

16.98± ACRES
WINSTON COUNTY, MS
\$60,480



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WINSTON 16.98

PROPERTY PROFILE

LOCATION:

- Shuqualak Road
Preston, MS 39354
- Nanih Waiya Community
- Winston County
- 3.5± Miles SE of
Nanih Waiya School
- 19.2± Miles SE of Louisville
- 22.7± Miles NE of Philadelphia

COORDINATES:

- 32.94878, -88.85908

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 16.98± Total Surveyed Acres
- 16± Acres Pine Plantation
- 1± Acres Mixed Hardwoods
- 760'± Frontage on
Shuqualak Road
- Utilities Available
- Deer/Turkey/Small Game

TAX INFORMATION:

- Parcel 131480027-0001200
\$120.33 for 2024



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DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

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2121 5th St., Suite 206 - Meridian, MS 39301

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 16.98

DISCOVER THE PERFECT BLEND OF SECLUSION AND CONVENIENCE WITH THIS 16.98± SURVEYED-ACRE PROPERTY IN WINSTON COUNTY, MISSISSIPPI. Nestled in the desirable Nanih Waiya community just off Shuqualak Road in Preston, this scenic tract features roughly 760 feet of road frontage, offering convenient access and multiple possibilities for development. Situated 19.2± miles southeast of Louisville, 22.7± miles northeast of Philadelphia, and just over three miles from Nanih Waiya School, this tract is ideal for families, weekend retreats, or an investment.



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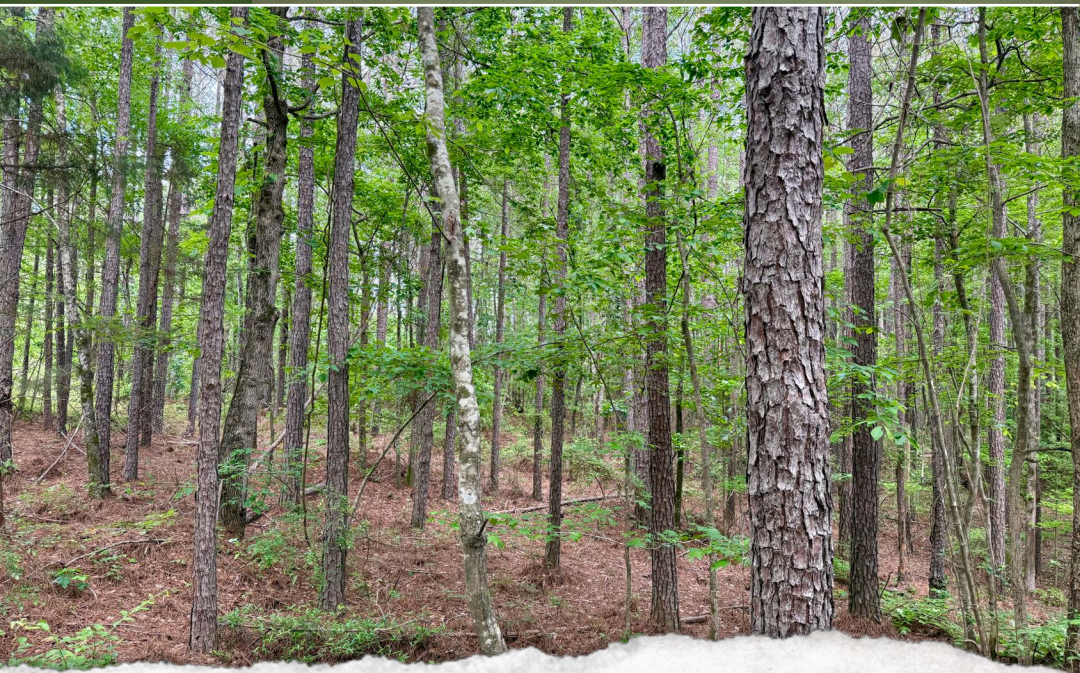
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MORE ABOUT THE WINSTON 16.98

The property boasts an established 16± acre pine plantation, complemented by an additional acre of mixed hardwoods, enhancing the landscape and wildlife habitat. Abundant with deer, turkey, and small game, this is a sportsman's dream. Utilities are available, further increasing its readiness for development or enjoyment.

Whether you're seeking a peaceful residential site, a hunting cabin getaway, or a recreational escape, this land delivers. Don't miss your opportunity to own a versatile tract in a well-established and sought-after area of Winston County.

Contact Derek Eaves today to learn more and schedule a private tour of the Winston 16.98.



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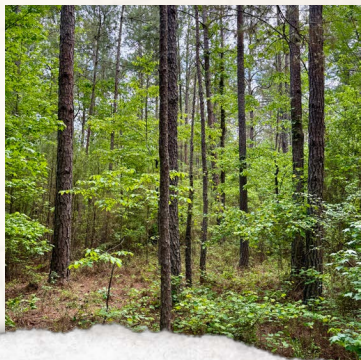
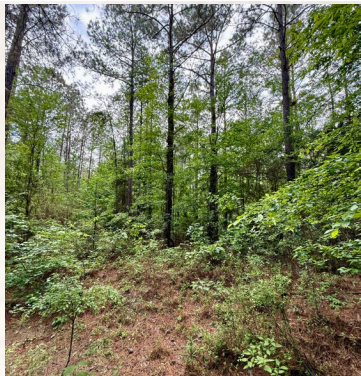
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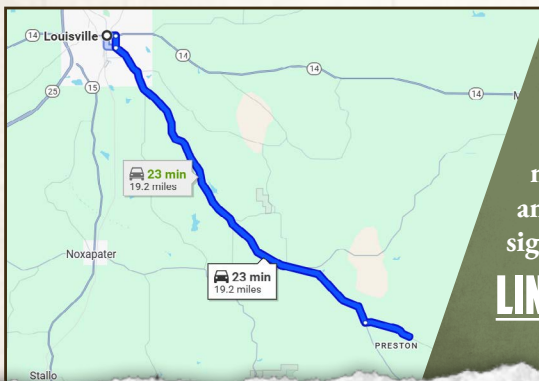
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Directions from Louisville, MS:
Travel 0.4 miles east on W Main Street. Turn right onto South Jones Avenue and travel 0.5 miles. Turn left onto Highway 397 and continue 16.3 miles. Turn left onto Shuqualak Road and proceed 0.7 miles to the property and sign on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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