



**34± ACRES**  
**WINSTON COUNTY, MS**  
**\$47,600**



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

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# THE WINSTON 34

## PROPERTY PROFILE

### LOCATION:

- Winston County, MS
- Access on Crystal Ridge Road
- 9.6± Miles SE of Louisville
- 26± Miles W of Macon

### COORDINATES:

- 33.05475, -88.92231

### PROPERTY USE:

- Hunting
- Recreational

### PROPERTY INFORMATION:

- 34± Acres
- Mixed Hardwoods  
Along the Creek
- Wetlands Area
- Duck/Deer/Beaver/Small Game

### TAX INFORMATION:

2023 - \$677.70

- Parcel 141360024-0000300
- Parcel # and Taxes Will Change  
with Survey and Land Split



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**DEREK EAVES**

LAND SPECIALIST

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

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE WINSTON 34

LET'S GO LOOK AT THIS NANIH WAIYA CREEK RECREATIONAL PLAYGROUND IN WINSTON COUNTY, MISSISSIPPI! This 34± acre mixed hardwood tract is situated in the eastern part of the county, a few miles southeast of the town of Louisville. Access the tract off Crystal Ridge Road and once onsite, you will be able to walk right down to the Nanih Waiya Creek. The terrain is primarily wetlands which hold ducks, deer, small game and the occasional longbeard. Near the southern boundary, you can walk across the creek in knee boots depending on recent rains. A beaver dam is just north of the crossing that floods the timber holes for some action-packed duck hunts all season long. The hardwoods consist of towering oaks that drop plenty of acorns and sweetgum. Upon inspection, numerous signs of deer were noted: scrapes, rubs and trails along the edges of the creek. There are several locations that would be perfect for a ladder stand or lock-on.

If you are looking for a fun recreational property in The Swamp, this one is worth considering. Louisville is less than 10 miles away and Macon is approximately 26 miles away. The acreage will be surveyed out of the original parcel.

**To schedule a private showing of the Winston 34, call Derek Eaves today.**



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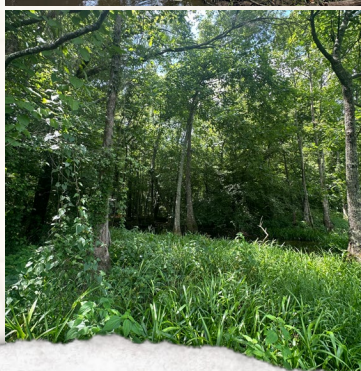
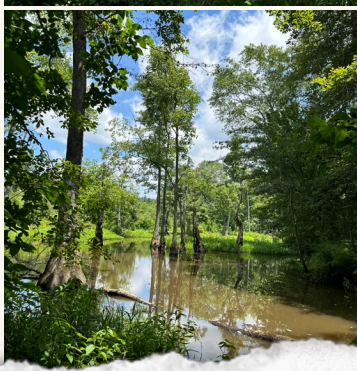
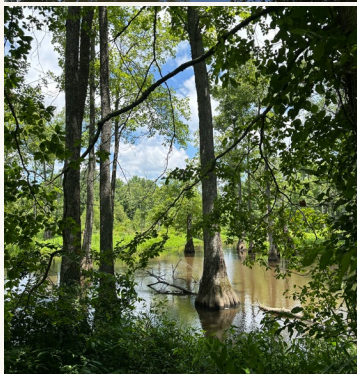
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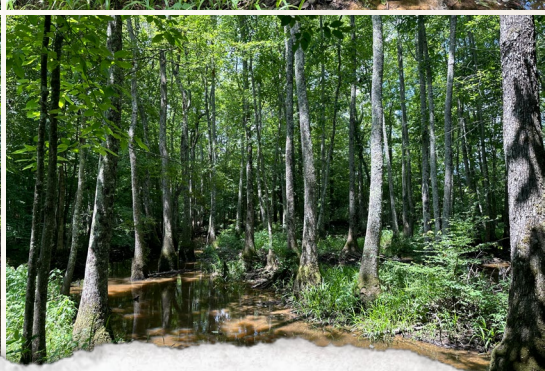
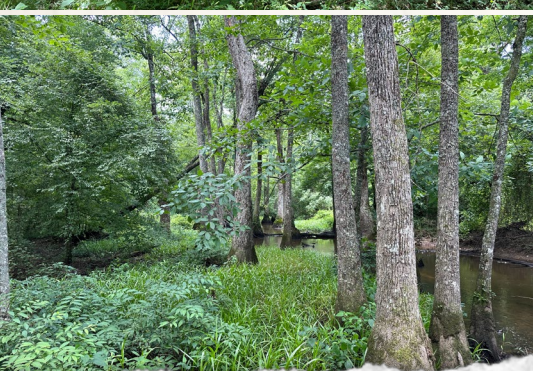
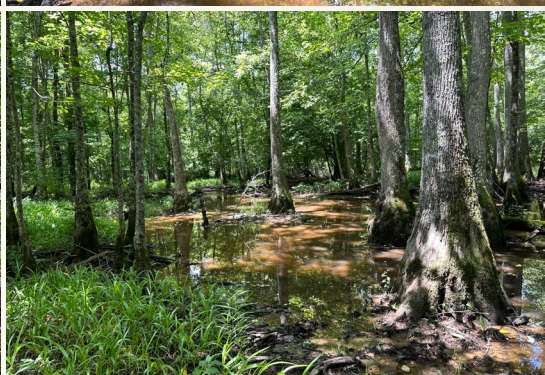
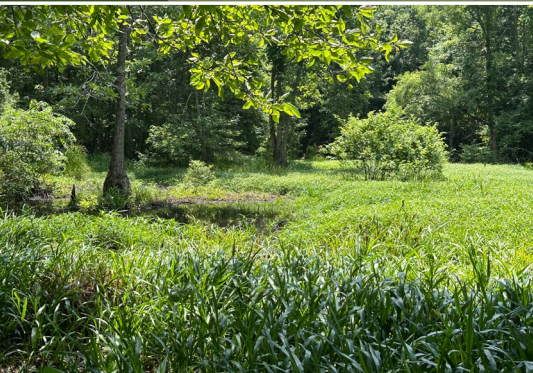
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land id. LINK

