



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

1202 ENON ROAD
LOUISVILLE | WINSTON COUNTY, MS
A HOME ON 30.9± ACRES | \$550,000

CANIE CREEK FRONTAGE

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

THE WINSTON 30.9

PROPERTY PROFILE

LOCATION:

- 1202 Enon Road
Louisville, MS 39339
- Winston County
- 10.6± Miles S of Louisville
- 24.3± Miles NE of Philadelphia
- 47.7± Miles SW of Starkville

COORDINATES:

- 32.99860, -88.99405

PROPERTY USE:

- Residential
- Wedding/Event Venue
- Investment

TAX INFORMATION:

- Parcel 131330008-0000501
 - 2025 Taxes: \$1,838
- Parcel 131330008-0000502
 - 2025 Taxes: \$202
- Parcel 131330005-0000901
 - 2025 Taxes: \$90

PROPERTY INFORMATION:

- 30.9± Deeded Acres
- 2.4± Acre Pond with a Pier
- 2,400± SqFt Two-Story Home
 - 3 Bedrooms/3 Baths
 - Covered Back Deck
 - Propane Gas Fireplace
- 1,300± Sq Ft 2-Car Garage
 - Game Room & Bathroom
 - Covered Concrete Patio
- 2,560'± Canie Creek Frontage
- 1,545'± Enon Road Frontage
- Small Venue Entertainment Barn
- She Shed with Bed & Bathroom
- Pergola & Outdoor Chimney
- Bald Cypress Trees
- Raised Bed Garden
- Gravel Circle Drive
- Muscadine & Fig Trees
- Towering Oaks & Pines
- Oversized Dog Kennel
- Outdoor Cooking Area
- Nanih Waiya School District



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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 30.9

WELCOME TO THE WINSTON 30.9, LOCATED AT 1202 ENON ROAD, JUST 10.6± MILES SOUTH OF LOUISVILLE IN WINSTON COUNTY, MISSISSIPPI. This 30.9± acre property has the kind of setting that is getting harder to find. With a 2,400± square foot two-story home, 2,560± feet of Canie Creek frontage, a 2.4± acre pond, mature hardwoods and pines, and plenty of room around the house, this place offers a little bit of everything.

The home offers three bedrooms and three bathrooms with a comfortable layout and plenty of room for a family. The primary bedroom includes his-and-her vanities, and the covered back deck gives you a good spot to sit outside and enjoy the property. A propane gas fireplace adds to the comfort of the home during the cooler months.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

MORE ABOUT THE WINSTON 30.9

Outside is where the Winston 30.9 really starts to shine. The 2.4± acre pond sits among towering bald cypress trees and has a pier extending out over the water. The property also has a raised-bed garden, muscadine and fig trees, mature oaks and pines, and plenty of open space around the house. The combination of timber, creek frontage, and water provides good habitat for deer, turkey, and small game, giving the property some recreational value along with its residential use.

There is also a 1,300± square foot two-car garage with an additional game room and bathroom, along with a covered concrete patio just outside the garage. For those who enjoy entertaining, the property includes a small venue-style entertainment barn, plus a pergola, outdoor chimney, and outdoor cooking area. There is even a rustic “she shed” with a bed and its own bathroom that could serve as a guest space, getaway, or just a place to have a little peace and quiet.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

MORE ABOUT THE WINSTON 30.9

For the pets, there is an oversized dog kennel with additional storage. With approximately 1,545 feet of frontage on Enon Road and 2,560± feet along Canie Creek, the Winston 30.9 has excellent access and an abundance of water frontage. The creek, pond, mature trees, and surrounding acreage create plenty of places for wildlife to move through and make this a great spot for enjoying the outdoors.

Located in the Nanih Waiya School District and only a short drive from Louisville, this property can work well as a full-time residence, country getaway, event venue, or family place. Philadelphia is approximately 24.3± miles to the southwest, while Starkville is approximately 47.7± miles to the northeast.

This one has the house, the water, the big trees, the outbuildings, and the wildlife, all sitting on a beautiful piece of Winston County land.

