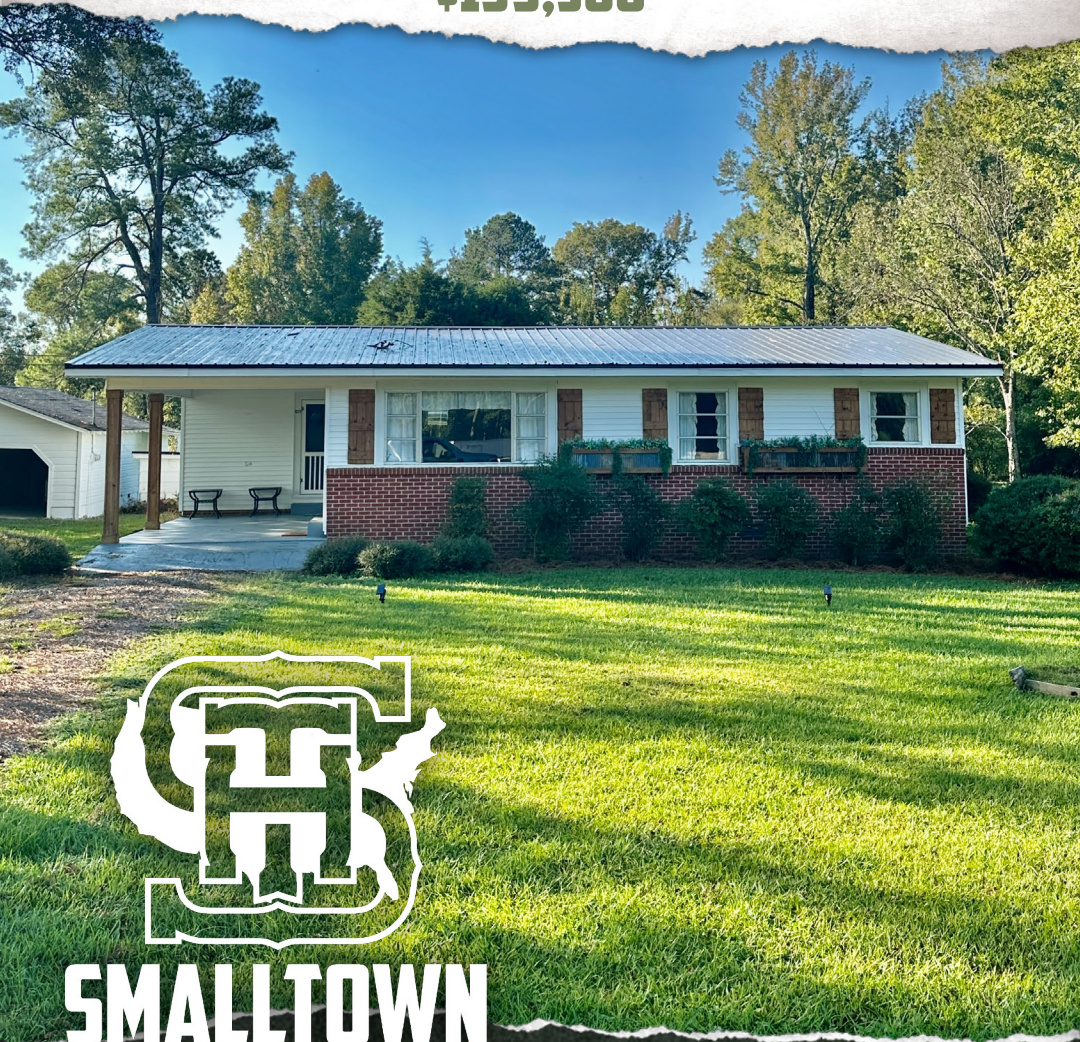


# 29± ACRES WITH A HOME WINSTON COUNTY, MS

**\$199,500**



## SMALLTOWN

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

OFFICE (769) 760-0005

### LOCATION:

- 1029 McCully Road  
Louisville, MS 39339
- Winston County
- 1± Mile from Highway 25
- 4.1± Miles from  
Downtown Louisville
- 9± Miles from the  
Tombigbee National Forest
- 34± Miles from Starkville

