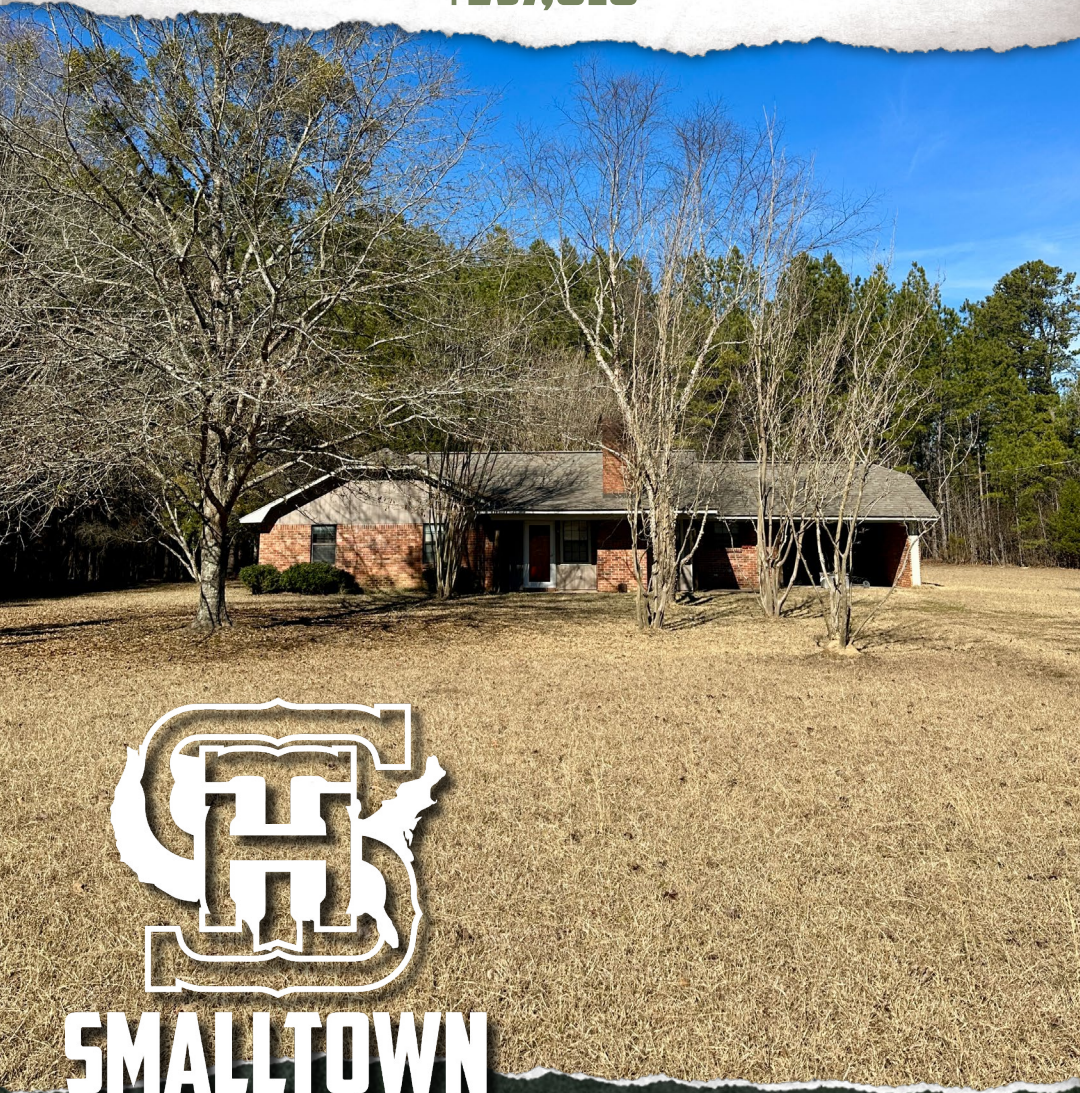


# 44± ACRES WITH A HOME WINSTON COUNTY, MS

**\$237,010**



## SMALLTOWN

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

OFFICE (769) 760-0005



# THE WINSTON 44

## PROPERTY PROFILE

### LOCATION:

- 10285 Brooksville Road  
Louisville, MS 39339
- Winston County
- 2.3± Miles from  
Sam D. Hamilton Noxubee  
National Wildlife Refuge
- 12± Miles E of Louisville
- 25± Miles S of Starkville

### COORDINATES:

- 33.17991, -88.87882

### PROPERTY USE:

- Residential
- Timber Investment
- Hunting
- Recreational
- Outdoor Lifestyle

### PROPERTY INFORMATION:

- 44± Total Acres
- 36± Acres of 25-Year-Old  
Planted Pines
- 6± Acres of Bottomland with  
Towering Oaks/Mixed Hardwoods
- 2,051'± Frontage on  
Brooksville Road
- Small Pond
- 1,343± SqFt House Built in 1992
- Deer/Turkey/Small Game
- Additional Acreage is Available

### TAX INFORMATION:

- Parcel 151420004-0000600
- \$1,256.87 for 2024



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**DEREK EAVES**

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE WINSTON 44

**WELCOME TO YOUR FUTURE FOREVER HOME OR HUNTING CAMP IN WINSTON COUNTY, MS!** Located just northeast of Louisville on Brooksville Road, this incredible 44± acre pine plantation/bottomland tract is in an ideal place for just about any type of outdoor enthusiast. This property has a good number of deer, turkeys, and small game, providing endless opportunities. In addition, the famed Sam D. Hamilton Noxubee Wildlife Refuge is roughly 2.3 miles to the north. The "Refuge" offers 48,000 acres of hunting, trails, Bluff Lake (1,200 acres), Loakfoma Lake (600 acres), and many other activities to enjoy. Talk about endless outdoor adventures!

