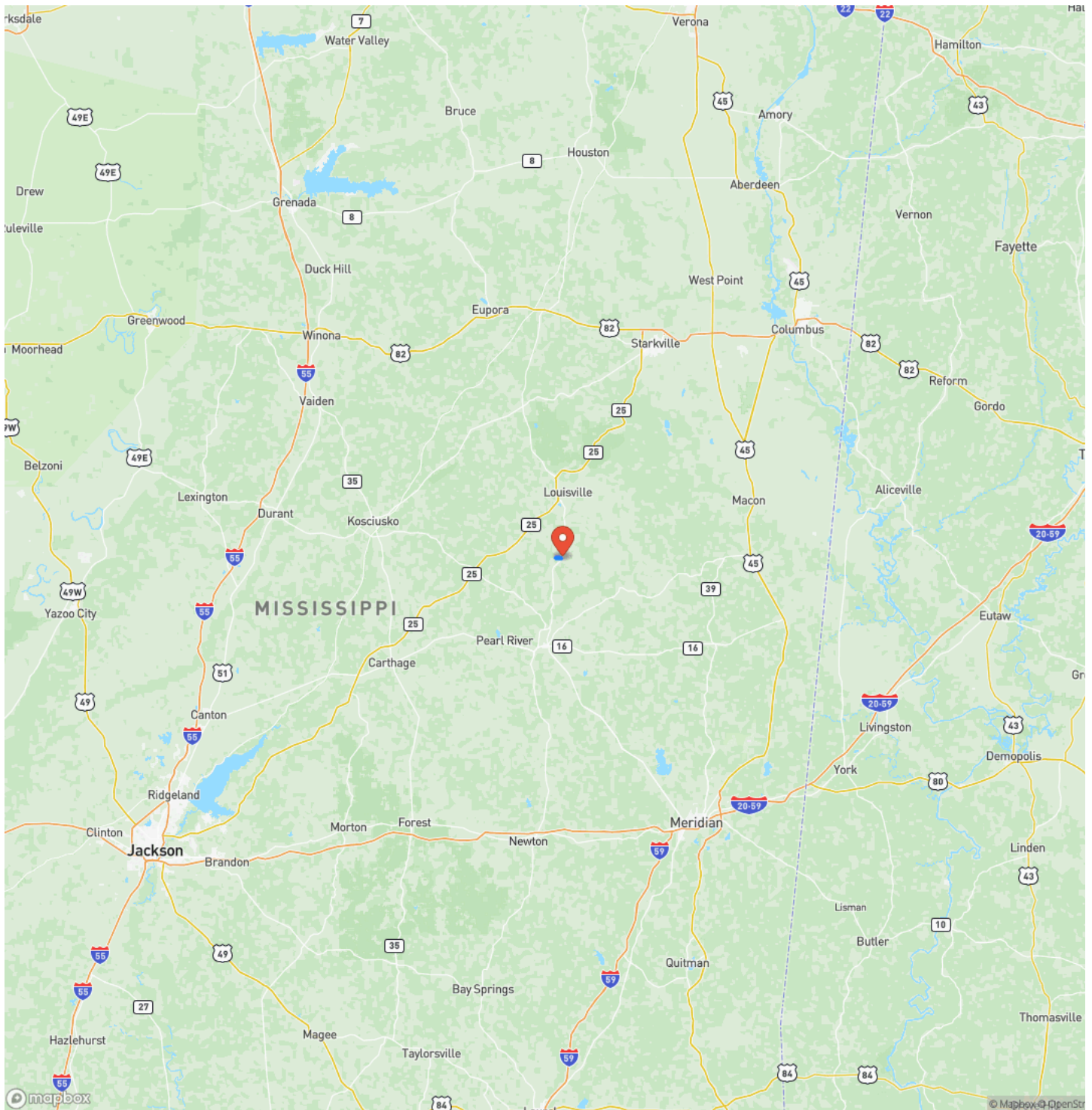
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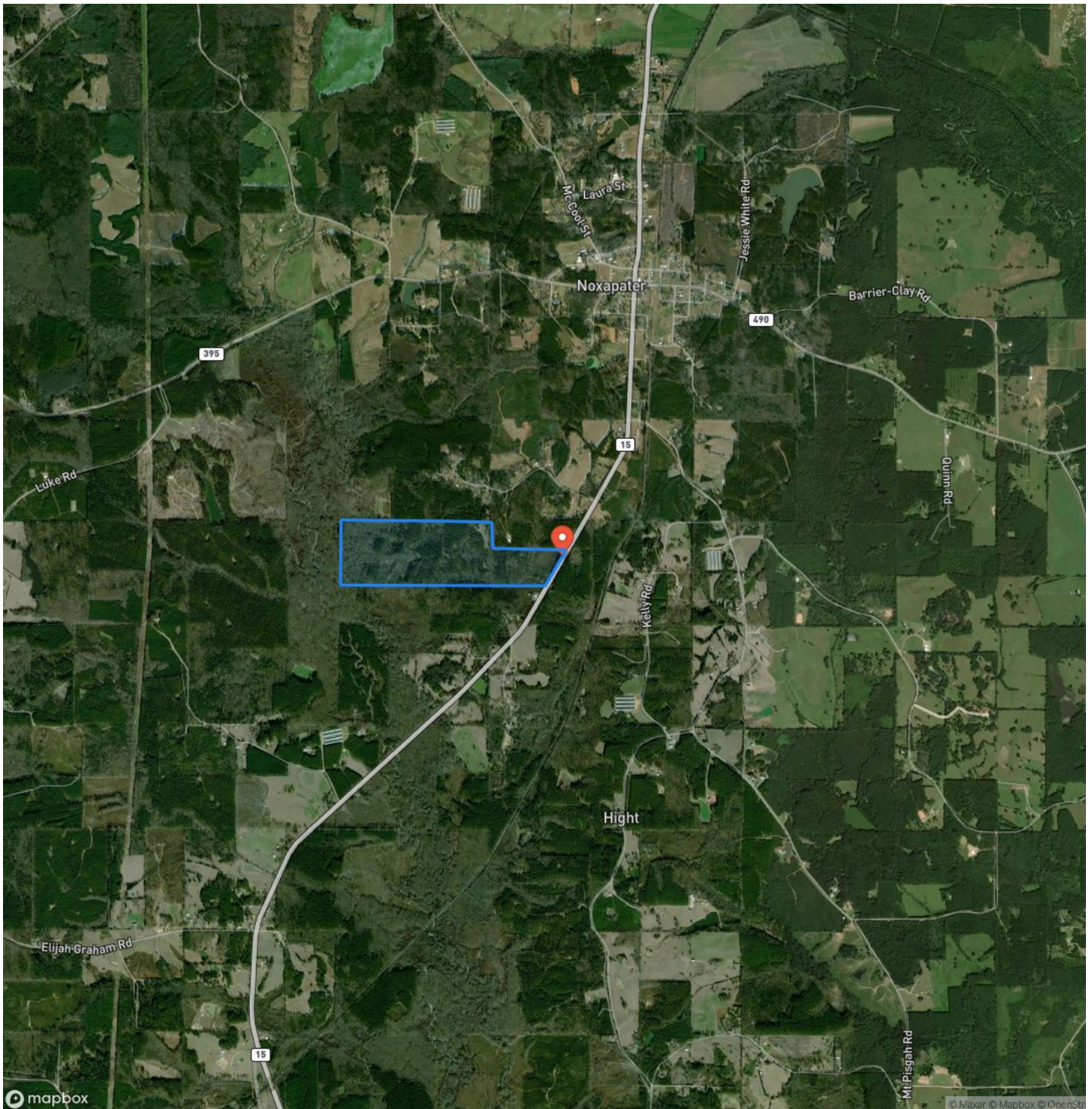
Locator Map



Locator Map



Satellite Map



For more information contact:



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108 Lone Wolf Drive

NOTES

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.



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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