

150± ACRES
WINSTON COUNTY, MS
\$269,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027

THE WINSTON 150

PROPERTY PROFILE

LOCATION:

- Louisville, MS 39339
- Winston County
- 3± Miles N of Louisville
- 25± Miles SW of Starkville
- Frontage on Hwy 25 and Sulphur Springs Road

COORDINATES:

- 33.171867, -89.051634

PROPERTY USE:

- Recreational
- Hunting
- Potential Cabin/Home Site

PROPERTY INFORMATION:

- 150± Total Acres
- 55± Acres Recent Cutover
- 75± Acres Select Cut in 2019
- Nice Internal Trails
- Scattered Mature Hardwoods
- 2 Access Points off Hwy 25
- Utilities Available
- Little Noxubee River Traverses Property

TAX INFORMATION:

2023 - \$491.82

- Parcel # 151220010-0000200



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MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 150

WELCOME TO THE WINSTON 150 CONVENIENTLY LOCATED APPROXIMATELY THREE MILES NORTH OF LOUISVILLE, MS. This 150± acre hunting and recreational tract offers frontage on Highway 25 with two established entrances. Both of these entrances connect to good internal trails leading to the 55± acres of recent cutover. In 2019, roughly 75 acres was select cut, leaving scattered mature hardwoods. This portion has grown back with natural browse and bedding which is great for the wildlife. The Little Noxubee River flows from west to east through the middle of the property with a nice SMZ remaining. Several large oaks are currently dropping along the Little Noxubee River and the deer are loving it. This Winston County tract also offers paved road frontage on Sulphur Springs Road where utilities are available. If you are interested in building, there is a cleared site just north of Sulphur Springs Road with the potential for another on the south side of the road. The game on this property is abundant and will most likely get better as the recent cutover grows back. The Winston 150 is situated approximately 30 minutes from Starkville.

To schedule a private tour, call Michael Cooper today!



