

49± ACRES
WINSTON COUNTY, MS
\$99,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE WINSTON 49

PROPERTY PROFILE

LOCATION:

- Winston County, MS
- Frontage on Sturgis Road
- 18± Miles Southwest of Starkville
- Borders Choctaw WMA to the North (21,705 Acres)

COORDINATES:

- 33.2547158, -89.05419151

PROPERTY USE:

- Hunting
- Recreational
- Investment
- House Site

PROPERTY INFORMATION:

- 49± Acres
- Deer, Turkey and Other Small Game
- Utilities at the Road
- Hardwood and Pine Mix
- 8± Year-Old Natural Regeneration with Hardwood Bottoms

TAX INFORMATION:

2022 - \$145.36

- Parcel #:161250015-0000300



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



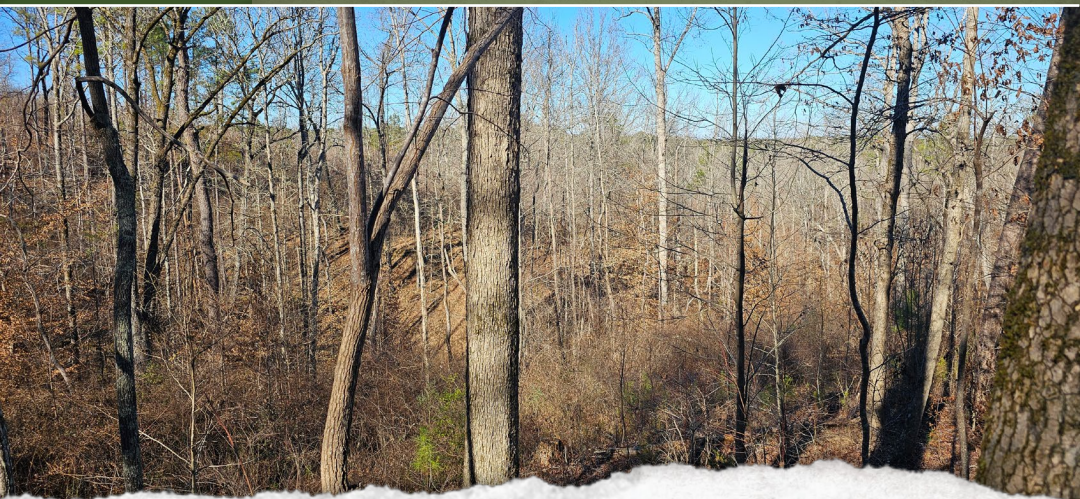
WELCOME TO THE WINSTON 49

IF YOU HAVE BEEN SEARCHING FOR AN AFFORDABLE HUNTING TRACT, CHECK OUT THE WINSTON 49! Located approximately 18 miles southwest of Starkville and bordering the Choctaw WMA, this 49± acre property offers the opportunity to set up camp and hunt more than 20,000 acres.

This tract offers 1,500± feet of frontage on Sturgis Road and utilities are available. The timber was cut in 2016-2017 but a good portion of the hardwood bottoms were left alone, leaving you with a diverse habitat for wildlife. An old road system is in place but will need some work to be useable. One of the main highlights of this place is a hardwood draw running the length of the property, from north and south. The draw is filled with giant oaks and surrounded by thick natural regeneration which is a good recipe for deer habitat. Another potential use of the draw would be to dam it up and build a small lake.

This property is a blank slate and with your vision, imagination, and a little work, you could turn it into something special! Whether you want a place to hunt, build a camp or just enjoy the outdoors, the Winston 49 is the affordable answer.

Give Billy Carpenter a call for your private showing today!