**Call Derek Eaves today to schedule a private showing
and experience #TheSmallTownWay!**



CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

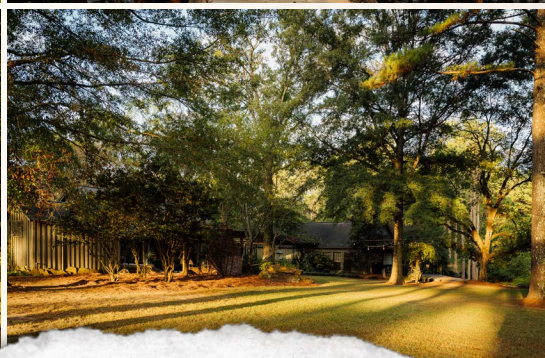
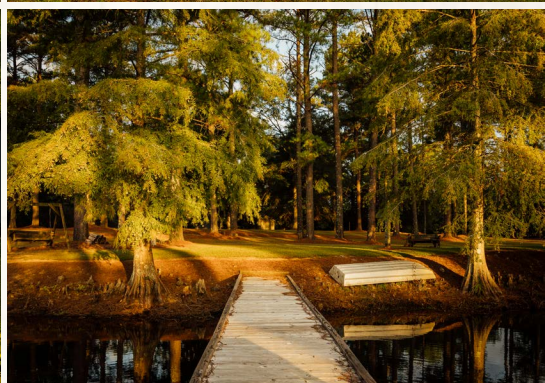
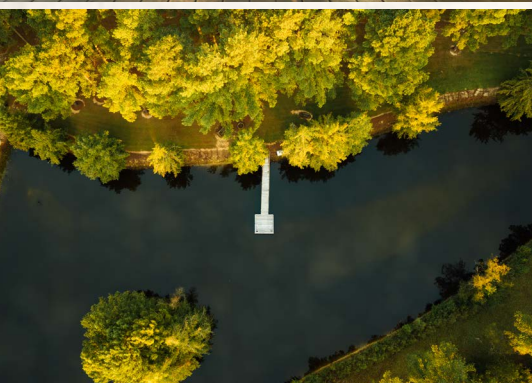
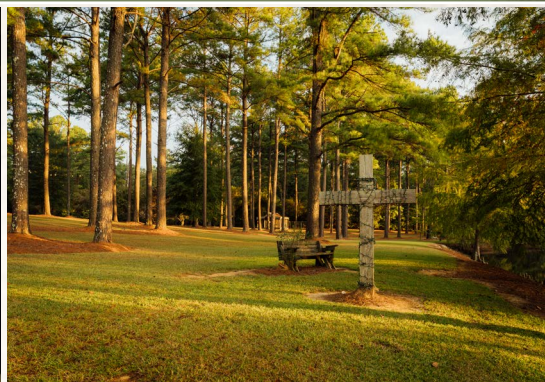
derek@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A HOME ON 30.9± ACRES | 1202 ENON ROAD | LOUISVILLE | WINSTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

A HOME ON 30.9± ACRES 1202 ENON ROAD LOUISVILLE WINSTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

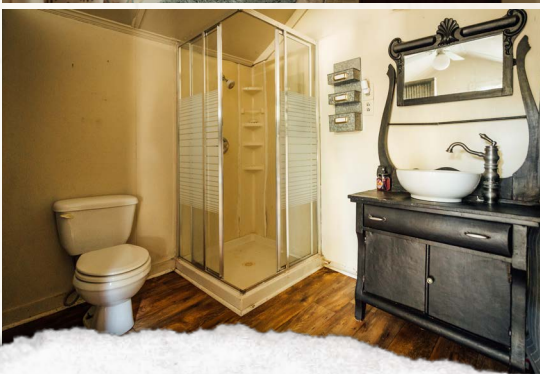
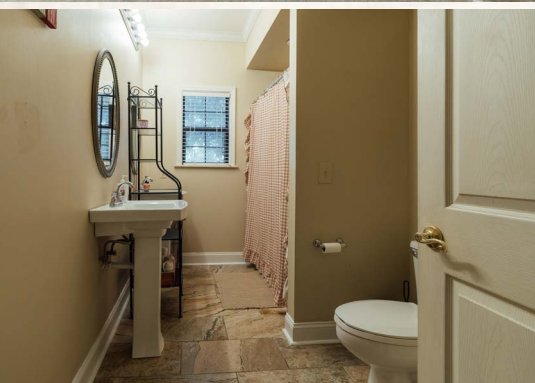
derek@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A HOME ON 30.9± ACRES | 1202 ENON ROAD | LOUISVILLE | WINSTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

