

PASTURE/RECREATIONAL TRACT

15+/- Acres in Winston County, MS



\$98,000

Here is a beautiful 15+/- acre pasture/recreational tract located just south of Louisville, MS. This tract has been utilized as a hay field and for grazing cattle since the 1940s. There are multiple home sites throughout the property, with power and water available nearby. There are over 1,700 feet of road frontage on Highway 15, giving you numerous access points. The pond in the center of the property is approximately 1+/- acres. The location is excellent, 9 minutes from Louisville, 5 minutes from Noxapater, and 25 minutes to Philadelphia, MS. To schedule a private showing, call or text Walker!

Directions from Walmart in Louisville, MS: Leaving Walmart head south for 200 feet. Turn right and travel .1 miles. Turn left onto MS-15 South/MS -25 South and travel .7 miles. Take the MS-15 South exit towards Noxapater/ Philadelphia and travel .7 miles. Continue onto MS-15 South for 5.5 miles, then the property will be on your left. [Google Map Link](#)



Call me today!

WALKER TRANUM, REALTOR*
Walker@TomSmithHomes.com
662.268.6333 **office** | 662.769.1442 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!

WALKER TRANUM, REALTOR®
Walker@TomSmithHomes.com
662.268.6333 **office** | 662.769.1442 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!

WALKER TRANUM, REALTOR®
Walker@TomSmithHomes.com
662.268.6333 office | 662.769.1442 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map



[Click Here for Interactive Link](#)



Call me today!

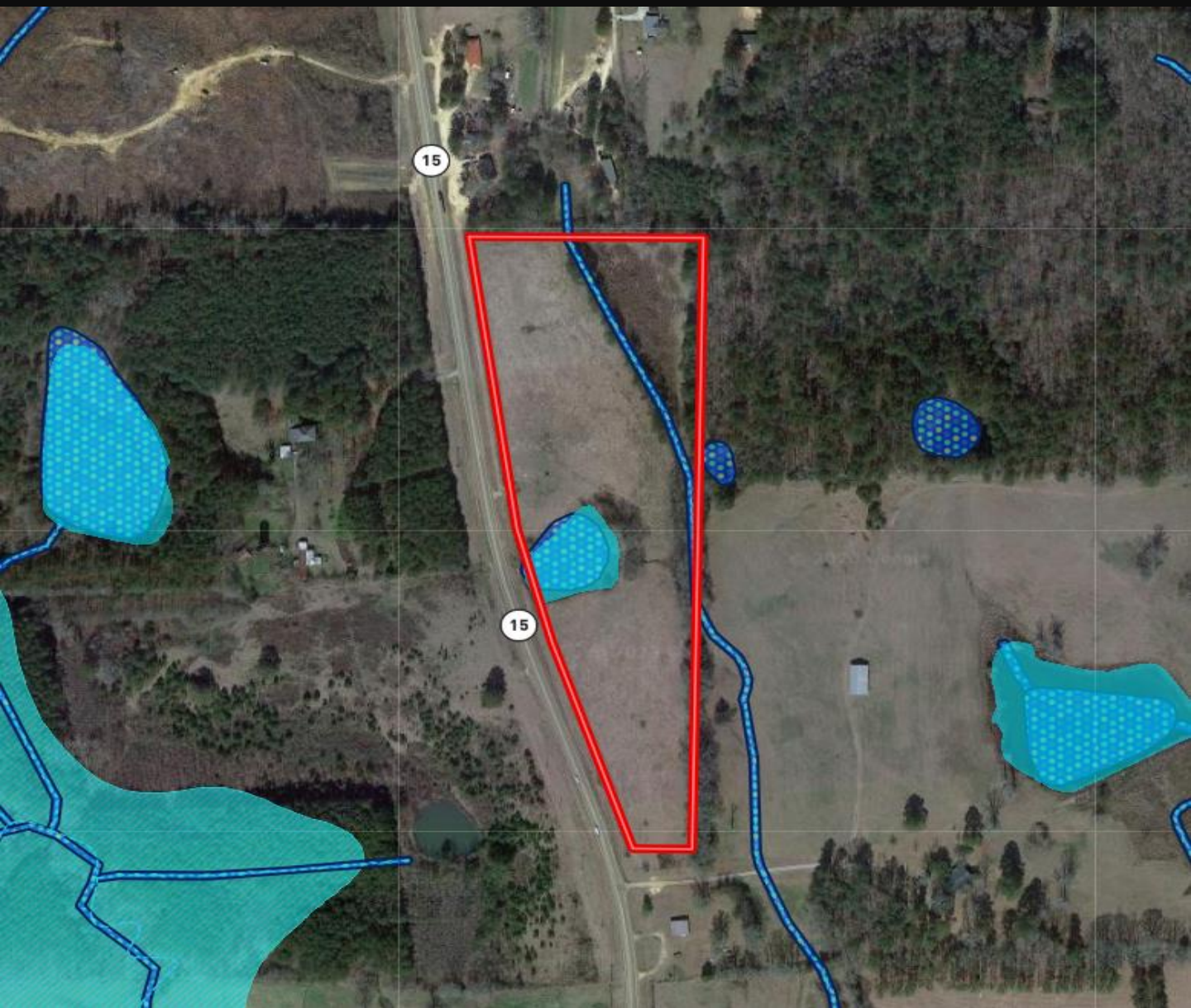
WALKER TRANUM, REALTOR*
Walker@TomSmithHomes.com
662.268.6333 office | 662.769.1442 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Flood Map



Call me today!

