

Winston Co., MS

SEE PHOTOS
ON WEB:

www.spencemaynor.land/hardcore

Reference #461

Contact Spence for info:
205-500-0437

LAND FOR SALE

**140.5 AC +/-
\$179,000**

Exclusive Agent for owner:

CYPRUS
PARTNERS

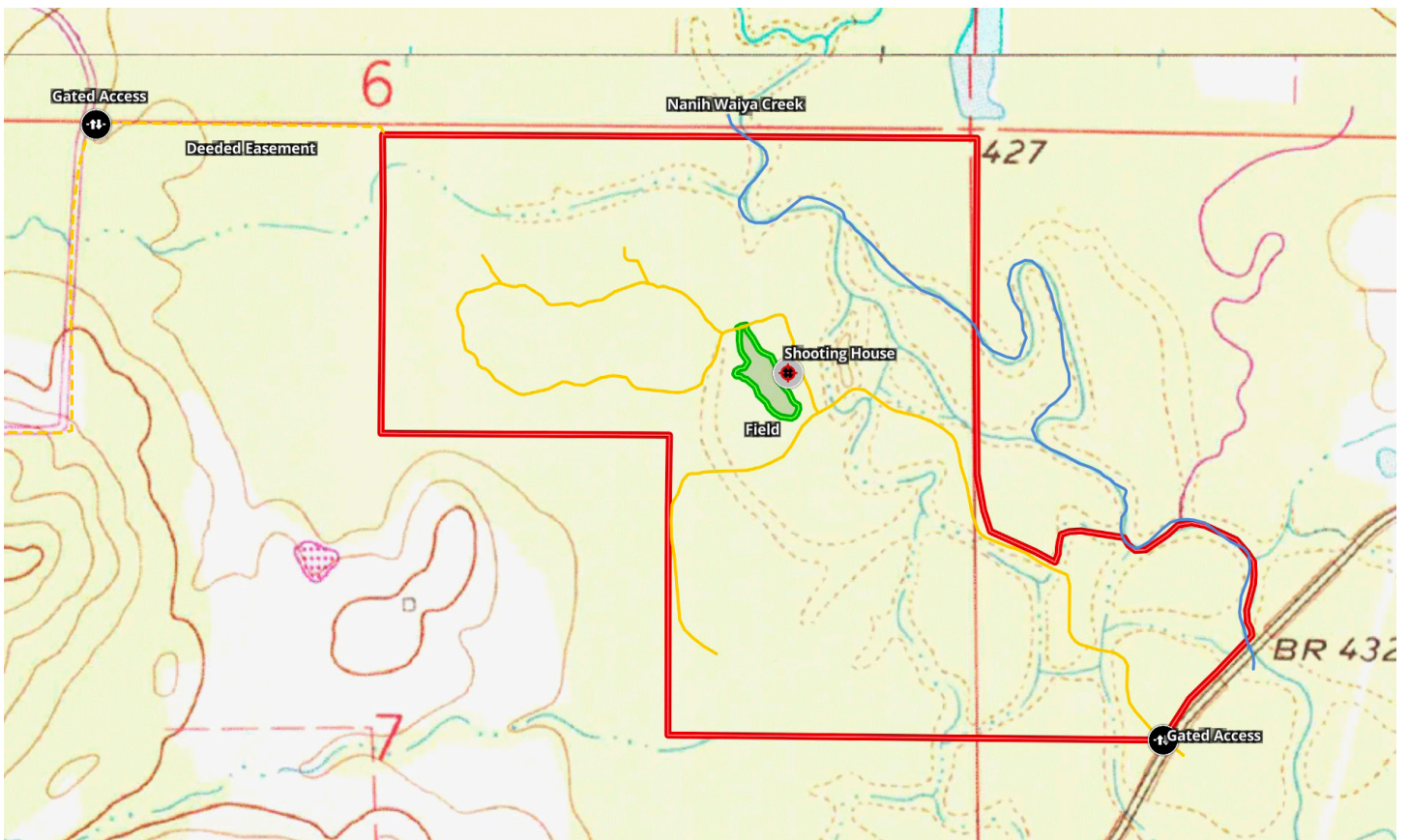
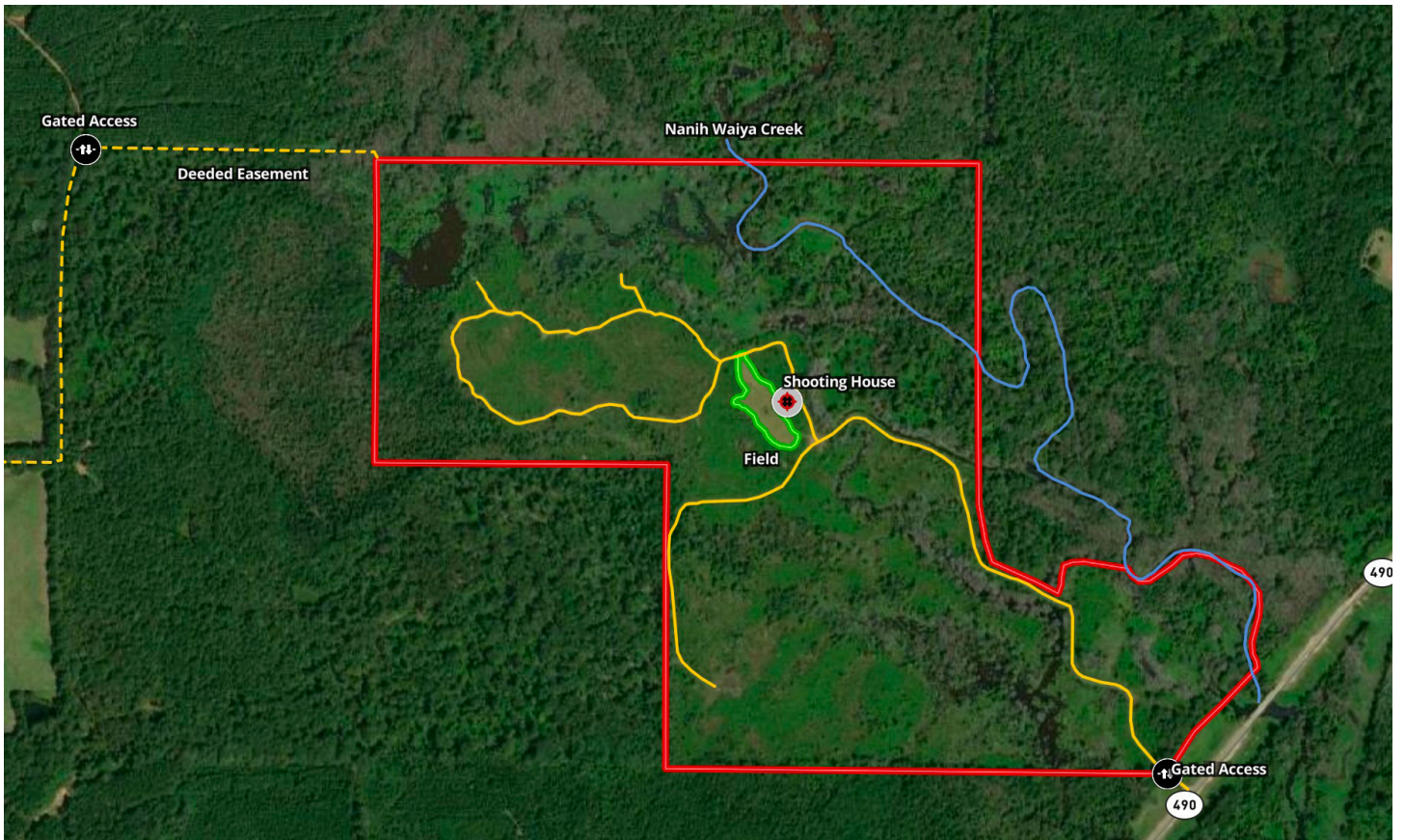
P O Box 43633
Birmingham, AL 35243

- Large blocks of undeveloped land and diverse habitat support healthy populations of waterfowl, deer, turkey, and small game.
- 2,700 ft on Nanih Waiya Creek, 13 acre Natural Lake, Waterholes, Wetland.
- About an acre of flood-able ground designed for easy hunting and a maximum water depth of 24 inches. Plus, it's much easier to use your waders here than in other parts of the swamp.
- Japanese Millet, and rice have been planted and are starting to sprout. They will have mature seed heads by November, just in time for duck season!
- Naturally occurring smart weed provides a consistent food source for waterfowl.
- No walking required on this one. Drive directly to the shooting house, lake, and waterholes via internal road.
- Gated, deeded easement from Harmony Baptist Church Road to the northwest corner provides a secondary route to the lake without spooking waterfowl. Consider stashing a floating blind here.
- Terrain is level with eighty-two acres dry ground more or less. Balance of the acreage is mostly wetland.
- Legal access and direct access via paved state highway frontage on MS-490.
- Accessible timber was removed in 2015. Select hardwoods remain.
- No covenants or restrictions.
- Power, water, and telephone available along MS-490.
- Not in city limits.



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

ADDRESS: 10025 MS-490, LOUISVILLE, MS 39339



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