



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522



183.5± Acres in Winston County, MS
\$325,000

Property Profile

The Winston 183.5

Location:

- Winston County, MS
- Fronts Crystal Ridge Road and Garrigues Road
- 9± Miles Southeast of Louisville
- 36± Miles Southwest of Starkville

Coordinates:

- 33.058878, -88.930228

Property Information:

- 183.5± Acres
- 100± Acres of 22± Year Old Pine Timber
- 80± Acres of Tupelo Gum Sloughs and Hardwood Pockets
- Internal Trail System
- Ideal Habitat for Deer, Duck, and Turkey
- Public Water at the Road

Property Use:

- Deer
- Duck
- Turkey

Tax Information:

- Parcel 1413600130000101: \$141 for 2021
- Parcel 1413600240000400: \$404 for 2021



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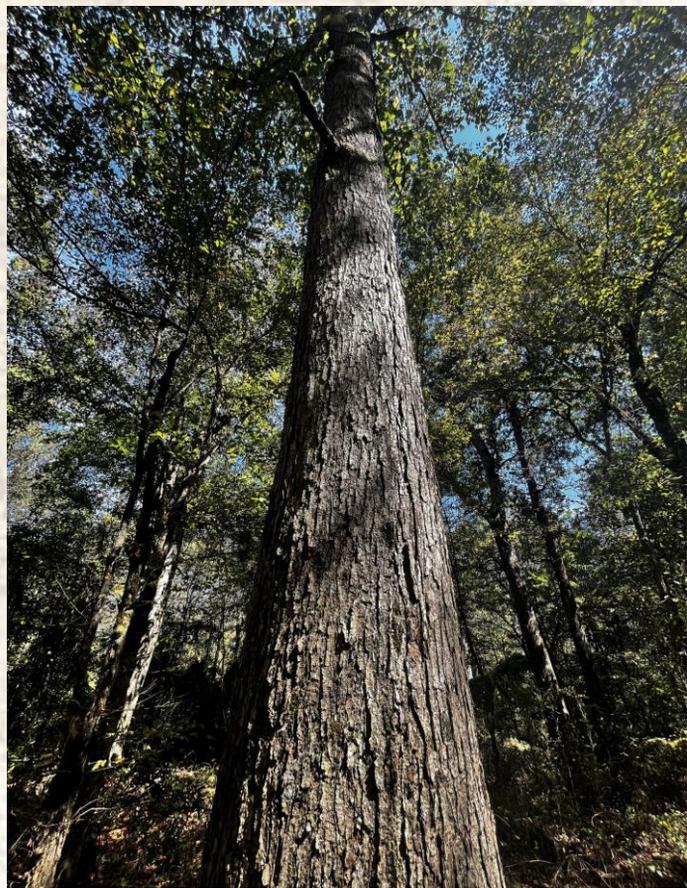
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Attention hunters! Have you been looking for a place in East Central Mississippi that provides the opportunity to chase after deer, duck, and turkey? Take a look at what the Winston 183.5 has to offer. Located approximately 9 miles southeast of Louisville in Winston County, this property is ideal for the recreational buyer looking for a diverse hunting tract.



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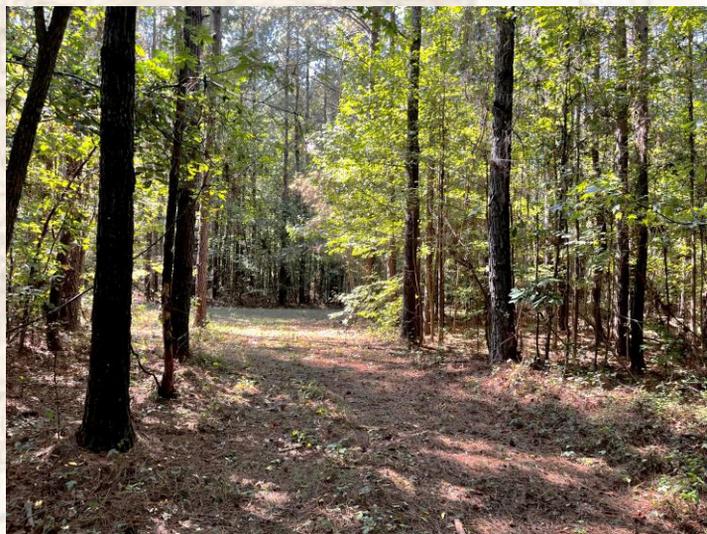
Whether you like to target deer, duck, or turkey, it won't take you long to get excited for hunting season. The property make-up primarily consists of approximately 100 acres of 22± year old pine timber, with the remaining acreage being tupelo gum sloughs and small hardwood pockets. There is an internal trail system in place that travels a large portion of the tract, with a couple of small food plots scattered throughout. The combination of dry ground and wet ground provides diversity for the wildlife and something to chase after, no matter the season.



