

Droptines and Gobblers 120 Acres Winston County
Mt Pleasant Road
Noxapater, MS 39346

\$209,000
120± Acres
Winston County



**Droptines and Gobblers 120 Acres Winston County
Noxapater, MS / Winston County**

SUMMARY

Address

Mt Pleasant Road

City, State Zip

Noxapater, MS 39346

County

Winston County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

32.965365 / -89.144403

Taxes (Annually)

357

Acreage

120

Price

\$209,000

Property Website

<https://www.mossyoakproperties.com/property/droptines-and-gobblers-120-acres-winston-county-winston-mississippi/39461/>



Droptines and Gobblers 120 Acres Winston County Noxapater, MS / Winston County

PROPERTY DESCRIPTION

This 120 acre property has so much to offer and has been strategically set up to provide great deer and turkey hunting opportunities. Looking through the photos you will see why this place is truly special. Call Hunter McCool today to schedule a showing [662-295-7447](tel:662-295-7447) !!!

Property Features:

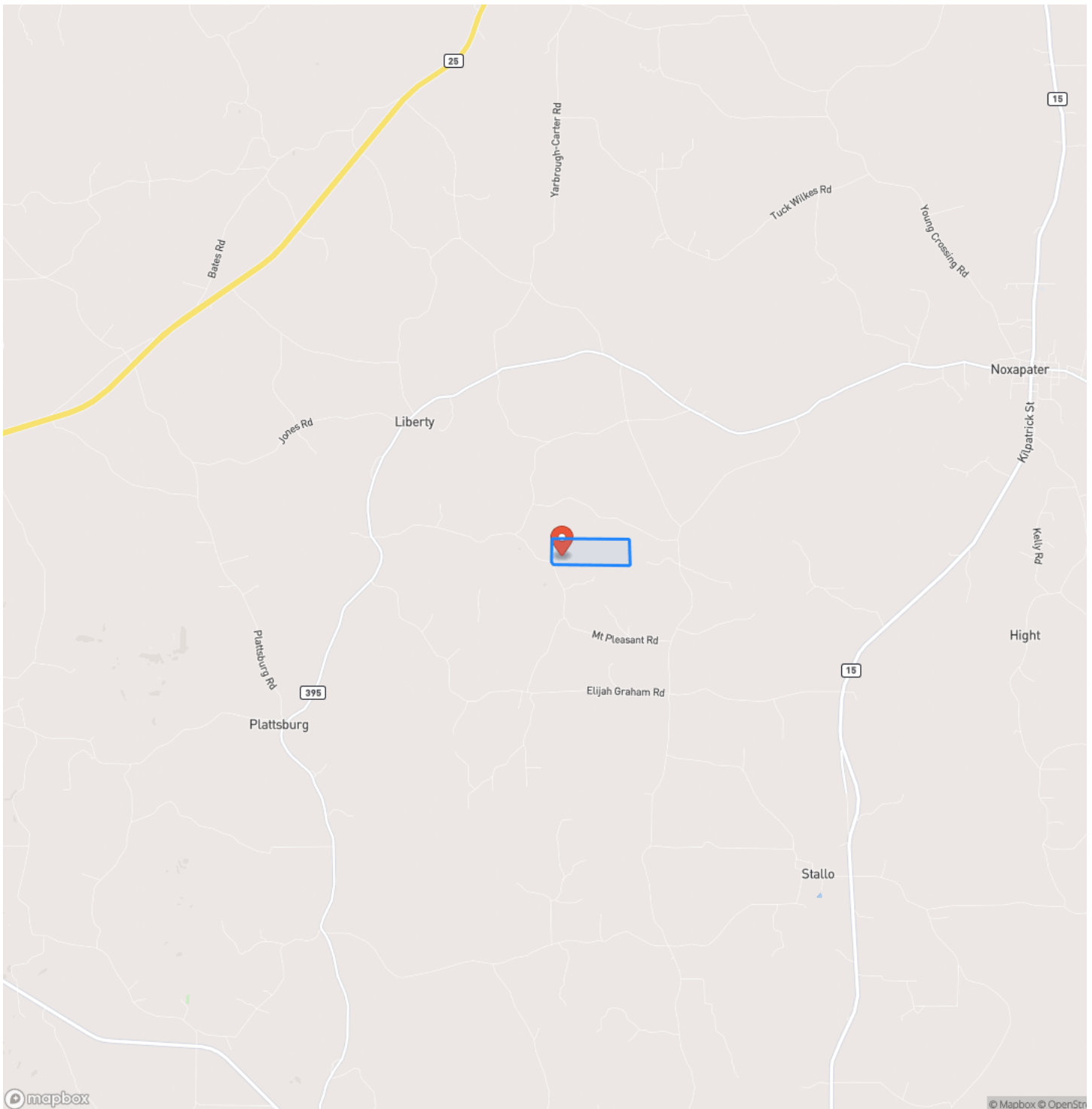
- Community Water
- 5 food plots
- Feeders
- 5 ladder stands
- Extensive roads and trails
- Skinning Rack
- Big Bucks
- Turkeys
- Flowing Creek
- Home Sites
- Excellent Lake Sites



