



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

PASTURE | TIMBER | HUNTING

214± ACRES
WINSTON COUNTY, MS
\$604,000

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE WINSTON 214

PROPERTY PROFILE

LOCATION:

- Joe Wray Road
Louisville, MS 39339
- Additional Access Via Deeded Easement
- Winston County
- 9± Miles SE of Louisville
- 29.8± Miles NE of Philadelphia
- 36.2± Miles SW of Starkville

PROPERTY USE:

- Potential Livestock Operation
- Potential Home/Cabin Site
- Potential Agricultural
- Hay Production
- Recreational
- Hunting

TAX INFORMATION:

- Parcel 141360023-0000200
2025 Taxes: \$284.48
- Parcel 141350022-0000100
2025 Taxes: \$540.48

COORDINATES:

- 33.05565, -88.9457

PROPERTY INFORMATION:

- 214± Total Deeded Acres
- 127± Acres of Pasture
- 55± Acres of Wetlands
- 29± Acres of Mixed Timber
- 1,320± of Frontage
on Joe Wray Road
- 2 Food Plots
- Tractor Shed
- Inactive Well
- Dove Field
- Natural Duck Hole/Slough
- Rolling Hills & Bottomland
- Partial FEMA Flood Plain
- Deer/Turkey/Duck/Small Game
- Additional Acreage Available
- Owner/Agent



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



Information is believed to be accurate but not guaranteed.



COL. TONY R. THOMAS | BROKER
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WELCOME TO THE WINSTON 214

INTRODUCING THE WINSTON 214 LOCATED ON JOE WRAY ROAD IN WINSTON COUNTY, MISSISSIPPI! This 214± acre property is situated 9± miles southeast of Louisville, 29.8± miles northeast of Philadelphia, and 36.2± miles southwest of Starkville. The property offers a good mix of open pasture, timber, wetlands, and recreational acreage while still being conveniently located near several communities.

The Winston 214 consists of 127± acres of pasture, 55± acres of wetlands, and 29± acres of mixed timber. The open acreage is currently being used for hay production and offers potential for livestock, agricultural use, or a homesite. The timber and wetland areas add additional wildlife habitat and recreational value. The property offers approximately 1,320 feet of frontage on Joe Wray Road, along with additional access through a deeded easement. A tractor shed is already located on the property, and there is also an inactive well.



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MORE ABOUT THE WINSTON 214

For the outdoorsman, the Winston 214 has plenty to offer. Two established food plots, a dove field, a natural duck hole/slough, timber, wetlands, and surrounding cover provide habitat for deer, turkey, ducks, and other small game. The combination of rolling hills and bottomland gives the property a nice variety of terrain and wildlife habitat.

Whether you're looking for a place to run a small livestock operation, produce hay, build a home, or enjoy hunting and recreational activities, this 214± acre Winston County property offers a versatile combination of open land, wildlife habitat, road frontage, and usable acreage. Additional acreage is available.

Call Derek Eaves or Tony Thomas today to schedule a private showing and experience #TheSmallTownWay!

**Owner/Agent*



THERE IS ADDITIONAL ADJACENT ACREAGE AVAILABLE. CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO FEATURING THE ENTIRE 351± ACRES.