With over 2,000 feet of road frontage and driveway access off Brooksville Road, the property is easily accessible yet feels secluded. This tract features a healthy stand of approximately 36 acres of 25-year-old pine plantation with rolling hills and nearly 6 acres of beautiful bottomland. The bottomland offers abundant water sources, prime bedding areas for deer, and plenty of wildlife activity. Well-worn deer trails traverse the property, running from the south and from the east. For turkey hunters, the presence of feathers promises exciting spring hunts. Also, a small pond is in place and can be expanded.



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# MORE ABOUT THE WINSTON 44

Nestled on about two acres, a little over 300' off the road, is a 1,343± square foot brick house. With vision and some work, the house can be exactly what you hope for. There is a newer roof, and the covered back porch may just be your favorite place to drink coffee or relax in the afternoon.

This is a very rare opportunity to own a premium piece of Brooksville Road land, ideal for hunting, recreation, or simply enjoying nature for years to come. Starkville is only 25± miles away, and Louisville is only 12± miles away. Additional acreage is available.

**To schedule a private showing of the Winston 44, call Derek Eaves today.**



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**44± ACRES WITH A HOME WINSTON COUNTY, MISSISSIPPI**



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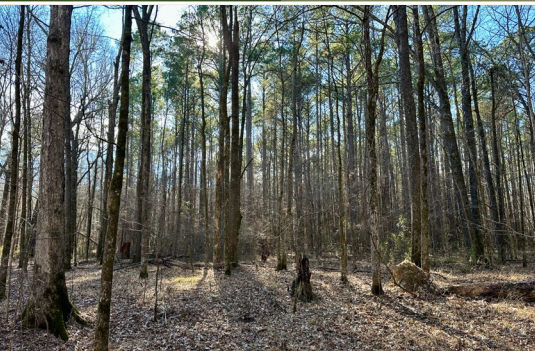
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44± ACRES WITH A HOME

WINSTON COUNTY, MISSISSIPPI

land id. LINK

SINGLETON CHURCH RD

BROOKSVILLE RD



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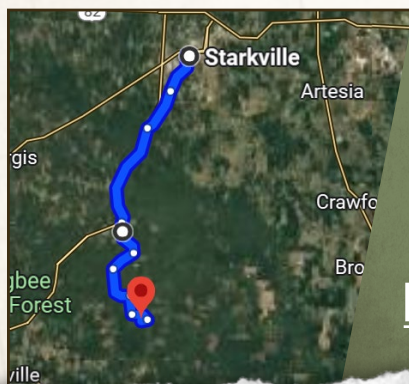
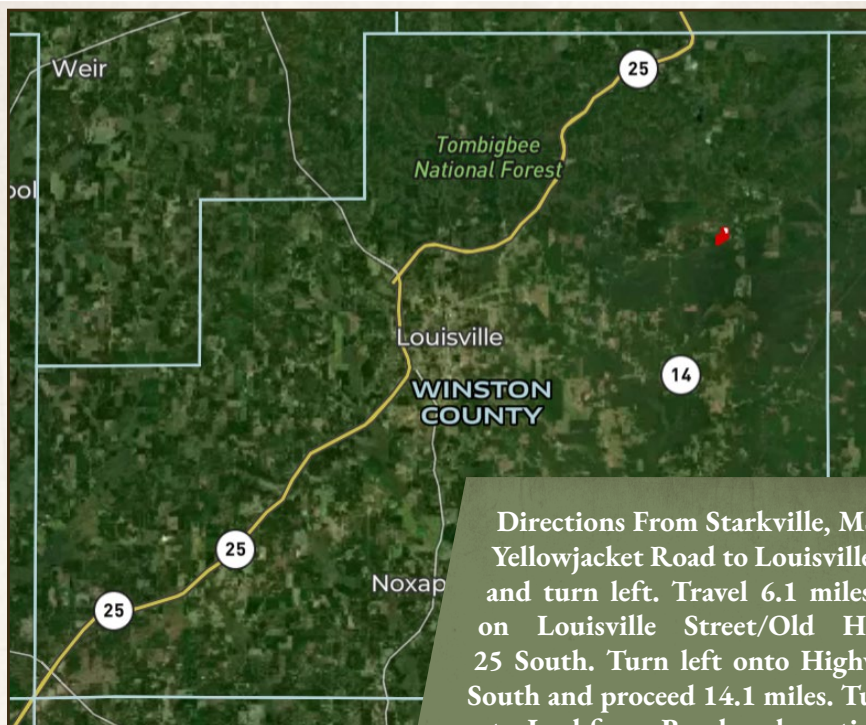
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**44± ACRES WITH A HOME**

**WINSTON COUNTY, MISSISSIPPI**



Directions From Starkville, MS: Take Yellowjacket Road to Louisville Street and turn left. Travel 6.1 miles south on Louisville Street/Old Highway 25 South. Turn left onto Highway 25 South and proceed 14.1 miles. Turn left onto Loakfoma Road and continue 2.6 miles. Turn right onto Bluff Lake Road and travel 1.9 miles. Turn left onto Bevil Hill Road and proceed 5.5 miles. Turn left onto Singleton Church Road, and in 1.3 miles turn right onto Brooksville Road. Travel 0.4 miles, and the property will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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