

150± ACRES
WINSTON COUNTY, MS
\$255,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WINSTON 150

PROPERTY PROFILE

LOCATION:

- Winston County, MS
- Nanih Waiya Community
- Access on Highway 490
- 15± Miles SE of Louisville
- 50± Miles N of Meridian

COORDINATES:

- 32.99556, -88.9003

PROPERTY USE:

- Hunting
- Recreational

PROPERTY INFORMATION:

- 150± Total Acres
- Extensive Road System
- Borders Nanih Waiya Creek
- 4 Duck Holes
- 4 Deer Blinds/Feeders
- Mixed Hardwoods
- 10-Year-Old Natural Regeneration
- Bottomland
- FEMA Flood Plain
- Duck, Deer, Turkey, and Small Game

TAX INFORMATION:

2023 - \$330.56

- Parcel 131430007-0000100



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DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 150

WELCOME TO YOUR FUTURE OUTDOOR SANCTUARY IN WINSTON COUNTY, MS! Located just southeast of Louisville in the Nanih Waiya Community, this incredible, turn-key 150± acre bottomland tract is a paradise for hunting enthusiasts. With an abundant number of deer, ducks, turkeys, rabbits, and other small game, this property will provide endless opportunities for outdoor adventures. The property features road frontage and convenient access off Highway 490. Upon entering the gate to this secluded and pristine tract, you'll immediately notice the extensive road system that allows you to drive your truck or ATV to every deer blind and duck hole - something you won't often find with swamp properties. The well-constructed roadwork makes navigation a breeze, and additional trails let you explore even further beyond the main roads. Four duck holes on the property typically host wood ducks, with the occasional mallard making an appearance. Included in the sale are four hunting blinds, all with feeders already set up - you can start hunting the day you close!



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MORE ABOUT THE WINSTON 150

The land's natural features include lush bottomland sloughs along Nanih Waiya Creek, which provide a perfect habitat for wildlife. Towering hardwoods, including oaks and swamp chestnuts, drop ample acorns, further enhancing the property's appeal to game animals. The creek bottomlands offer abundant water sources, prime bedding areas for deer, and plenty of wildlife activity. Well-worn deer trails traverse this place, running along creek edges, through wetlands, and along the road system. For turkey hunters, the presence of feathers and tracks promises exciting spring hunts.

This is a rare opportunity to own a premium piece of Nanih Waiya Creek land, ideal for hunting, recreation, or simply enjoying nature for years to come. Louisville is only 15 miles away and Meridian is roughly 50 miles away.

**To schedule a private showing of the ready-to-hunt,
Winston 150, call Derek Eaves today.**



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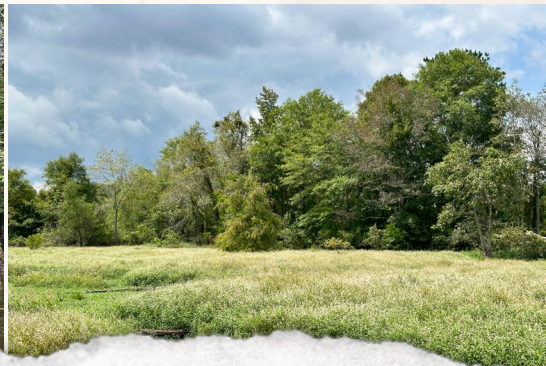
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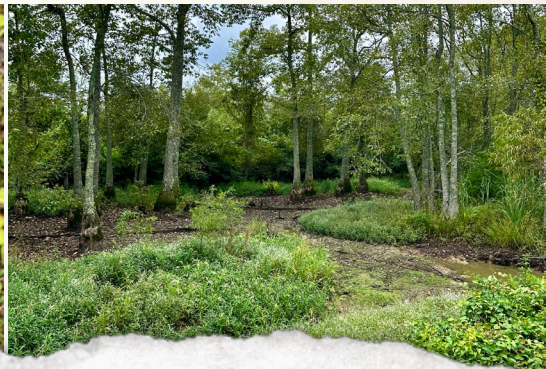
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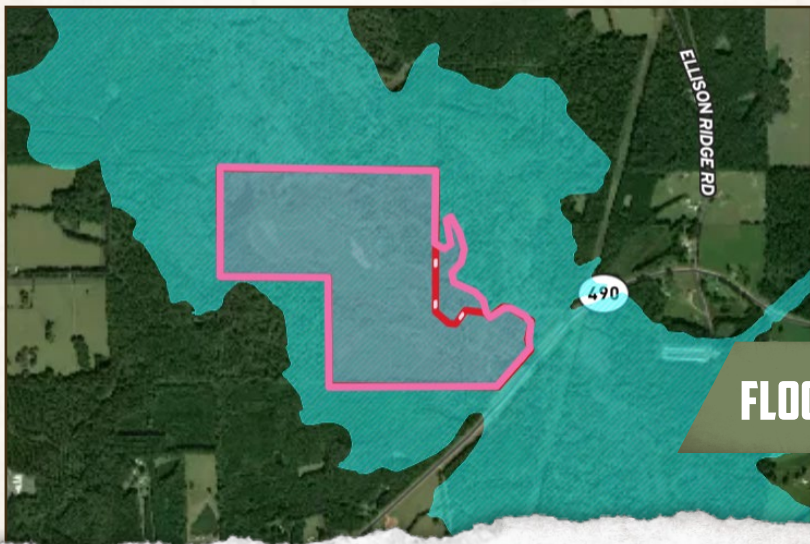
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FLOOD MAP



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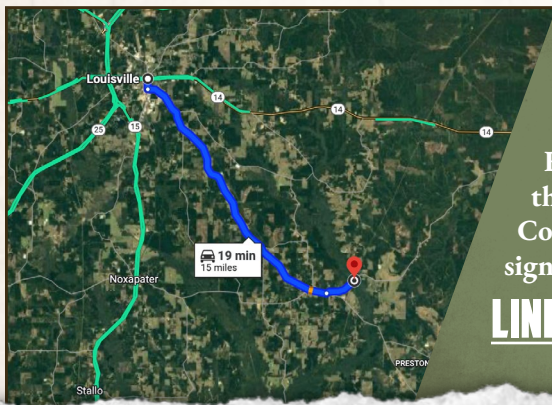
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Directions from Louisville, MS:
Travel south on South Church Avenue for .5 miles. Turn left onto Highway 397 and travel 13.1 miles, then turn left onto Highway 490. Continue for 1.5 miles and the property/sign will be on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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