### COORDINATES:

- 33.09256, -89.10864

### PROPERTY USE:

- Residential
- Hunting Camp
- Potential Livestock/  
Equine/Hobby Farm

### PROPERTY INFORMATION:

- 29± Total Acres
- 16± Acre Cutover
- 8.5± Acre Pasture
- 1,380± SqFt Home
- 2 Bedroom/1 Bath
- 21'x28' Detached Garage/  
Storage Room
- 16'x21' Detached Shed
- 0.35± Acre Pond

### TAX INFORMATION:

- Parcel 141230007-0000800:  
\$711.58 for 2023
- Parcel 141230007-0000701:  
\$32.68 for 2023



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**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE WINSTON 29

ENDLESS POSSIBILITIES AWAIT ON THE WINSTON 29! IF YOU ARE LOOKING FOR A PEACEFUL COUNTRY RETREAT, HUNTING CAMP, OR THE PERFECT SPOT TO START YOUR OWN LIVESTOCK, EQUINE, OR HOBBY FARM, THIS IS IT! This stunning property offers 29± acres with a classic farmhouse nestled at the end of McCully Road in Winston County, MS. Enjoy the tranquility of the countryside, with plenty of room to roam, and limitless opportunities to create your dream space. The property makeup consists of 8.5± acres of lush pasture and 18± acres of cutover, beautifully divided by a row of towering oak trees. A small pond graces the northeast corner, with potential for expansion into a serene fishing spot.

The focal point of the property is a 1,380± square foot farmhouse, full of character and charm. With two bedrooms and one bathroom, this home has been meticulously cared for, featuring original hardwood floors throughout, stunning antique windows, and a new roof installed in 2022. The exterior is equally inviting with custom-wrapped poles on the 12' x 22' carport and custom shutters, giving the home a welcoming country feel. Need extra storage? This property has you covered with two detached buildings: one 21' x 28' and the other 16' x 21' – perfect for keeping your ATV, boat, or lawn equipment out of the elements, or for use as a workshop or additional storage.



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# MORE ABOUT THE WINSTON 29

While you'll enjoy the peaceful rural setting, you're still conveniently located just over four miles from downtown Louisville and only 34± miles from Starkville. You get the best of both worlds: country living with easy access to nearby amenities.

Whether you're looking for land to explore or a canvas to shape your vision, this Winston County property is a rare find. Take advantage of this incredible opportunity to make 1029 McCully Road your own.

**Call Derek Eaves today to schedule a private showing  
and explore the potential of this unique countryside estate!**



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29 ± ACRES WITH A HOME WINSTON COUNTY, MISSISSIPPI



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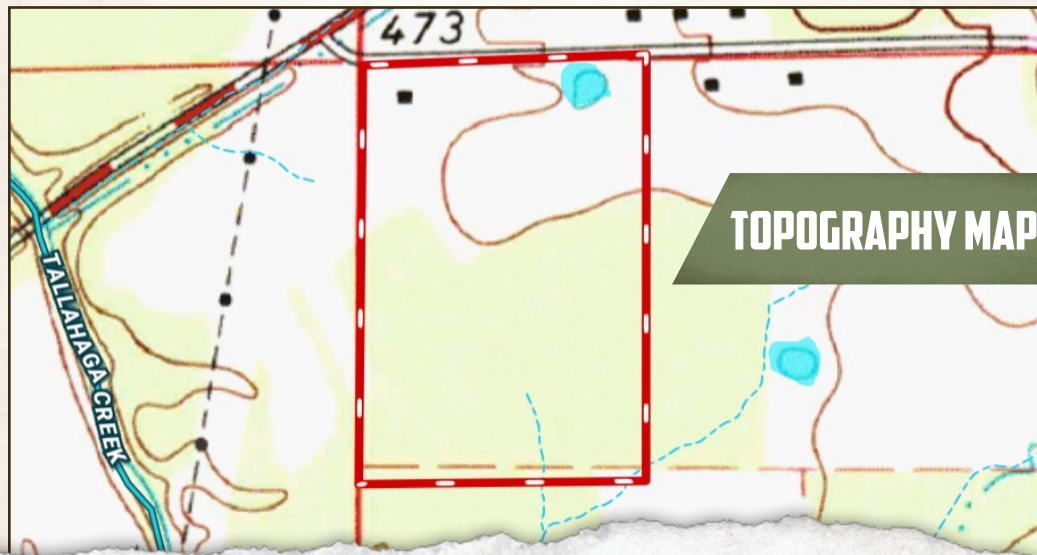
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29 ± ACRES WITH A HOME WINSTON COUNTY, MISSISSIPPI