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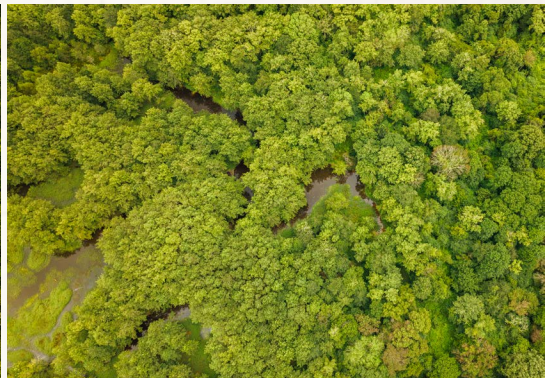
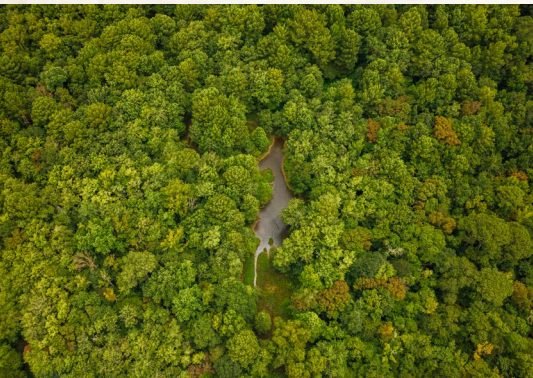
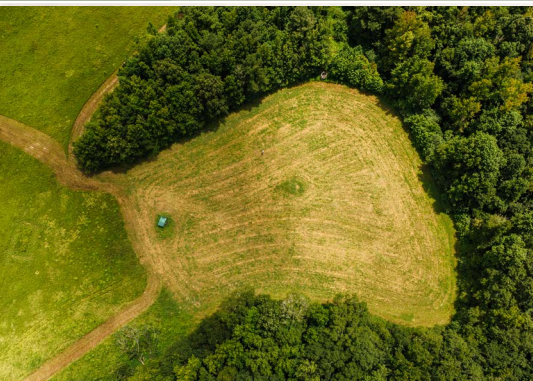
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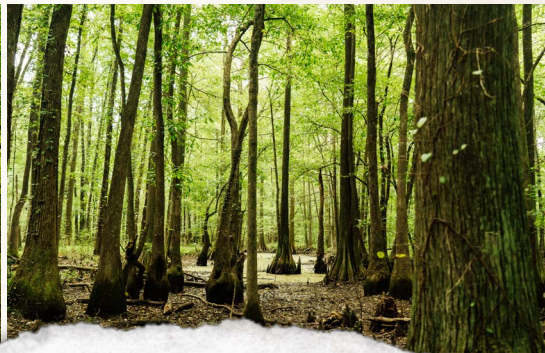
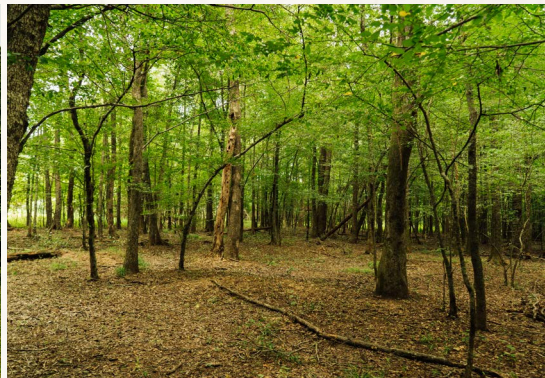
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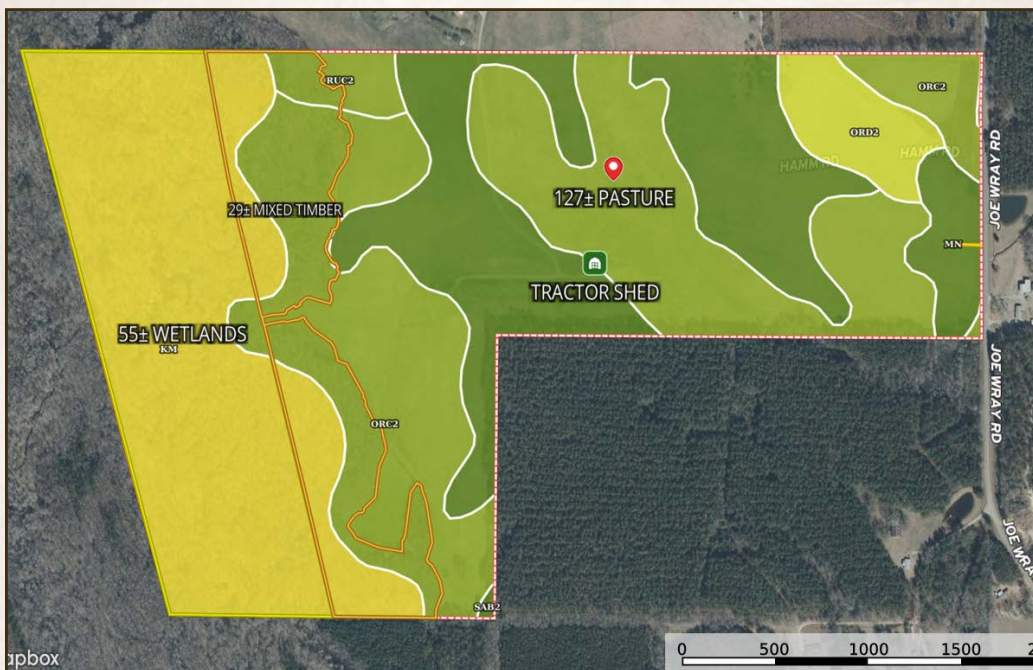
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	80.33	38.44	0	39	3e
KM	Kinston, Mantachie, and Mooreville soils, frequently flooded	66.45	31.8	0	56	5w
SaB2	Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded	44.4	21.25	0	39	2e
OrD2	Ora fine sandy loam, 8 to 12 percent slopes, eroded	7.97	3.81	0	41	4e
Mn	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	5.71	2.73	0	78	2w
RuC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	4.13	1.98	0	67	3e



