

Winston County, MS

SEE PHOTOS
ON WEB:

www.spencemaynor.land/417ac

Reference #425

Contact Spence for info:

205-500-0437

LAND FOR SALE

417 AC +/-
\$417,000

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

AMENITIES:

- Waterfowl, Big Bucks, Turkey & Small Game Hunting
- 1.6 Miles Meandering Frontage on Nanih Waiya Creek
- Numerous Oxbow Lakes, Ponds, Cypress-Tupelo Sloughs, Waterholes, & Streams
- Mature Mast Producing Timber Supports Huge White Tail Herd
- Access Roads on East and West Side of Property
- 3 Green fields, 3 Shooting Stands, Box Blind, Wooden Dock, Trails
- High Ground Suitable for Build Site

LOCATION:

- Winston County Between Starkville and Philadelphia
- 9 miles East of Noxapater
- 18 miles South of Noxubee National Wildlife Refuge
- The NWR features a massive wetland ecosystem with 7 reservoirs & 2 major lakes
- Part of a network of wetland corridors forming the headwaters of the Pearl River

WILDLIFE: Mallards, Wood Ducks, Hooded Mergansers, Deer, Turkey, Small Game

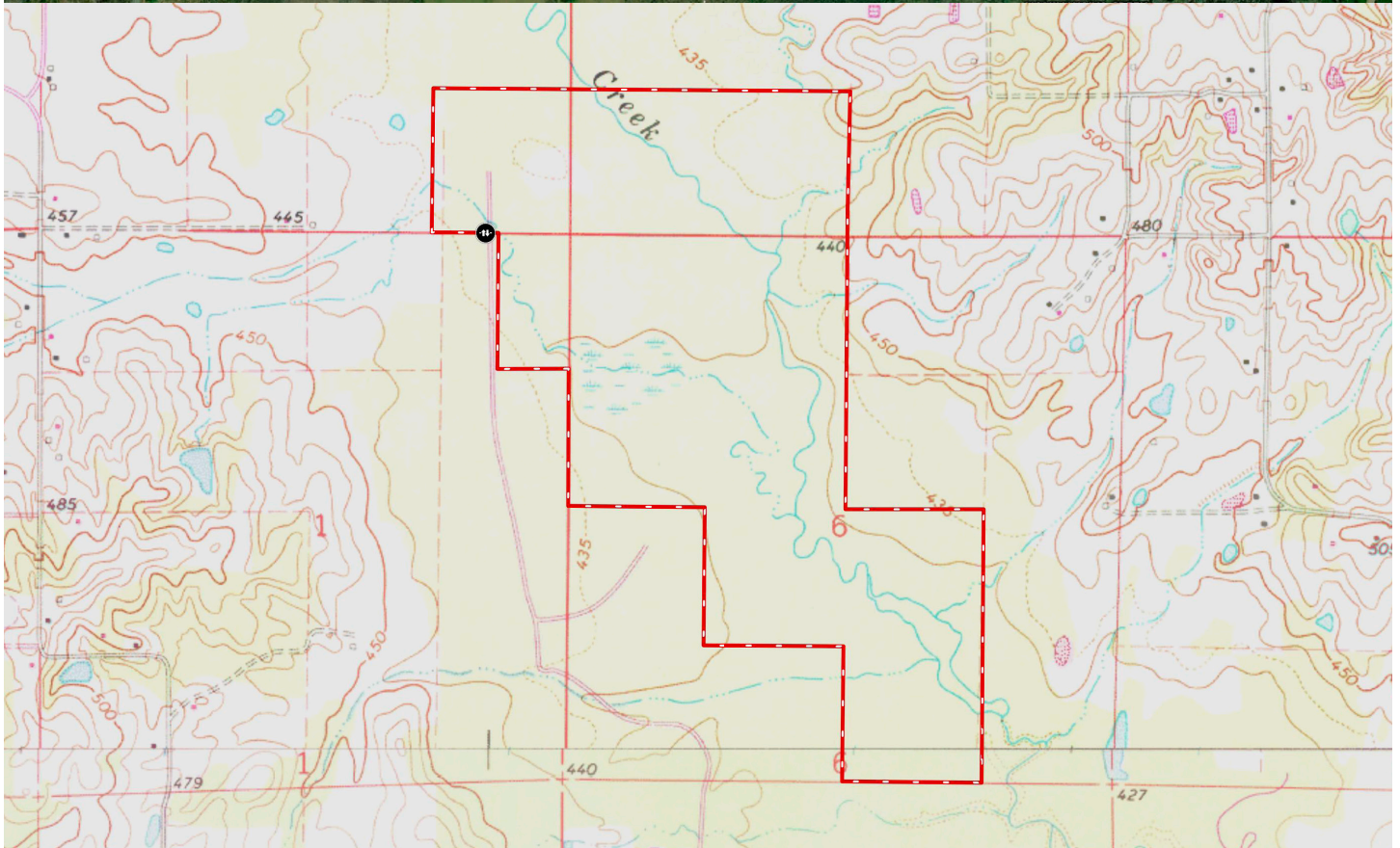
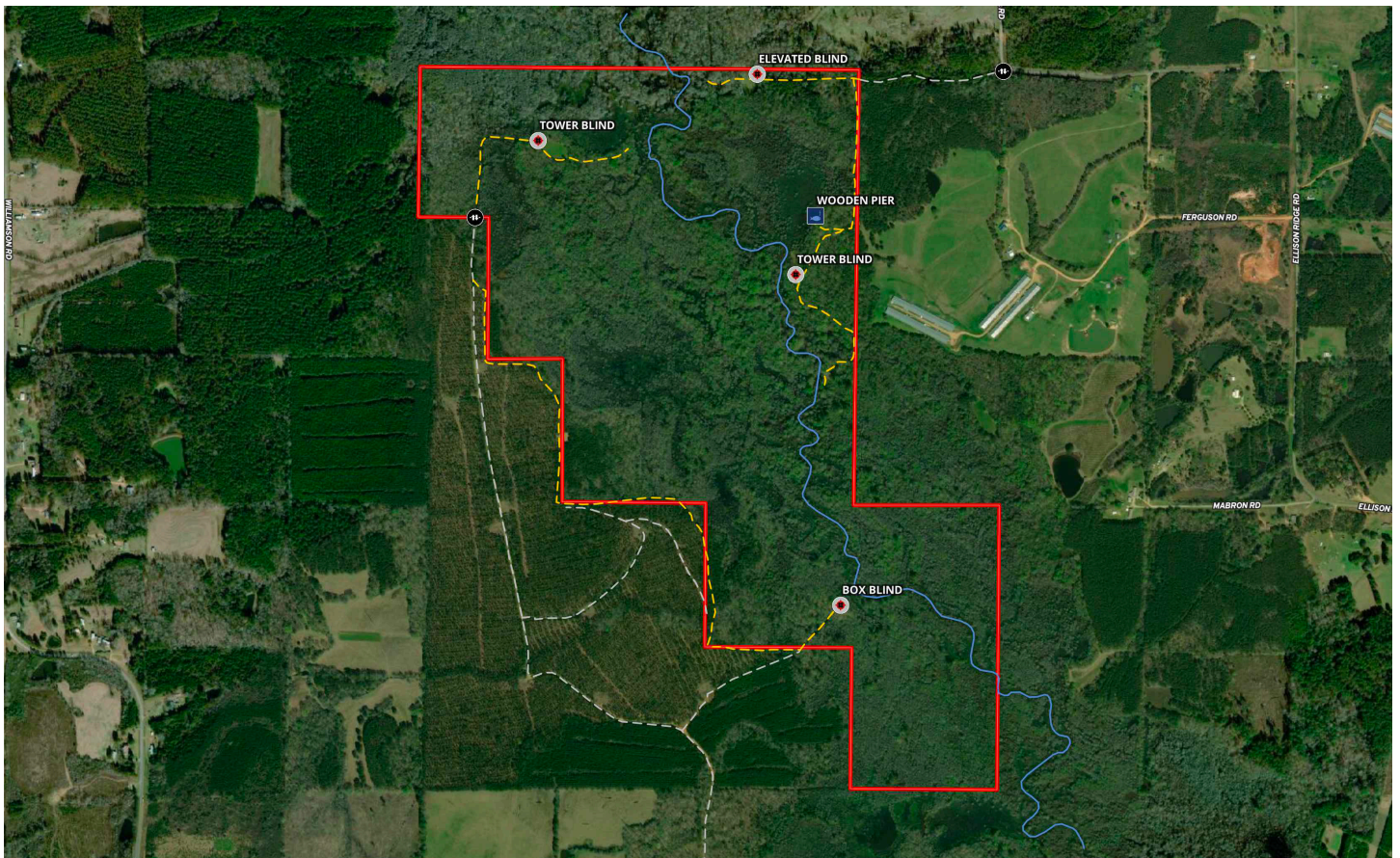
TIMBER: Cherry Bark Oak, Willow Oak, Over-cup Oak, Swamp Chestnut Oak, Bald Cypress, Water Tupelo, Tupelo Gum, Black Gum, Black Locust, Sweet Pecan, Tulip Poplar, Cottonwood, Pine

NATIVE PLANTS: Cattails, Paw-Paw, Buckeye, Huckleberry, Wild Azalea, Maiden Cain, Willow Scrub, Native Grasses



*All distances and acres are estimates and should be independently verified

Bethel Rd Access: 33.01704, -88.90114; Harmony Baptist Church Rd Access: 32.98431, -88.91498



NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners nor the property owner makes any representation or warranty as to completeness or accuracy. This property is subject to prior sale, price change and withdrawal from the market without notice. No representation or warranty is made, express or implied, as to the condition of the property, boundaries, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.