land id. LINK



TOPOGRAPHY MAP



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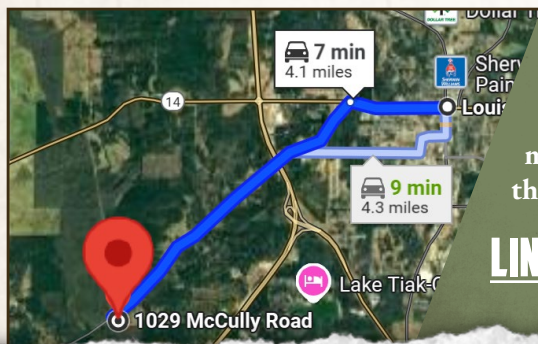
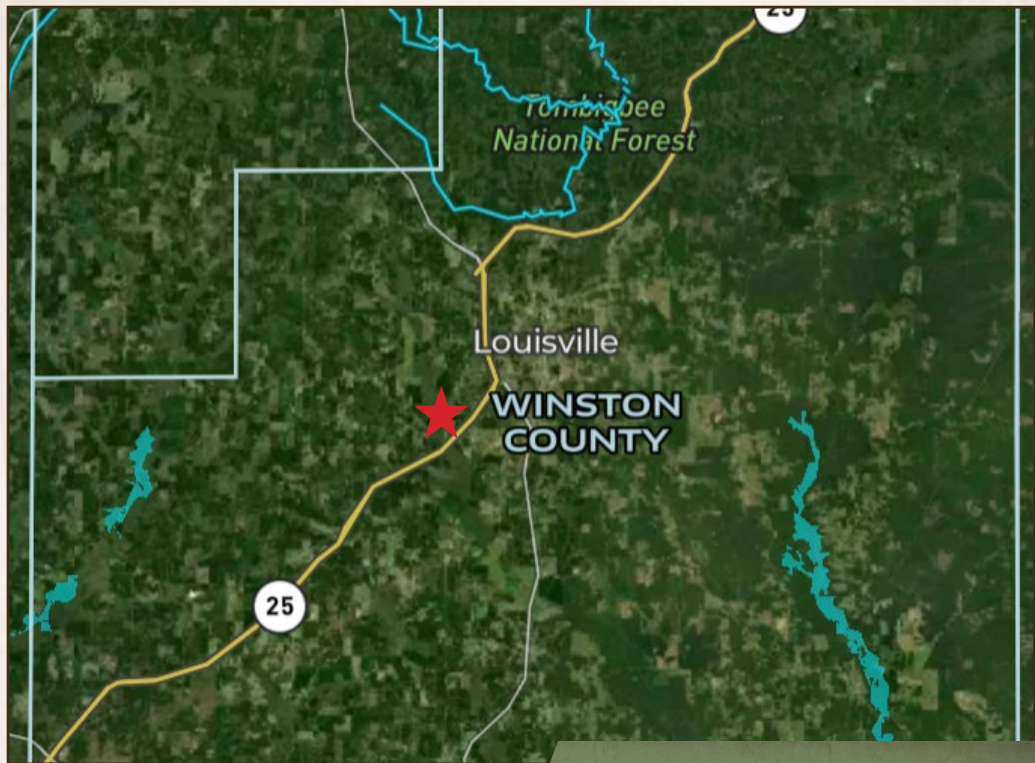
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Directions from Louisville, MS:  
Travel west on West Main Street for approximately .9 miles. Turn left onto Old Robinson Road and travel 3.1 miles. Turn left onto McCully Road and the house/sign will be on your right.

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



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