

15.92± ACRES
WINSTON COUNTY, MS
\$87,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE WINSTON 15.92

PROPERTY PROFILE

LOCATION:

- Highway 25 South
Louisville, MS 39339
- Winston County, MS
- 2.8± Miles SW of
Downtown Louisville
- 33.4± Miles SW of Starkville
- 92.2± Miles NE of Jackson

COORDINATES:

- 33.10439, -89.08285

PROPERTY USE:

- Hunting
- Potential Development

PROPERTY INFORMATION:

- 15.92± Surveyed Acres
- 1,613'± Frontage on
Highway 25 South
- 5,600± MDOT Daily Traffic Count
- Paved Turnout in Place
- Pines and Mixed Hardwoods
- Utilities Available at the Road
- Deer/Small Game

TAX INFORMATION:

- Parcel 141230005-0000900
- \$16.93 for 2024



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DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 15.92

LOCATED IN WINSTON COUNTY, MISSISSIPPI, THIS EXCEPTIONAL 15.92± SURVEYED-ACRE PROPERTY OFFERS ACCESSIBILITY, VISIBILITY, AND VERSATILITY. Positioned just 2.8± miles southwest of downtown Louisville with an impressive 1,613'± of road frontage on Highway 25 South, this rare tract boasts a paved turnout, and utilities are available at the road—making it a prime candidate for residential, commercial, or recreational use.

The site enjoys excellent regional connectivity, lying only 33.4± miles southwest of Starkville and just over 92 miles northeast of Jackson. The property features a scenic mix of pines and hardwoods, which attracts deer and small game, making it suitable for hunting and outdoor enjoyment. According to MDOT, the daily traffic count of approximately 5,600 vehicles enhances its potential for commercial development, while its natural beauty supports a peaceful residential retreat. With low annual taxes of just \$16.93, this property is a valuable opportunity for investors, homeowners, and outdoor enthusiasts alike.

If you are looking for a small acreage property with versatility, the Winston 15.92 is worth considering. To schedule a private showing, call Derek Eaves today.



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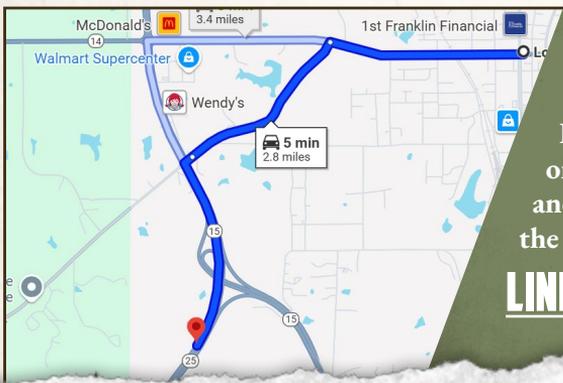
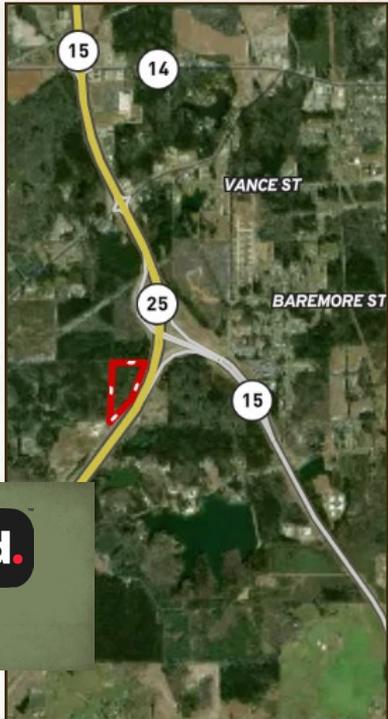
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WINSTON COUNTY, MISSISSIPPI



Directions from Louisville, MS:
Travel 0.9 miles west on West Main Street. Turn left onto Old Robinson Road and continue 0.9 miles. Turn left onto Highway 15/Highway 25 South and travel 1 mile to the property/sign on the right.

LINK TO GOOGLE MAP DIRECTIONS



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