A HOME ON 30.9± ACRES 1202 ENON ROAD LOUISVILLE WINSTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

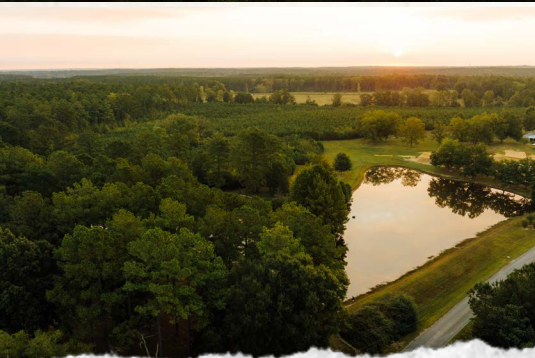
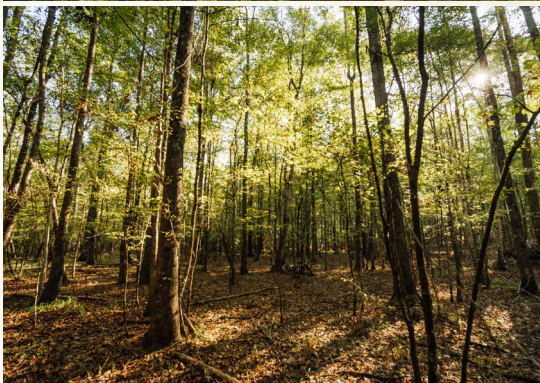
derek@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A HOME ON 30.9± ACRES 1202 ENON ROAD LOUISVILLE WINSTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

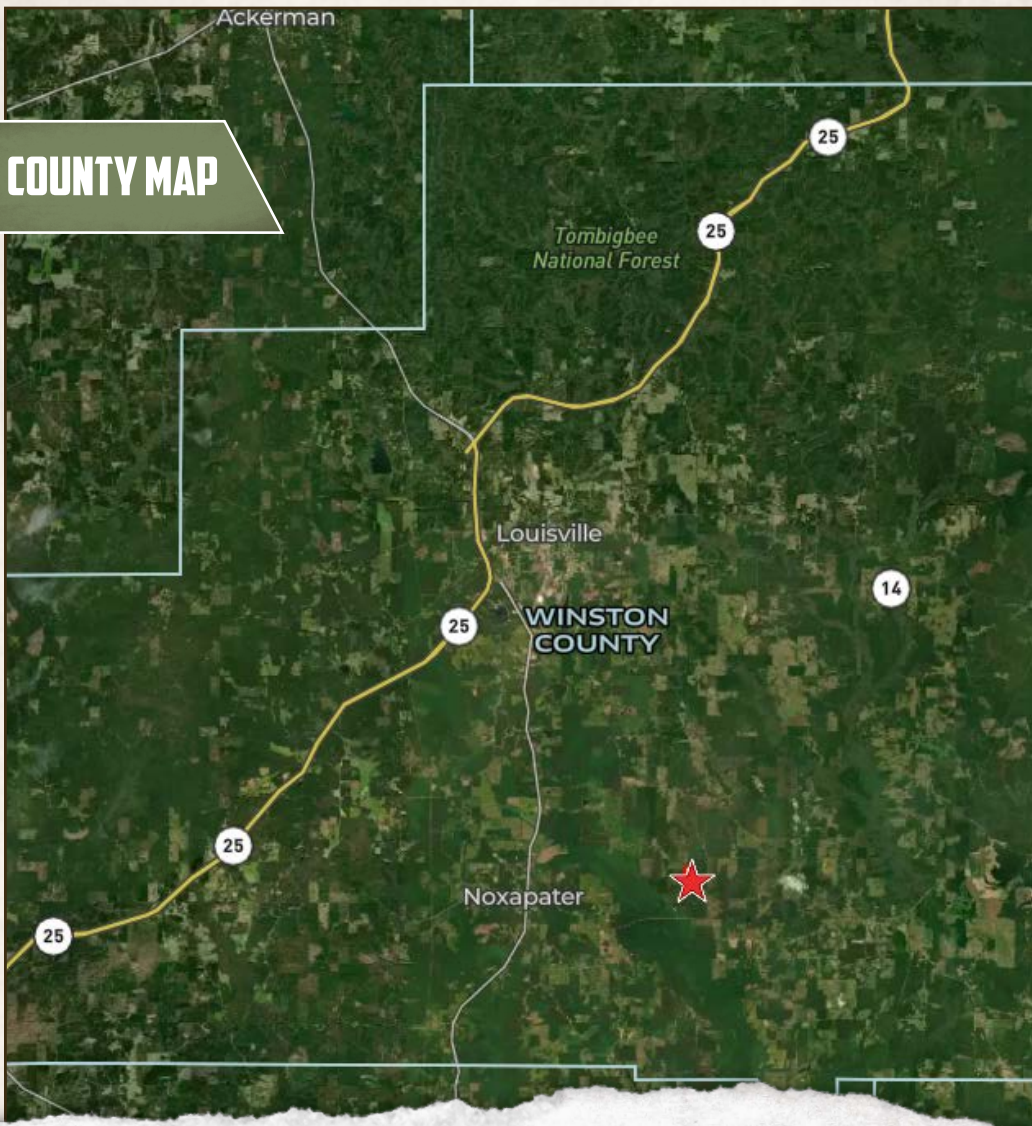
2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A HOME ON 30.9± ACRES | 1202 ENON ROAD | LOUISVILLE | WINSTON COUNTY, MISSISSIPPI