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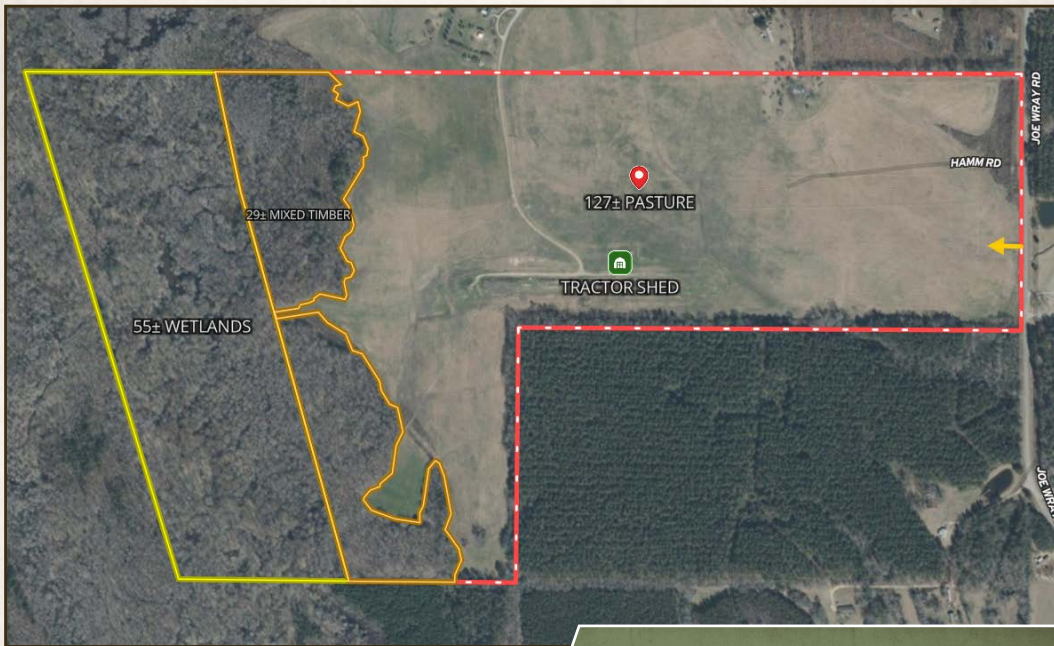
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land **id.** LINK



Directions from Louisville, MS:
Travel for 0.5 miles on South Church Avenue. Turn left onto West John C. Stennis Drive and continue for 1.7 miles. Turn left onto Garrigues Road and proceed for 6.5 miles. Turn right onto Joe Wray Road and travel 0.2 miles to the property and sign on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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