



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

PASTURE | TIMBER | HUNTING

110± ACRES
WINSTON COUNTY, MS
\$287,000

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

THE WINSTON 110

PROPERTY PROFILE

LOCATION:

- Garrigues Road
Louisville, MS 39339
- Winston County
- 8.6± Miles SE of Louisville
- 30.7± Miles NE of Philadelphia
- 35.3± Miles SW of Starkville

PROPERTY USE:

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

TAX INFORMATION:

- Parcel 141350015-0000601
- 2025 Taxes: \$479.5
- To Be Surveyed Out
of a Larger Tract

COORDINATES:

- 33.06095, -88.95785

PROPERTY INFORMATION:

- 110± Total Deeded Acres
- 55± Acres Enrolled in Wetland
Conservation Easement
- 44± Acres of Pasture
- 11± Acres of Mixed Timber
- 1± Acre Pond
- 2,000'± Garrigues Road Frontage
- Mature Hardwoods & Cypress
- Natural Duck Hole/Slough
- Food Plot
- Inactive Well
- FEMA Flood Plain
- Deer/Turkey/Duck
- Additional Acreage Available
- Owner/Agent



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DEREK EAVES | LAND SPECIALIST
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Information is believed to be accurate but not guaranteed.

COL. TONY R. THOMAS | BROKER
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2121 5th St., Suite 206 - Meridian, MS 39301
O: 769-760-0005 | smalltownproperties.com

20035 Hwy 12 East - Kosciusko, MS 39090
O: 662-289-7800 | thomasauctions.com

WELCOME TO THE WINSTON 110

WELCOME TO THE WINSTON 110, LOCATED JUST OUTSIDE OF LOUISVILLE IN WINSTON COUNTY, MISSISSIPPI. This 110± acre property offers a combination of open pasture, timber, wetlands, and recreational opportunities. With 2,000± feet of frontage along Garrigues Road, the property provides excellent road access and multiple potential uses.

The property consists of approximately 44 acres of pasture, 11± acres of mixed timber, and 55± acres enrolled in a wetland conservation easement. The pasture provides an opportunity for hay production, livestock, or a small-scale hobby farm. With plenty of open ground and good road frontage, the property also offers potential for a homesite or rural residential use.



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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MORE ABOUT THE WINSTON 110

For the outdoorsman, the Winston 110 offers strong opportunities for deer and turkey hunting. The combination of open pasture, mixed timber, mature hardwoods, and natural cover provides plenty of habitat for wildlife. An established food plot gives you a good starting point for attracting and patterning deer, while the diverse terrain offers multiple areas to hunt. The property also includes a 1± acre pond and natural slough/duck hole, adding waterfowl habitat and another recreational opportunity to the property.

There is an inactive well located on the tract. A portion of the property lies within the FEMA flood plain, and the wetland conservation easement should be considered when evaluating future improvements and land use.

Whether you're looking for a potential hunting property, small-scale farm, cattle or hay operation, this 110± acre Winston County property offers a versatile combination of open ground, wetlands, timber, and wildlife habitat. Additional acreage is available.

