

**6.7± ACRES WITH A COMMERCIAL BUILDING**  
**WINSTON COUNTY, MS**  
**\$550,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE WINSTON 6.7

## PROPERTY PROFILE

### LOCATION:

- Louisville, MS 39339
- Winston County
- 590± Feet of Frontage on Highway 25
- Frontage on Evergreen Church Road
- 5.4± Miles N of Louisville
- 24.1± Miles S of Starkville

### COORDINATES:

- 33.18256, -89.00955

### PROPERTY USE:

- Commercial
- Event Venue
- Investment

### PROPERTY INFORMATION:

- 6.7± Surveyed Acres
- Commercial Property
- 1,992± SqFt Building
- 1,992± SqFt Covered Open Area
- Small Pond with a Pump Station for Irrigation
- Utilities On-Site

### TAX INFORMATION:

2023 - \$2,167

- Parcel 151330006-0000903



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**DEREK EAVES**

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WINSTON 6.7

**ARE YOU IN THE MARKET FOR A COMMERCIAL PROPERTY WITH UNBEATABLE VISIBILITY?** This exceptional 6.7± acre Winston County, MS property offers prime road frontage on Highway 25 North, approximately 24 miles south of Starkville and roughly 5 miles from Louisville. With easy access from both directions on Highway 25, this property is perfectly positioned for your business needs.

The focal point of the property is a 3,984± square foot building of which 1,992± square feet is heated and cooled space. Constructed in 2014, the building features durable welded trusses, galvanized steel columns, and an open ceiling design, enhanced by ample natural light from numerous windows. You'll find three restrooms, an office area, and a break room, all with sturdy concrete floors. Additionally, a spacious 1,992± square foot concrete back porch offers versatile options.



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# MORE ABOUT THE WINSTON 6.7

On the northeast side of the property is a small pond with a pumping station, previously used for irrigation. There is ample space on the east side for potential expansion or for an additional building. This property presents an exceptional opportunity for a clean, modern, commercial space with high visibility and accessibility.

To schedule a private showing, call Derek Eaves today.



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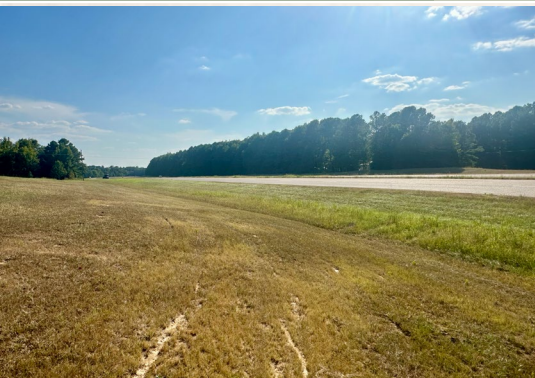
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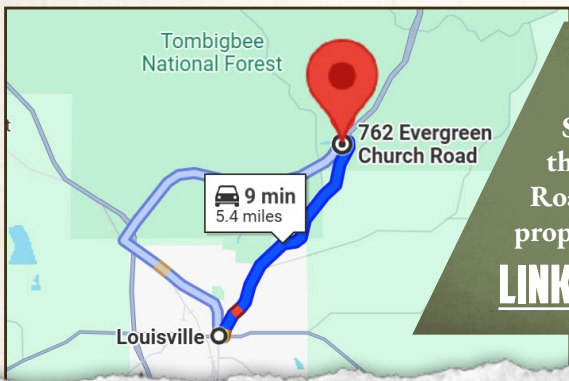
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land id. LINK



Directions from Louisville, MS:  
Travel north on North Columbus Street for approximately 5.1 miles and then turn left onto Evergreen Church Road. Proceed for 0.3 miles and the property entrance will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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