34 +/- ACRES

EAVES RD

CRYSTAL RIDGE RD

WATER FEATURES

34 +/- ACRES



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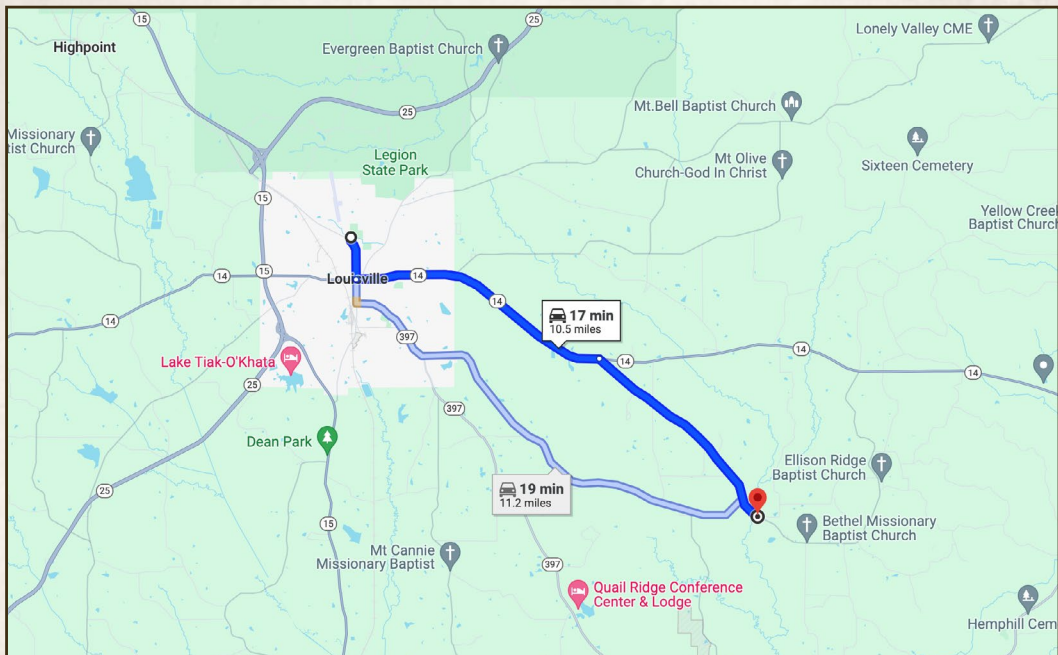
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Directions from Louisville, MS:  
Travel east on Highway 14 for approximately 5.2 miles. Turn right onto Crystal Ridge Road and travel 4.4 miles. Once you cross the bridge, the property sign will be on your right.

**LINK TO GOOGLE**  
**MAP DIRECTIONS**



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