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

**Owner/Agent*



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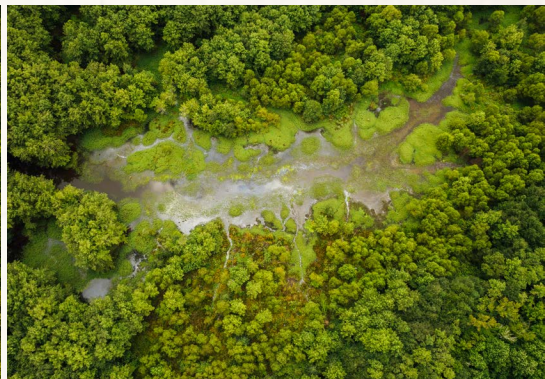
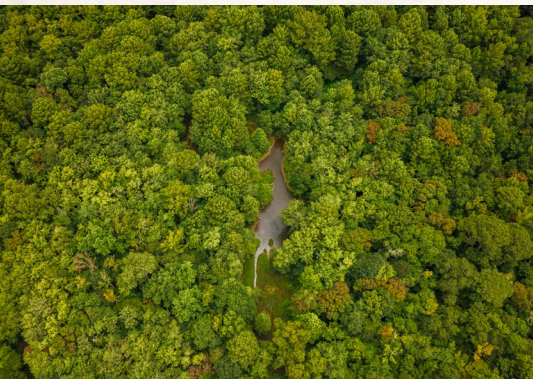
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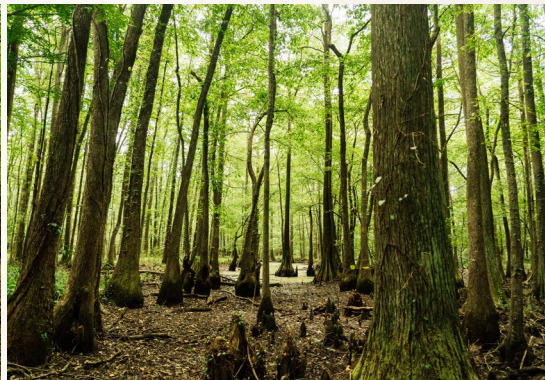
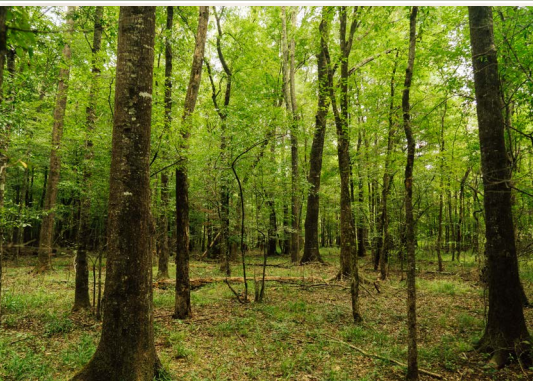
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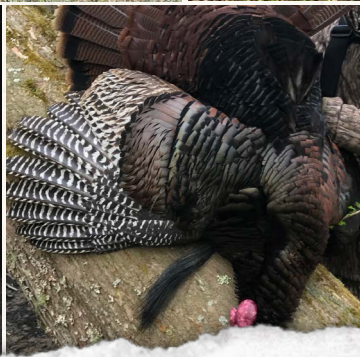
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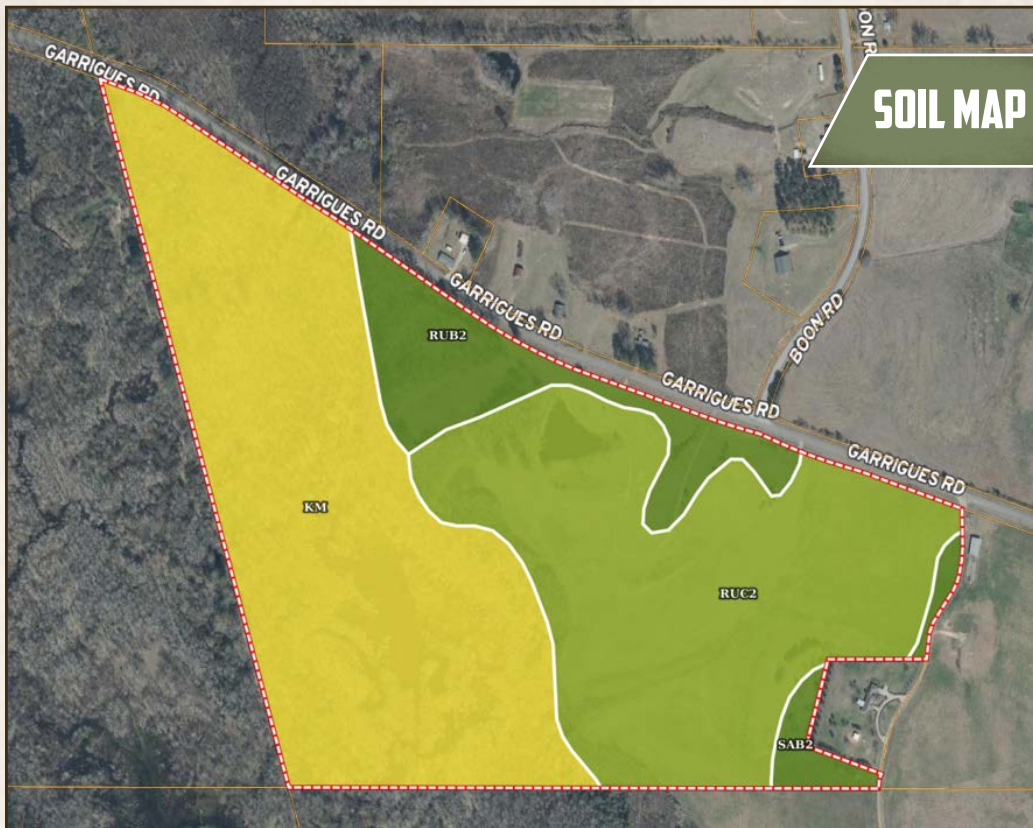
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KM	Kinston, Mantachie, and Mooreville soils, frequently flooded	53.28	48.68	0	56	5w
RuC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	42.2	38.56	0	67	3e
RuB2	Ruston fine sandy loam, 2 to 5 percent slopes, moderately eroded	11.28	10.31	0	57	2e
SaB2	Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded	2.69	2.46	0	39	2e
TOTALS		109.45(*)	100%	-	59.93	3.85