COUNTY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

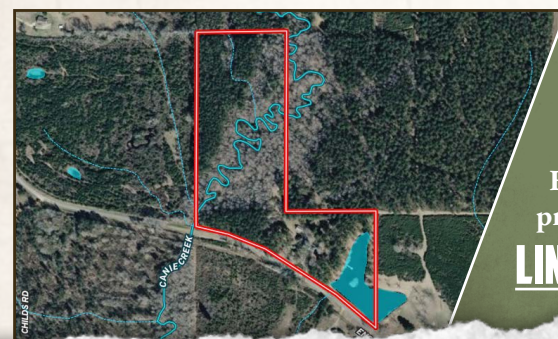
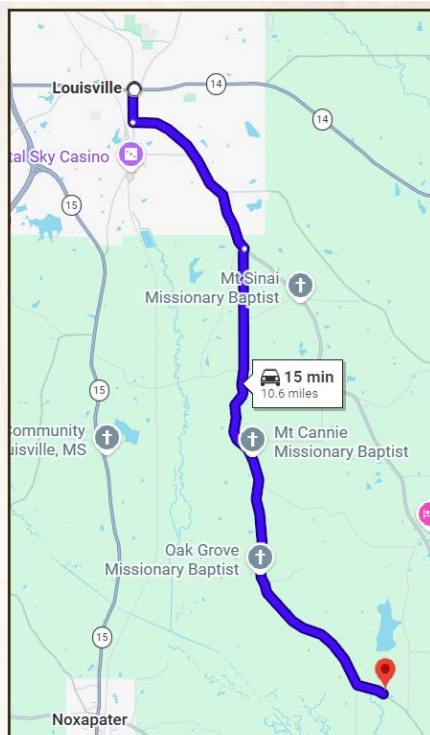
derek@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A HOME ON 30.9± ACRES | 1202 ENON ROAD | LOUISVILLE | WINSTON COUNTY, MISSISSIPPI



Directions From Louisville, MS:
Travel on South Church Avenue for 0.5 miles. Turn left onto W John C. Stennis Drive/Highway 397 South and continue for 2.6 miles. Turn right onto Enon Road and proceed 7.5 miles to the property and sign on the left.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.