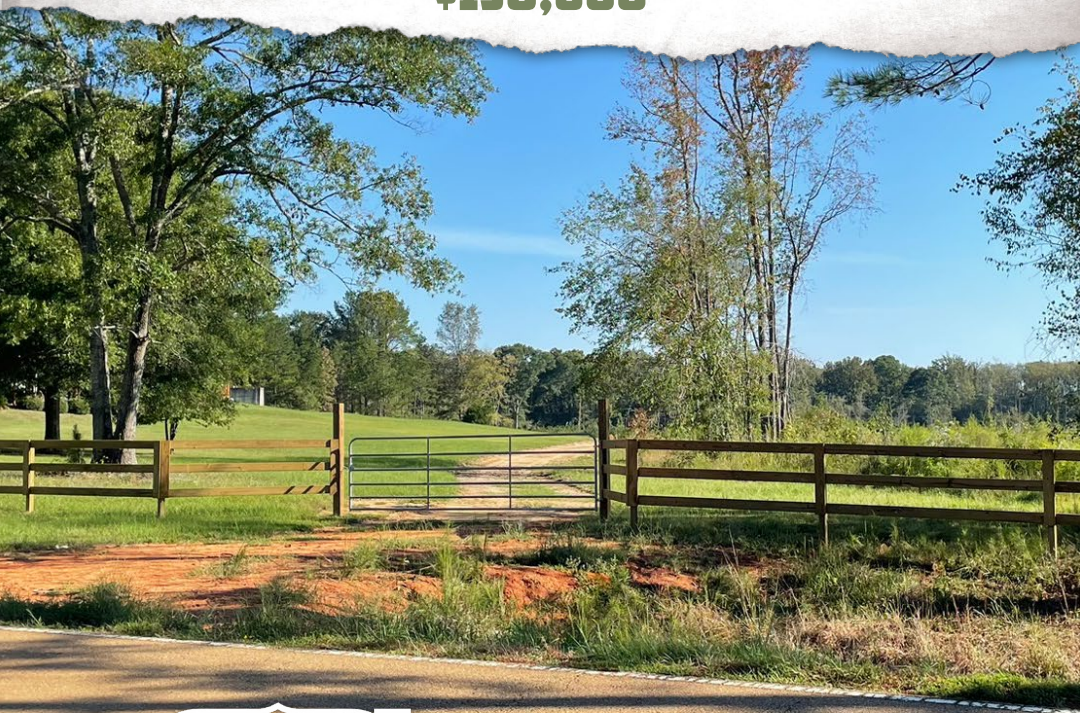


77± ACRES
WINSTON COUNTY, MS
\$138,600



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE WINSTON 77

PROPERTY PROFILE

LOCATION:

- Nanih Waiya, MS 39339
- Winston County
- 15± Minutes from Noxapater
- 30± Minutes from Louisville
- 90± Minutes from Madison

COORDINATES:

- 32.9665, -88.8877

PROPERTY USE:

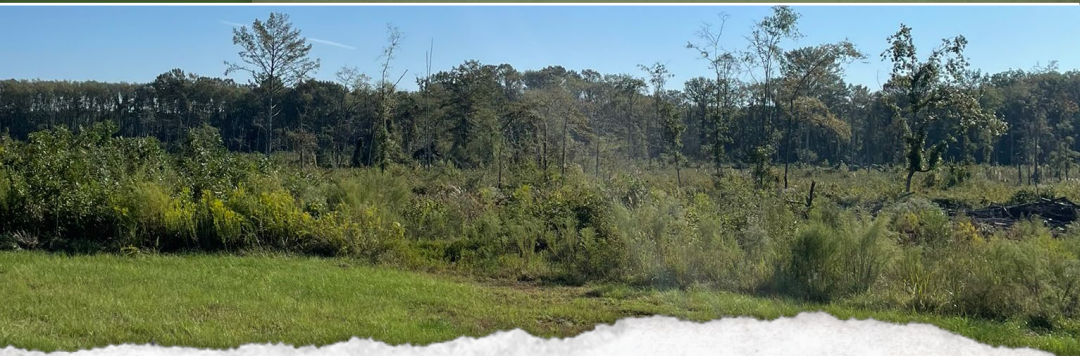
- Hunting
- Recreational
- Home/Lodge Sites
- Potential Pasture Area