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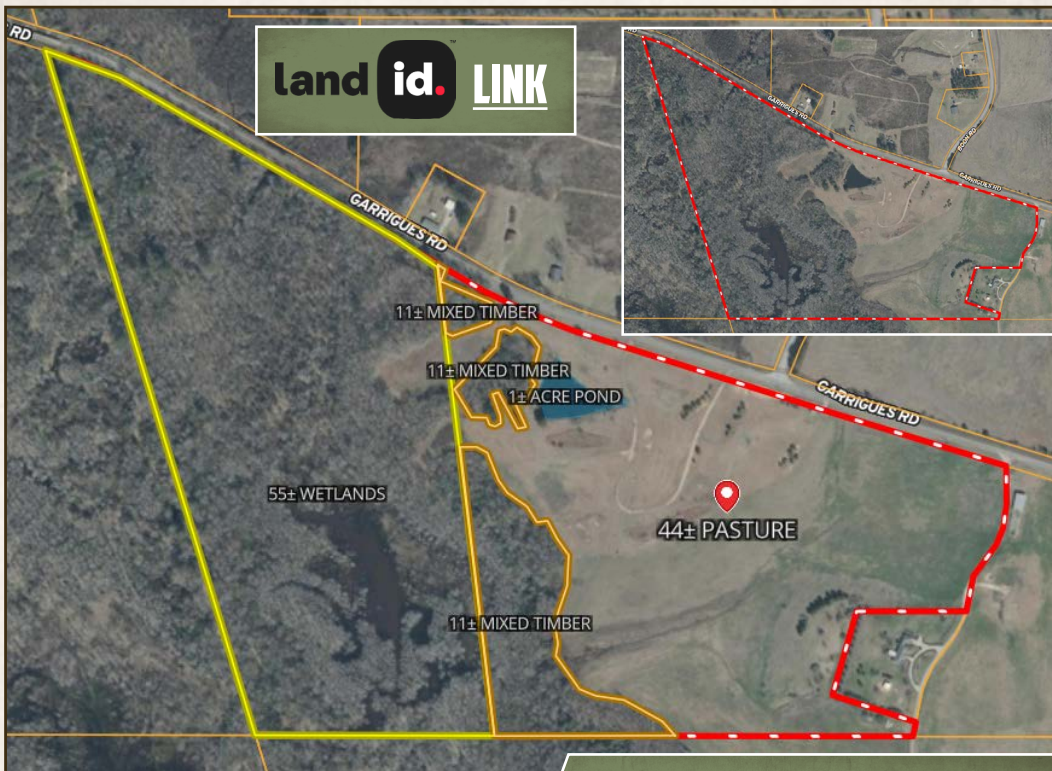
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land id. LINK



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 5.8 miles to the property and sign on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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