

6.39± ACRES
WINSTON COUNTY, MS
\$63,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE WINSTON 6.39

PROPERTY PROFILE

LOCATION:

- Estes Road
Louisville, MS 39339
- Winston County
- 3.7± Miles SE of Louisville
- 8.7± Miles NE of Noxapater
- 32.9± Miles SW of Starkville

COORDINATES:

- 33.08250, -89.03075

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational

PROPERTY INFORMATION:

- 6.39± Deeded Acres
- Mature Pine Timber
- 798'± Estes Road Frontage
- Utilities Available at the Road
- Additional Acreage Available

TAX INFORMATION:

- Parcel: 141210011-0001600
- 2025 Taxes: \$27



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

KOLE VOWELL | LAND SPECIALIST
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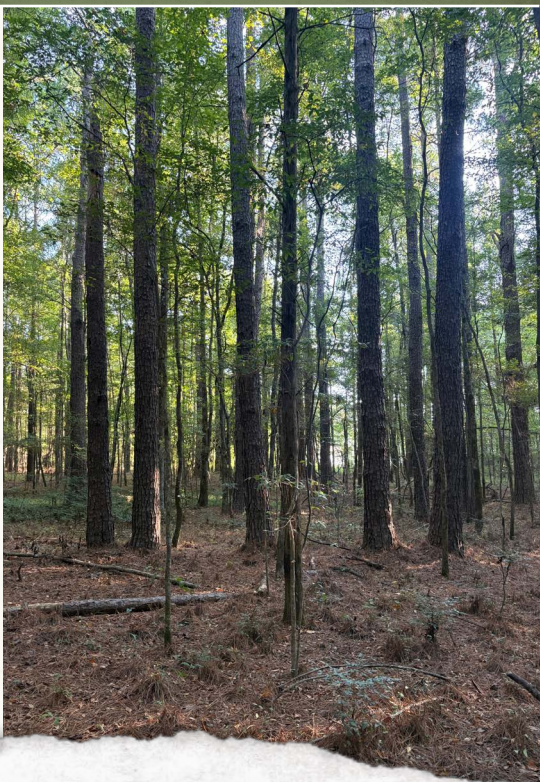
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WELCOME TO THE WINSTON 6.39

INTRODUCING THE WINSTON 6.39! Whether you're looking to build a homesite with established shade and privacy or simply want a manageable piece of land close to town, this 6.39± acre tract on Estes Road in Winston County, Mississippi, offers a solid opportunity. Located southeast of Louisville and approximately 33 miles northwest of Starkville, the property strikes a balance between peaceful country living and convenient access to town amenities.

The property is anchored by a mature pine timber stand that covers most of the acreage, providing immediate privacy and a finished appearance from the road. With 798± feet of frontage along Estes Road, there's genuine flexibility in selecting a homesite location.



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MORE ABOUT THE WINSTON 6.39

Utilities are available at the road with water supplied by the City of Louisville and power through the East Mississippi EPA. The land is clean and ready for development, whether your plans include building a permanent home, a weekend cabin, or simply having land that requires minimal upkeep.

If you've been searching for a small acreage tract with mature timber, good road access, and a convenient location, the Winston 6.39 is worth considering. Additional acreage is available.

Call Kole Vowell or Derek Eaves today to schedule a private showing and experience #TheSmallTownWay!