PROPERTY INFORMATION:

- 77± Acres
- Bedding Areas
- Existing Road System
- Beautiful Home/Lodge Sites
- Frontage Along Hwy 397
- Utilities at the Road
- Owner/Agent

TAX INFORMATION:

- 131440020-0000200: \$100
- 131440020-0001100: \$77
- 131440020-0001300



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

STEVE MARTENS

LAND SPECIALIST

C: 601-573-2962

O: 769-888-2522

steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 77

INTRODUCING A 77± ACRE TRACT WITH ENDLESS POSSIBILITIES. Imagine building your home on the front hill, where you can take in sweeping views of your land while keeping the rest as your own private hunting retreat. With abundant deer and turkey along the famed Nanih Waiya Creek, this Winston County tract is a hunter's dream.

If farming is more your style, part of the property could be converted into pastureland, perfect for a home, barn, and space to raise cows or horses. Small tracts at this price are getting harder to find. With ample road frontage and utilities available at the road, it's ready for your vision.

If you're looking for an affordable country escape with room to build and plenty of land to enjoy, call Steve Martens today.

Owner/Agent



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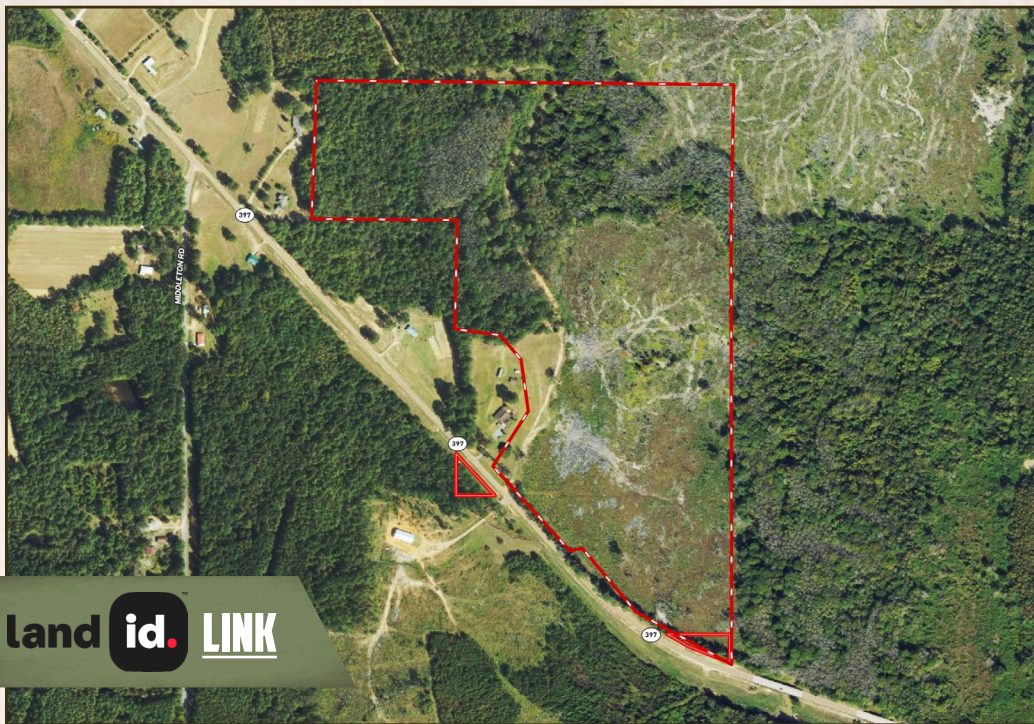
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77 ± ACRES

WINSTON COUNTY, MISSISSIPPI



Directions From Noxapater, MS: Travel east on Hwy 490 for approximately 9 miles. Turn right on Hwy 397 and continue for nearly 3 miles to the property on your left.

LINK TO GOOGLE MAP DIRECTIONS



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