



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



24± ACRES
WINSTON COUNTY, MS
\$96,000



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

THE WINSTON 24

PROPERTY PROFILE

LOCATION:

- Garrigues Road
Louisville, MS 39339
- Winston County
- 8.4± Miles SE of Louisville
- 30.4± Miles NW of Philadelphia
- 35.6± Miles SW of Starkville

TAX INFORMATION:

- Parcel 141360014-0000700:
2025 Taxes: \$4.36
- Parcel 141350015-0000601:
TBD (To Be Surveyed Out of
Larger Tract)

PROPERTY USE:

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

PROPERTY INFORMATION:

- 24± Total Deeded Acres
- 20± Acres of Pasture
- 4± Acre Build Site
- 720'± Road Frontage
- Gravel Driveway
- Utilities On-Site
- Gated Entrance
- Additional Acreage Available
- Owner/Agent

COORDINATES:

- 33.05775, -88.94755



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 24

WELCOME TO THE WINSTON 24 LOCATED ON GARRIGUES ROAD IN LOUISVILLE, MISSISSIPPI. This 24± acre property offers a good combination of open pasture, potential homesite acreage, and road frontage. The Winston County property is 8.4± miles southeast of Louisville, giving you a quiet country setting while still being close to town.

Approximately 20 acres are in pasture and are currently suited for hay production. The open acreage would also work well for livestock, making this property a good fit for someone looking to start or expand a small cattle or hobby farm operation. The remaining 4± acres offer potential for a homesite, giving a new owner the opportunity to build a home while having pasture and open ground nearby.

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 24

The property offers 720± feet of frontage on Garrigues Road, providing good access, along with an established gravel driveway and gate. Additionally, utilities are available on-site. These features make the Winston 24 well-suited for someone looking to build without having to start completely from scratch. The layout of the property also gives a new owner several options. The pasture could continue to be used for hay production or could be fenced for livestock. There is also room for a barn, shop, equipment storage, or other improvements associated with a small agricultural operation.

Whether you're looking for a place to build a home, keep livestock, produce hay, or have a small hobby farm, the Winston 24 is worth a look.

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

**Owner/Agent*



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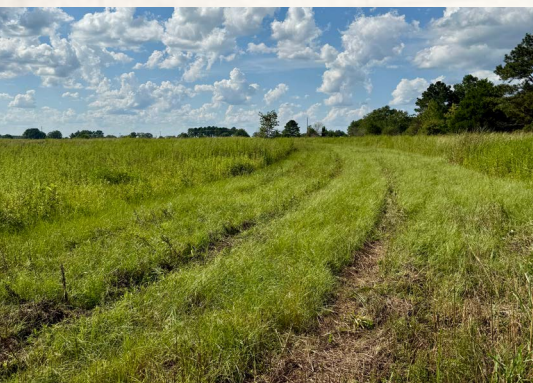
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24± ACRES

WINSTON COUNTY, MISSISSIPPI

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaB2	Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded	20.06	84.89	0	39	2e
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	2.82	11.93	0	39	3e
RuB2	Ruston fine sandy loam, 2 to 5 percent slopes, moderately eroded	0.65	2.75	0	57	2e
RuC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	0.1	0.42	0	67	3e
OrD2	Ora fine sandy loam, 8 to 12 percent slopes, eroded	0.01	0.04	0	41	4e
TOTALS		23.64	100%	-	39.63	2.12



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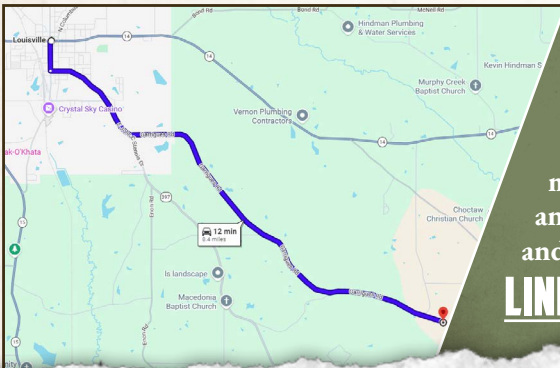
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24± ACRES

WINSTON COUNTY, MISSISSIPPI

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 6.2 miles to the property and sign on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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