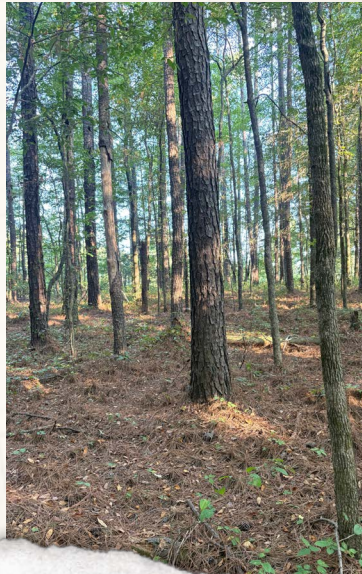
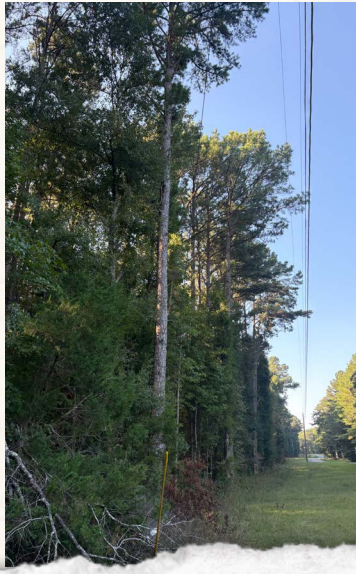
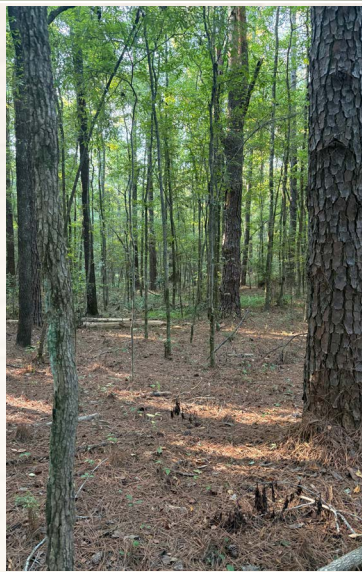
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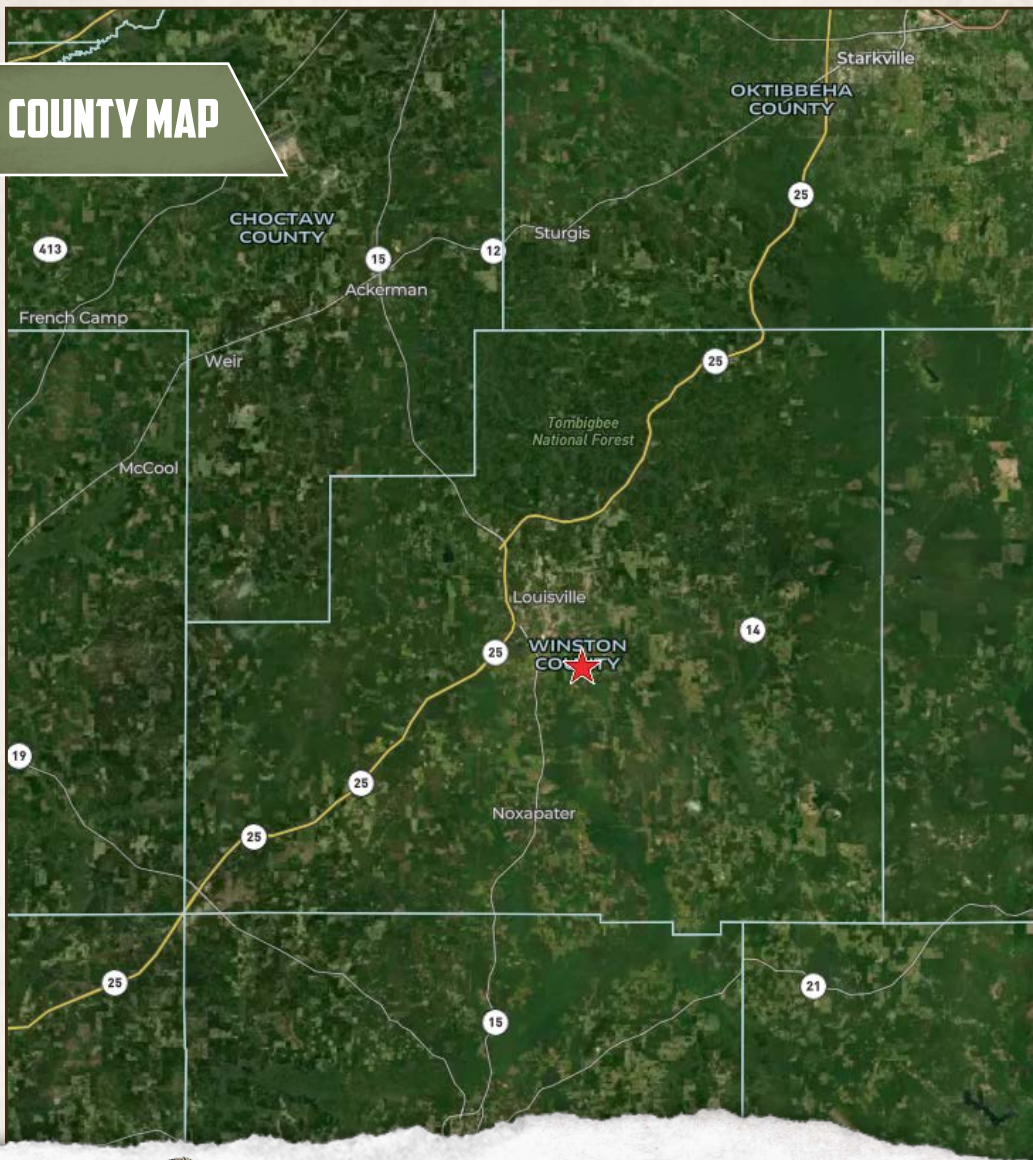
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WINSTON COUNTY, MISSISSIPPI

COUNTY MAP



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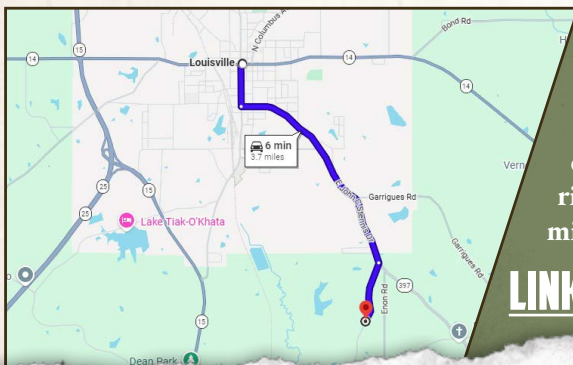
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WINSTON COUNTY, MISSISSIPPI

land id. LINK



Directions From Louisville, MS:
Travel south on Church Avenue for
0.5 miles. Turn left onto MS-397 and
continue south for 2.5 miles. Turn
right onto Estes Road and proceed 0.7
miles to the property and sign on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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