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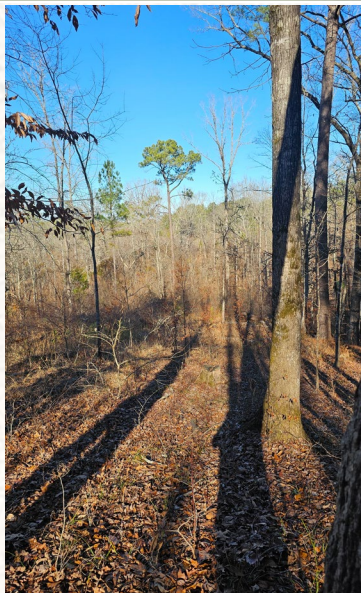
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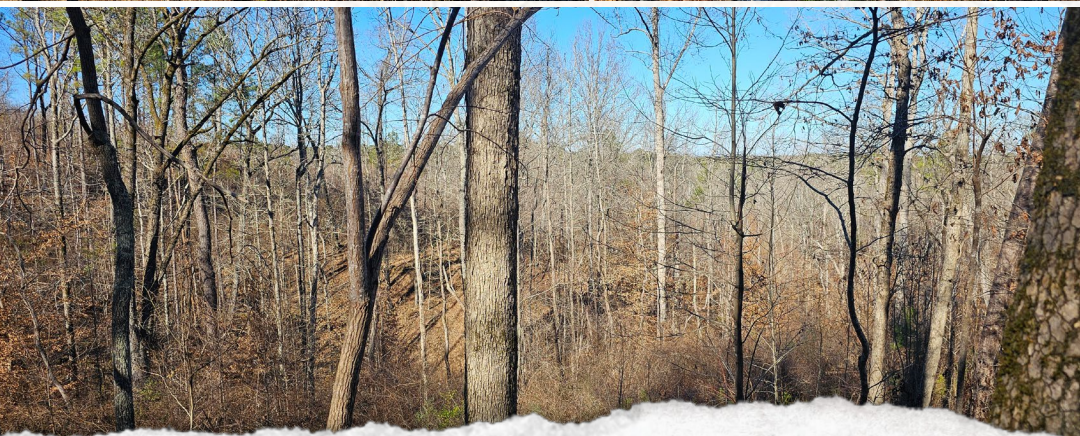
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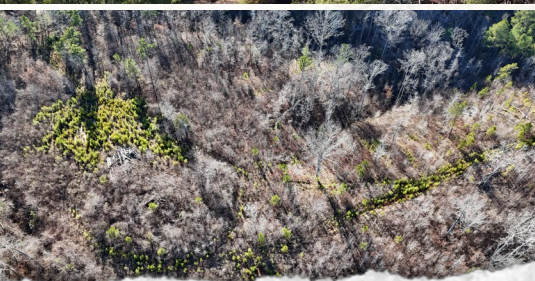
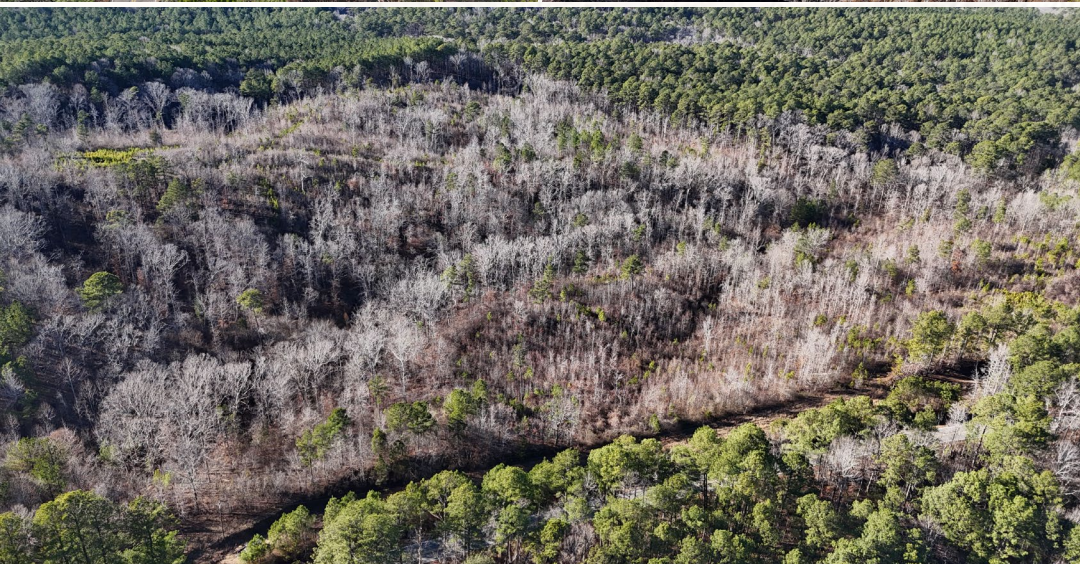
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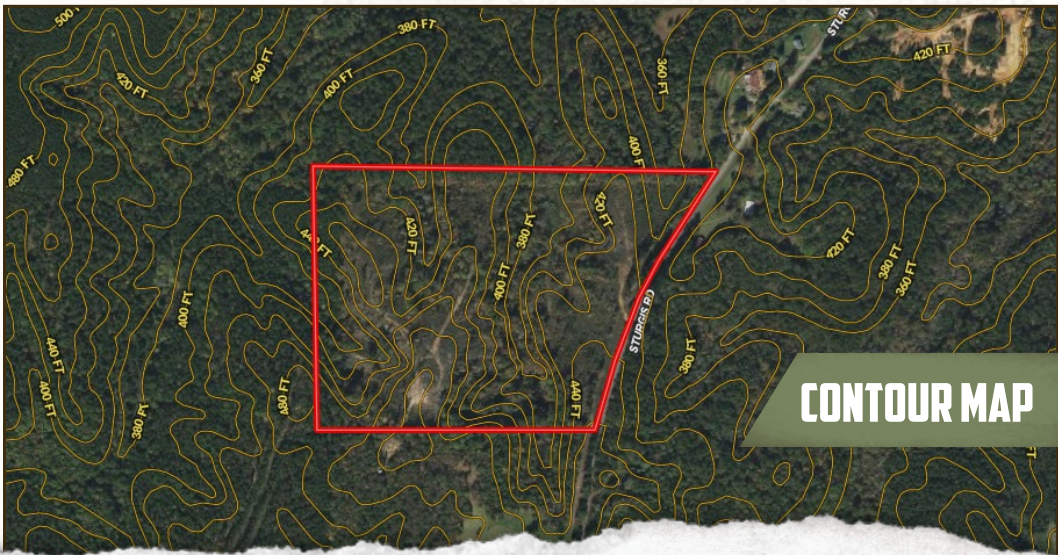
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GOOGLE EARTH 7/2017



