



**SMALLTOWN**

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

**374± ACRES**  
**WINSTON COUNTY, MS**  
**\$599,000**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE WINSTON 374

## PROPERTY PROFILE

### LOCATION:

- Hwy 490  
Nanah Waiya, MS 39339
- Winston County
- 15± Miles SE of Louisville
- 44± Miles S of Starkville
- 90± Miles NE of Madison

### COORDINATES:

- 32.9793, -88.8966

### PROPERTY USE:

- Hunting & Fishing
- Recreational
- Investment
- Home/Lodge Sites

### PROPERTY INFORMATION:

- 374± Total Acres
- 30± Acre Stocked Lake
- Great Deer and Turkey Habitat
- Area of Cutover
- Timber Remains for Investment
- Established Road System
- Food Plots with Shooting Houses
- Utilities at the Road
- Cypress/Tupelo Gum Sloughs  
for Wood Ducks
- Owner/Agent

### TAX INFORMATION:

- Part of: 131440017-0000200  
\$938
- Parcel: 131430008-0000800 \$80



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**STEVE MARTENS**

LAND SPECIALIST

C: 601-573-2962

O: 769-888-2522

[steve@smalltownproperties.com](mailto:steve@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE WINSTON 374

**GOING BACK IN TIME...WITH PRICE, THAT IS.** You haven't seen a hunting tract with this much to offer at this price in years. The Winston 374 is a wildlife paradise and offers everything a sportsman could want! Deer, ducks, turkey, and fishing—this place has it all!

Nestled in the heart of Winston County, MS, approximately 15 miles southeast of Louisville, this 374± acre property features clear-cut areas for bedding, timber for food, open ground, shooting houses, food plots, and an extensive road system for smooth access. Nanih Waiya Creek winds through the middle of the tract, lined with cypress sloughs that create prime late-season wood duck hunting. This area is well known for turkeys, and this place is no exception; the trail cameras prove it!



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# MORE ABOUT THE WINSTON 374

And if that's not enough, you'll also own part of a beautiful 30± acre lake, professionally stocked by Southeastern Pond Management, ready to create lasting fishing memories. There are several places for a home/cabin, and utilities are readily available at the road.

Now, when was the last time you saw a place like this for such an affordable price? JUMP on the opportunity today!

**Call Steve Martens today for your private showing.**

*Additional acreage is available. Owner/Agent.*



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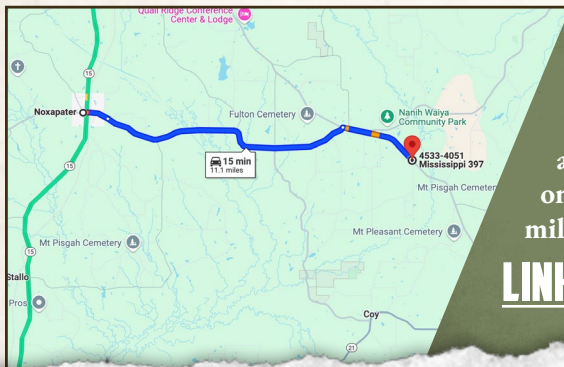
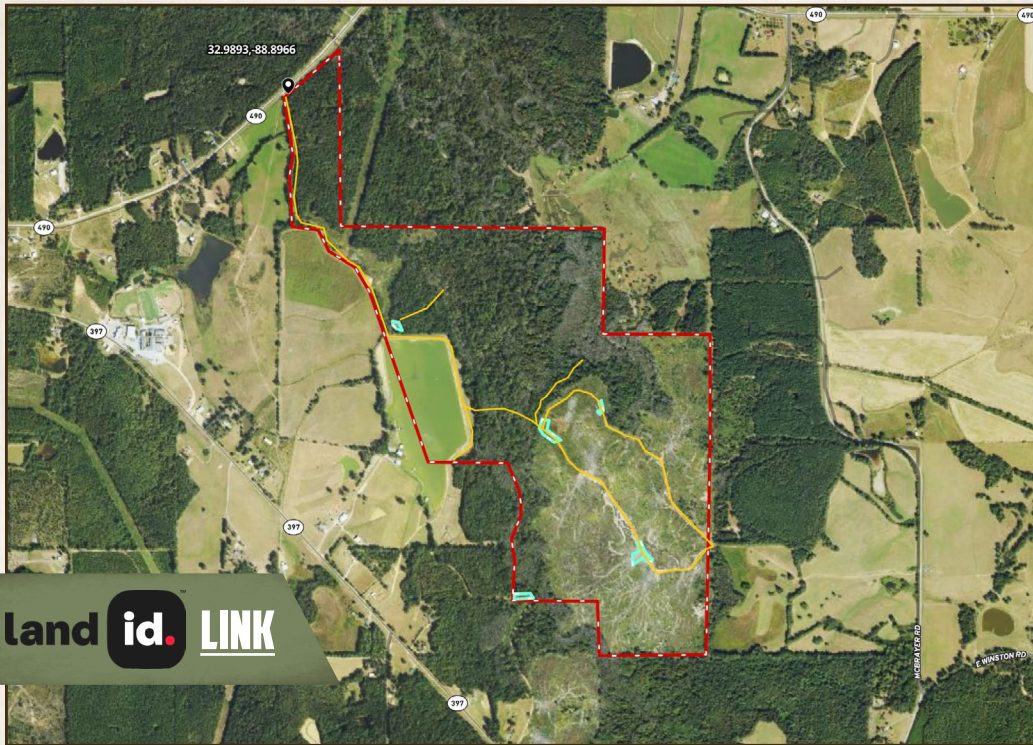
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From Noxapater go East on Hwy 490 approximately 9 miles to Hwy 397 then take a right and go approximately .8 miles and take a left on Hwy 490. Go approximately 1.2 miles and the property is on your right.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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