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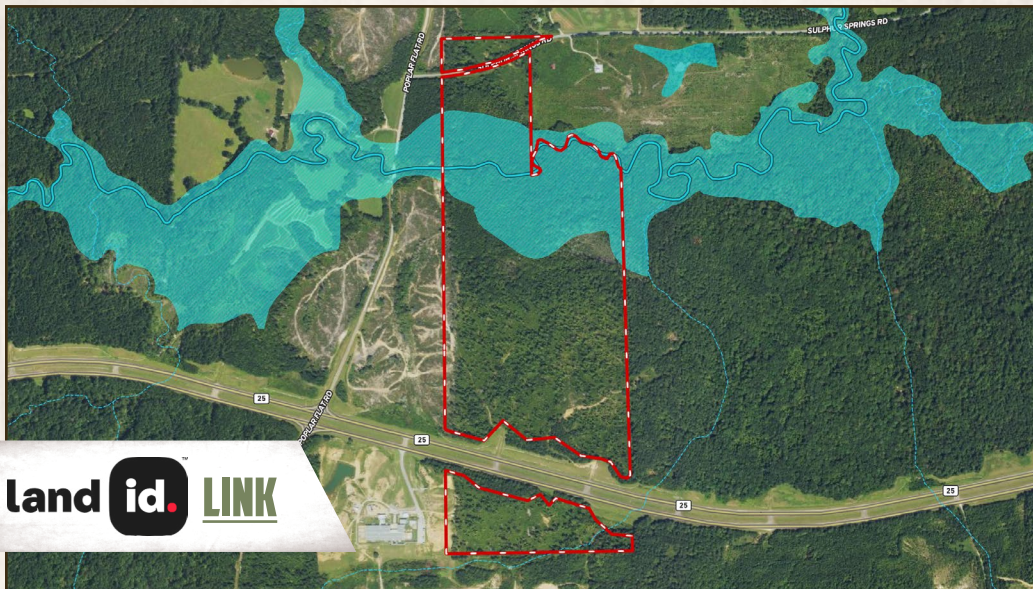
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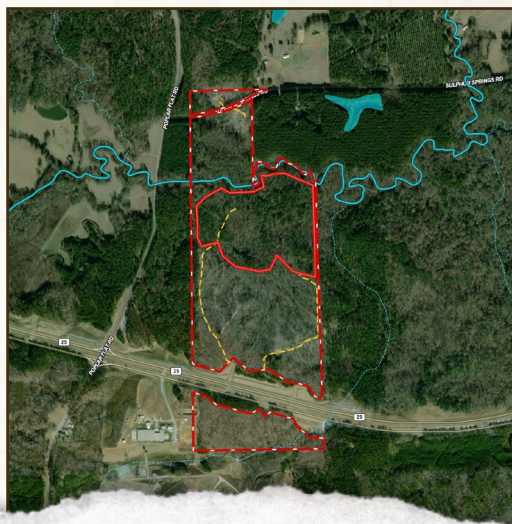
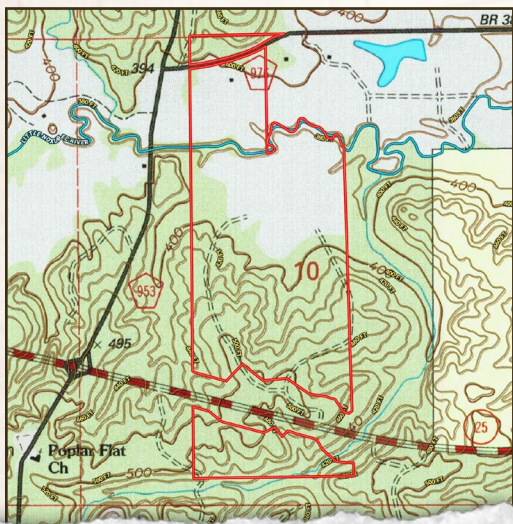
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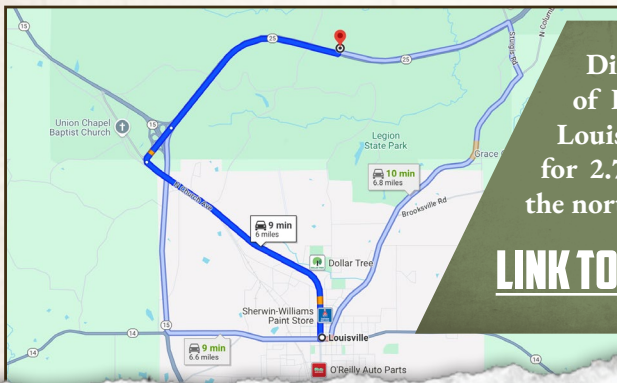
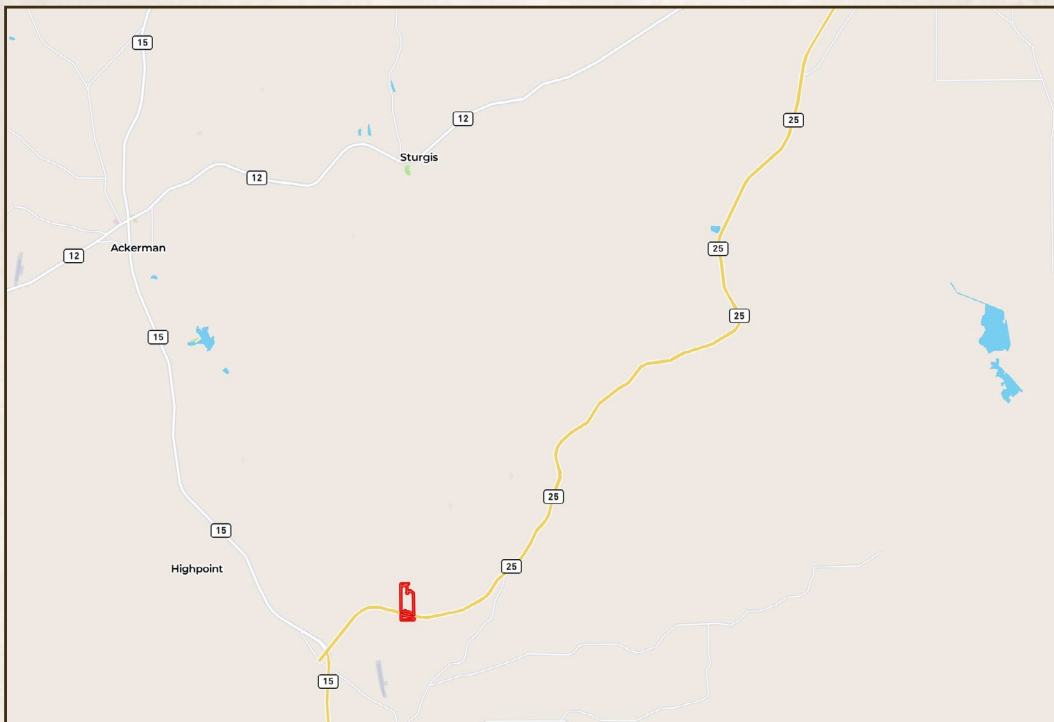
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Directions From the Intersection of Hwy 25 and Hwy 15, North of Louisville, MS: Travel NE on Hwy 25 for 2.7 miles. The entrance will be on the north side of Hwy 25.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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