

70± ACRES
WINSTON COUNTY, MS
\$175,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE WINSTON 70

PROPERTY PROFILE

LOCATION:

- Hwy 395
Noxapater, MS 39346
- Liberty Community
- Winston County
- 3± Miles E of Hwy 25
- 6± Miles W of Noxapater
- 13± Miles S of Louisville
- 43.5± Miles SW of Starkville
- 73± Miles NW of Madison

COORDINATES:

- 32.9887, -89.162

PROPERTY USE:

- Recreational
- Deer & Turkey Hunting
- Potential Home/Cabin Sites
- Investment

PROPERTY INFORMATION:

- 70± Acres
- Rolling Terrain
- Mixed Timber
- Beautiful Pond
- Creek
- Road Frontage
- Established Trail System

TAX INFORMATION:

- Parcel #131150015-0000502
- \$185.72



STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

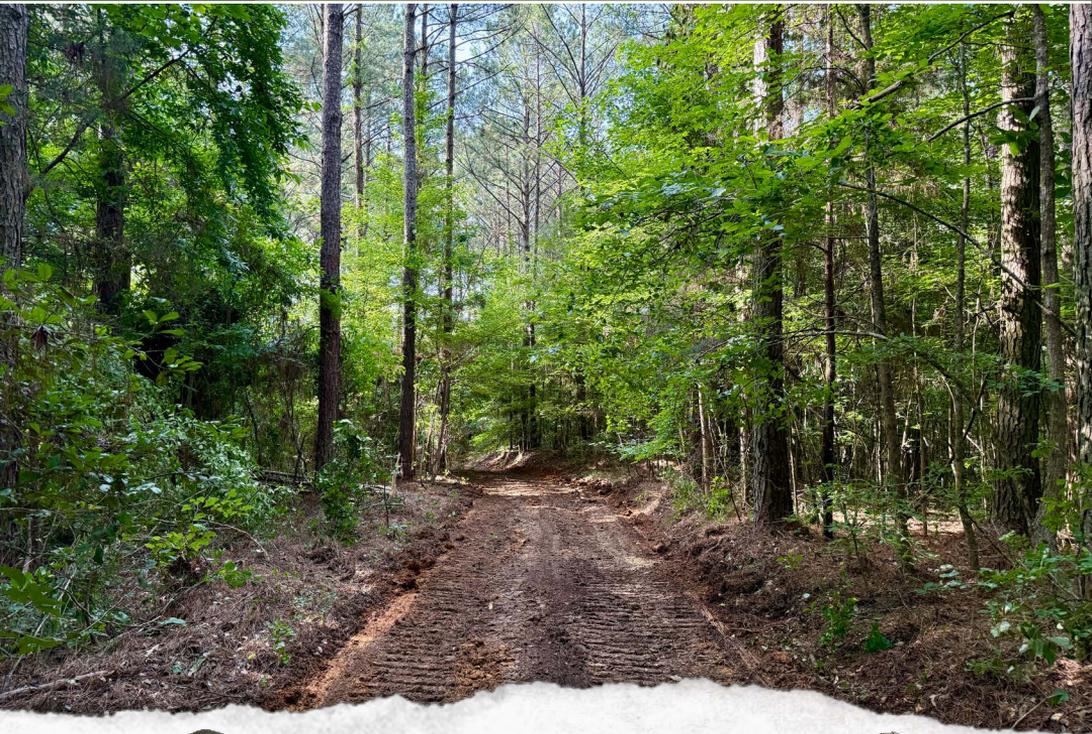
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 70

NESTLED IN THE HEART OF WINSTON COUNTY, MISSISSIPPI, THIS 70± ACRE PROPERTY OFFERS A MIX OF NATURAL BEAUTY, RECREATIONAL OPPORTUNITY, INVESTMENT POTENTIAL, AND THE PERFECT SPOT TO BUILD YOUR HOME WITH ACREAGE. The land features mature hardwoods, mature pine, and young pine, creating a vibrant and healthy timber stand.

A beautiful pond, framed by majestic oaks that are hundreds of years old, serves as a picturesque centerpiece on the front side of the property, providing a scenic fishing spot or an ideal location to build a house or cabin overlooking the water. Multiple other homesite options exist as well, offering prime locations for a country retreat or hunting cabin—each with convenient access to utilities at the road, thanks to generous road frontage.



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MORE ABOUT THE WINSTON 70

An established trail system weaves throughout the acreage, making the land highly accessible for outdoor activities such as hiking, ATV riding, and hunting. The property is a haven for sportsmen, with strong populations of deer. A creek running east to west provides an additional water source and enhances habitat diversity, supporting both game and native plant species. The combination of timber and water features creates excellent potential for wildlife habitat. With some timber thinning and a rotational burn, this place could become one of the premier habitat properties in Winston County.

In addition to recreational appeal, the property also holds significant value as a timber investment. The mix of hardwood and pine offers a balanced portfolio of short- and long-term timber harvest opportunities. Whether you're looking to invest, build a peaceful homestead, or enjoy year-round hunting and outdoor recreation, this 70± acre Winston County tract presents a rare opportunity to own a piece of Mississippi's finest rural landscape.

**To schedule a personal tour, contact
Steve Martens or Derek Eaves today!**



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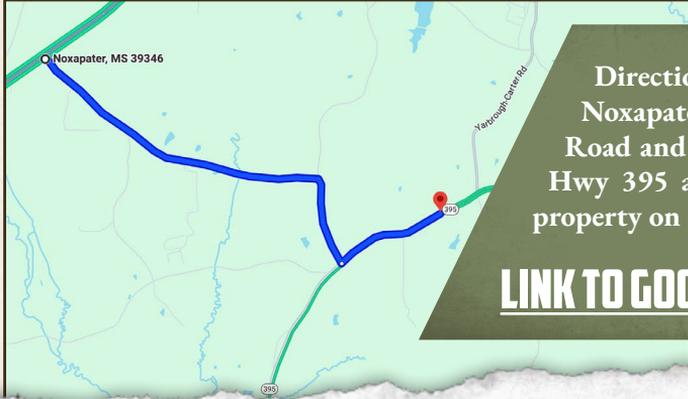
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WINSTON COUNTY, MISSISSIPPI

land id. LINK



Directions From Hwy 25 in Noxapater, MS: Turn right on Liberty Road and travel 2.4 miles. Turn left on Hwy 395 and proceed 0.5 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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