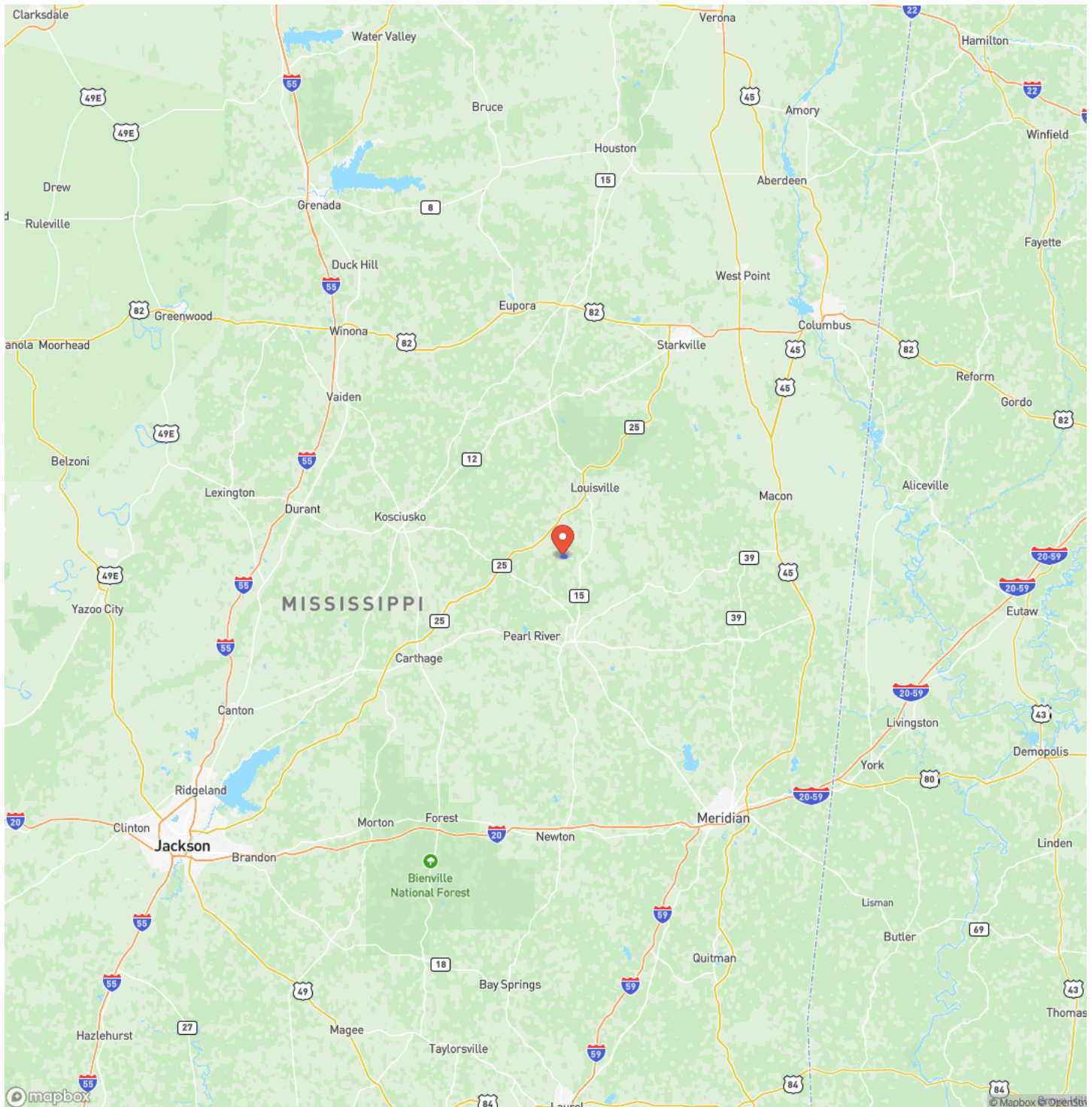
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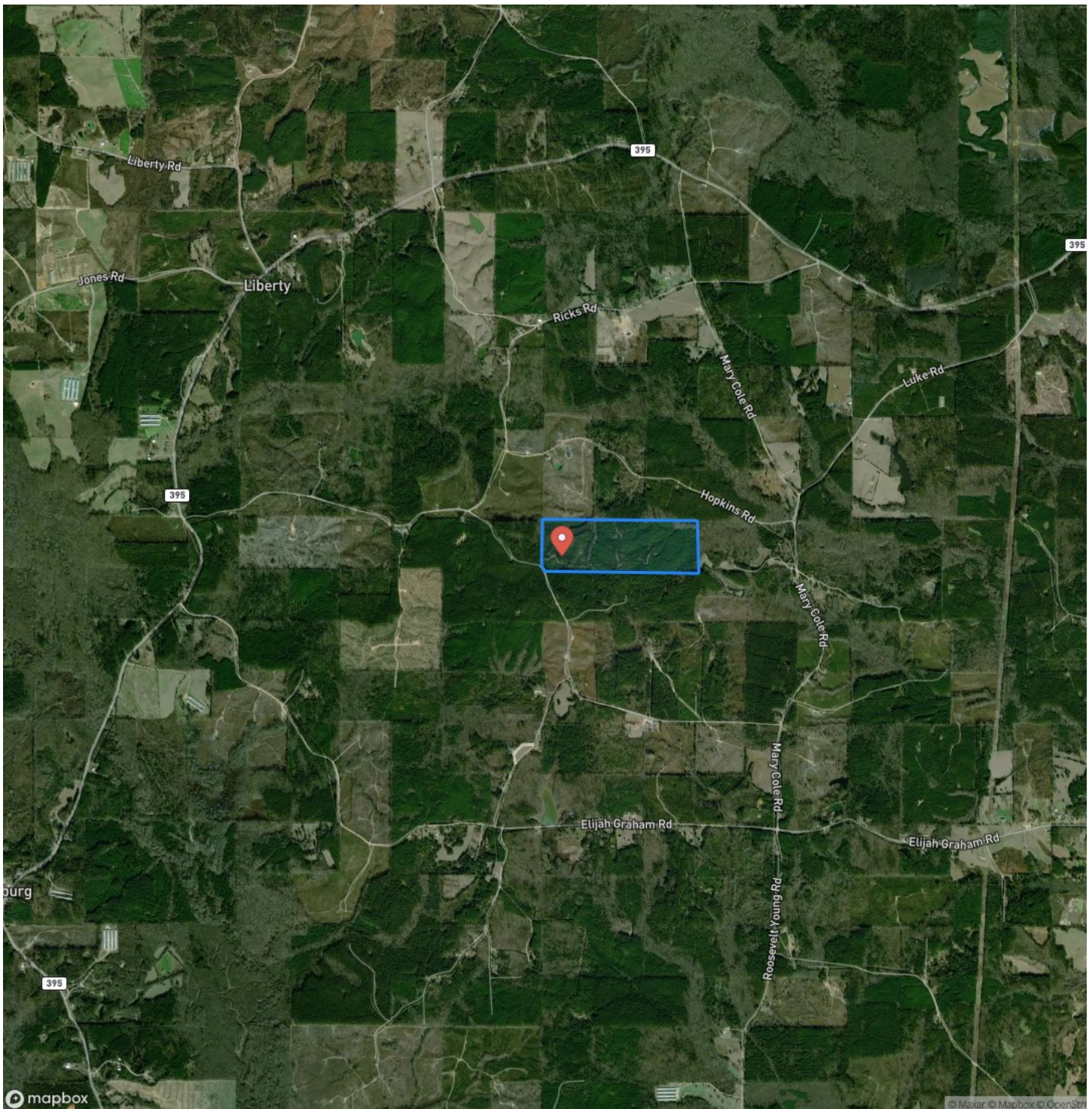
Locator Map



Locator Map



Satellite Map



Droptines and Gobblers 120 Acres Winston County Noxapater, MS / Winston County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter McCool

Mobile

(662) 295-7447

Email

hmccool@mossyoakproperties.com

Address

128 W Franklin Street

City / State / Zip

Carthage, MS 39051

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

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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, 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 relation 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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