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To further enhance the property, the pines are ready to be thinned and burned, which will further maximize forage and bedding. In the sloughs, there are open holes you can build a couple of duck blinds on and plant millet in. Water is located at the gate on Garrigues Road and power is nearby. Good bones are in place, and there's potential to create a hunter's paradise!

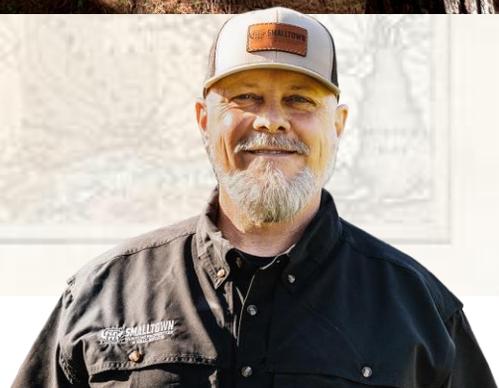
Properties offering the chance for deer, duck, and turkey in this part of the state can be a hard find; check out what the Winston 183.5 has to offer.



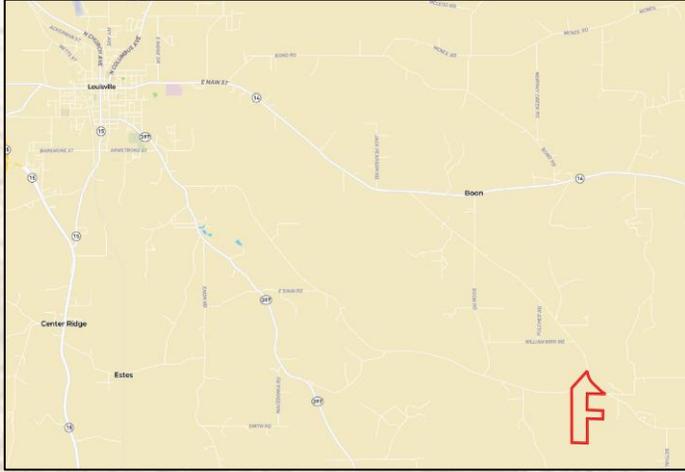
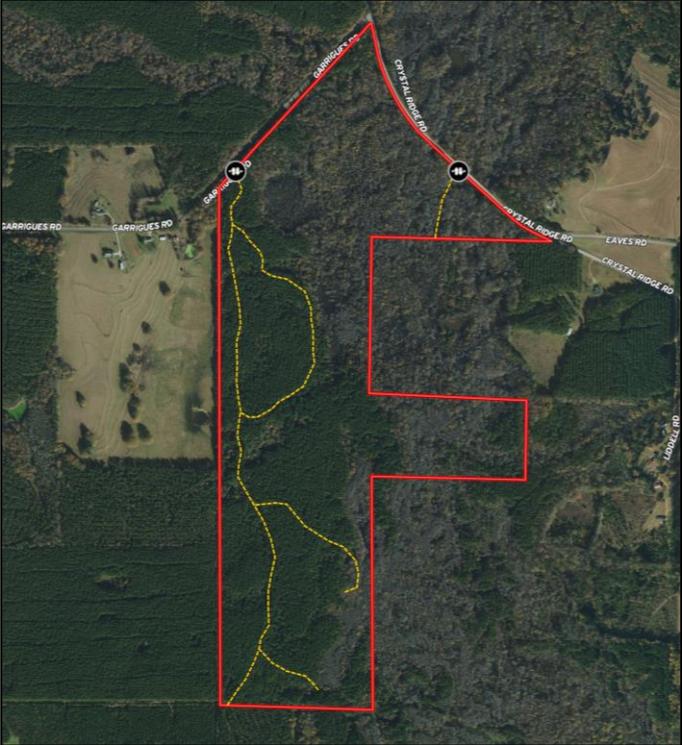
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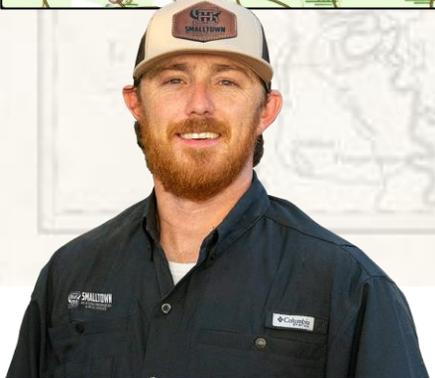
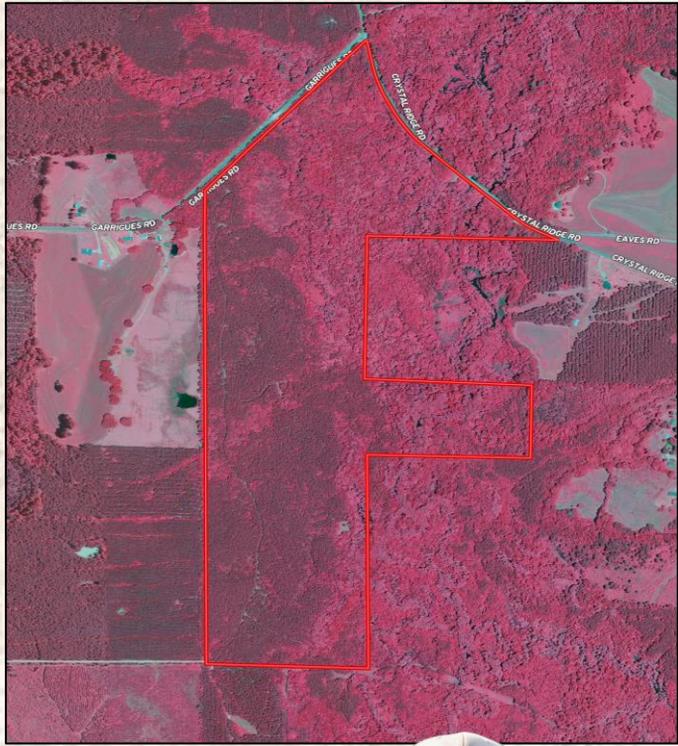
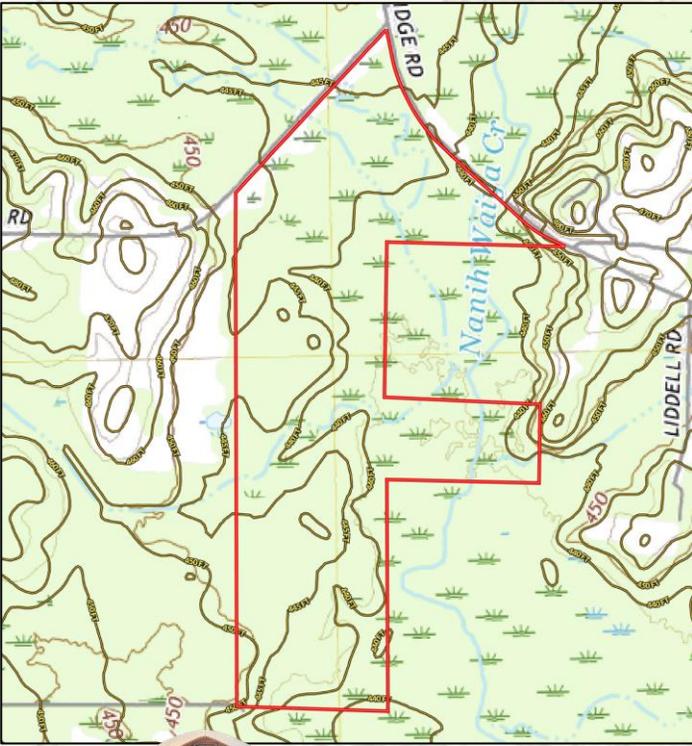
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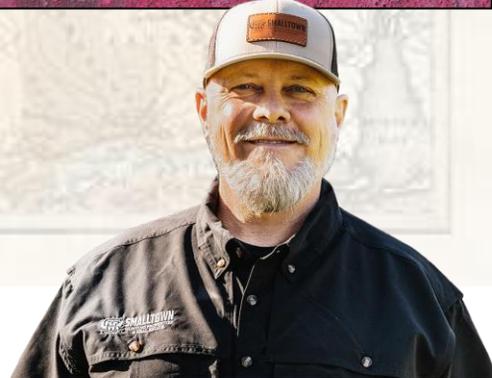
[Google Map Link](#)

- **Boundary Consists of 183.5± Acres**
- **Diversity of Timber and Habitat**
- **Fronts Crystal Ridge Road & Garrigues Road**
- **9± Miles Southeast of Louisville**
- **36± Miles Southwest of Starkville**

[MapRight Link](#)



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