CONTOUR MAP



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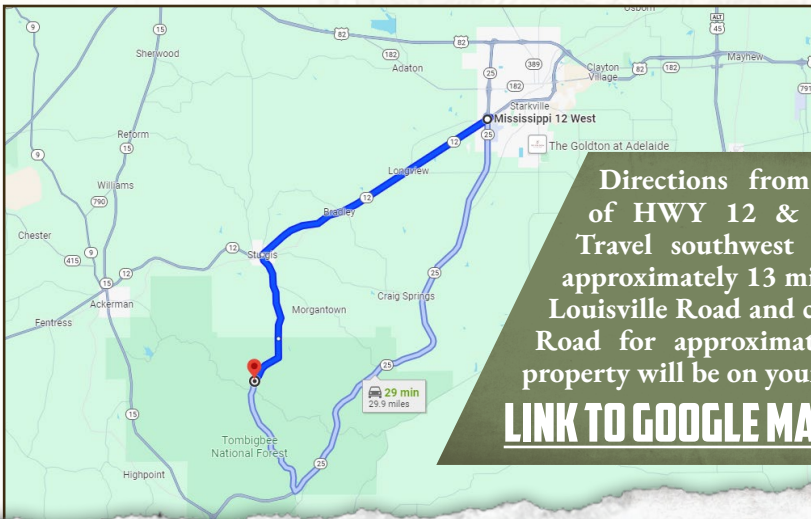
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land **id.** LINK



Directions from the Intersection of HWY 12 & 25 in Starkville: Travel southwest on HWY 12 for approximately 13 miles. Turn left onto Louisville Road and continue to Sturgis Road for approximately 7 miles. The property will be on your right.

LINK TO GOOGLE MAP DIRECTIONS



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