WALKER TRANUM, REALTOR®
Walker@TomSmithHomes.com
662.268.6333 **office** | 662.769.1442 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topography Map



Call me today!

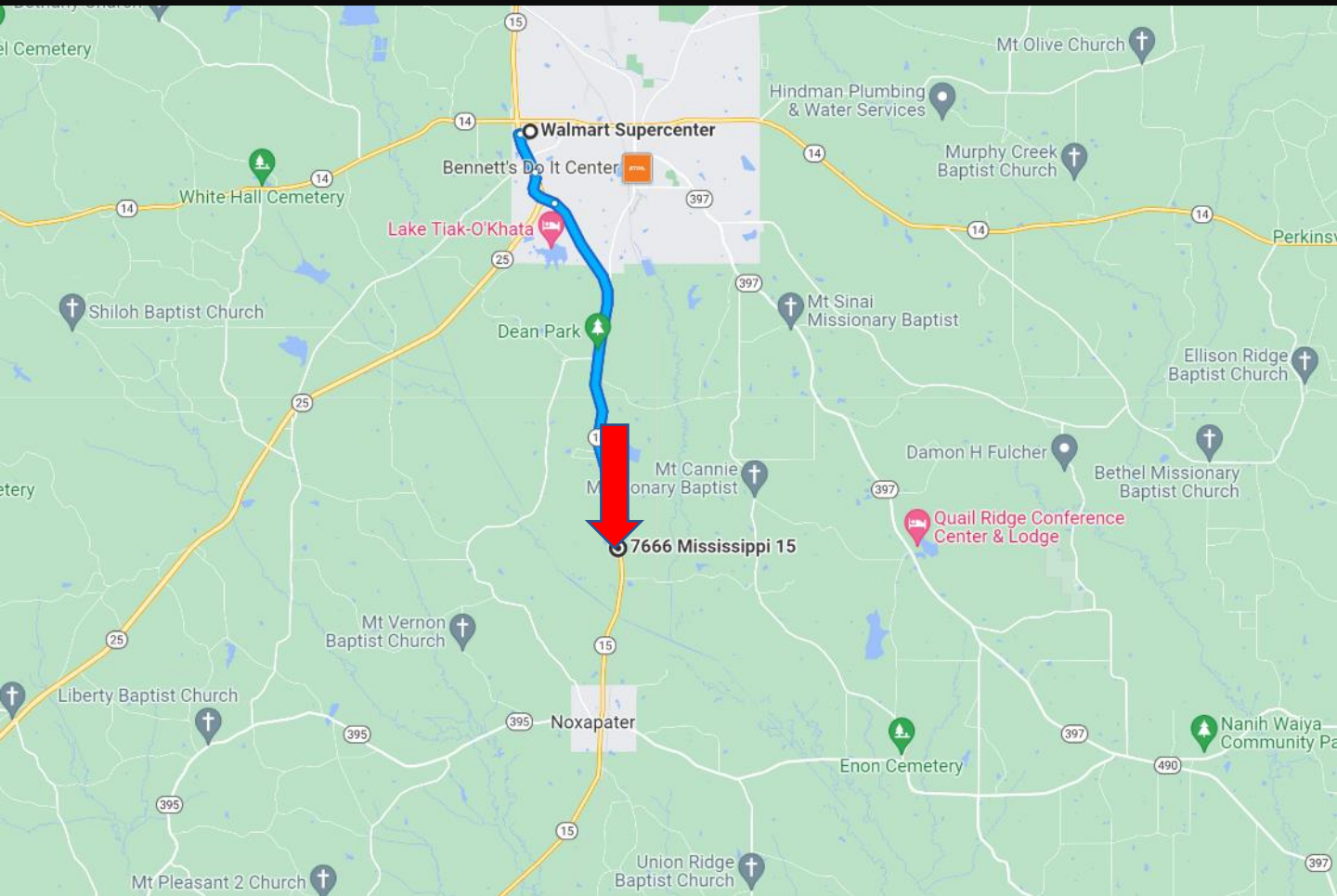
WALKER TRANUM, REALTOR*
Walker@TomSmithHomes.com
662.268.6333 **office** | 662.769.1442 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map



Directions from Walmart in Louisville, MS: Leaving Walmart head south for 200 feet. Turn right and travel .1 miles. Turn left onto MS-15 South/MS -25 South and travel .7 miles. Take the MS-15 South exit towards Noxapater/ Philadelphia and travel .7 miles. Continue onto MS-15 South for 5.5 miles, then the property will be on your left. [Google Map Link](#)



Call me today!

WALKER TRANUM, REALTOR*
Walker@TomSmithHomes.com
662.268.6333 office | 662.769.1442 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.