



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

204± Acres in Winston County, MS

\$357,000

769.888.2522 office

Property Profile

Lobutcha Bottomland

Location:

- Winston County, MS
- Fronts Hinze-Rural Hill Road and Hinze Road
- 25± Miles Southwest of Starkville
- 13± Miles East of Kosciusko

Coordinates:

- 33.037218, -89.266483

Property Information:

- 204± Acres
- Traversed by Lobutcha Creek
- Various Aged Cutover
- Hardwood and Pine Mix
- 22± Acres of 12-Year-Old Planted Pines
- Established Food Plot
- Ox Bow Lake

Property Use:

- Recreational
- Hunting
- Investment

Tax Information: 2022 \$658.02

- Parcel 1# 141080028-0000900
- Parcel 2# 141080033-0000103



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LUKE SANDERS | LAND SPECIALIST
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Welcome to Lobutchka Bottomland!

If you have been searching for a diverse hunting property in Central Mississippi, look no further than this 204± acre tract in Winston County. Located approximately 25 miles east of Kosciusko and 50± miles southwest of Starkville, the property offers frontage along Hinze Road and Hinze-Rural Hill Road with utilities nearby. High ground near one of the entrances is an ideal location for a cabin or small camp.



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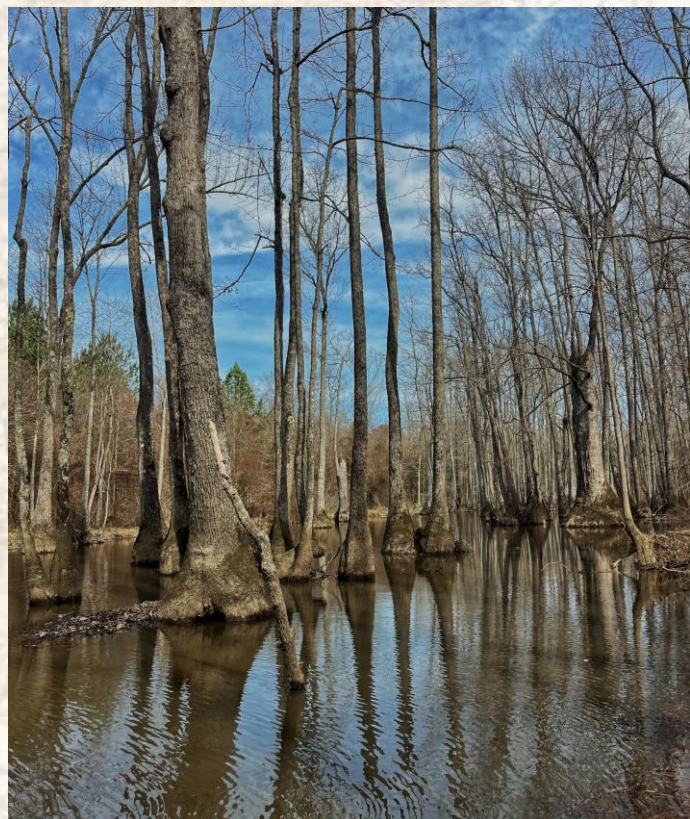


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Lobutchka Bottomland offers three key essentials most outdoor enthusiasts seek for wildlife: food, water and bedding. The property make-up features 12-year-old planted pines, open hardwood-pine mix, tupelo gums, natural regeneration, various aged cutover that has been replanted, and frontage along the well-known Lobutchka Creek. This diversity has created a wildlife haven for the avid hunter and something to enjoy year-round. Additionally, a small food plot is tucked away off the road along with a small ox bow off the creek. During certain seasons of the year, this ox bow provides the opportunity for wood duck hunting and fishing.



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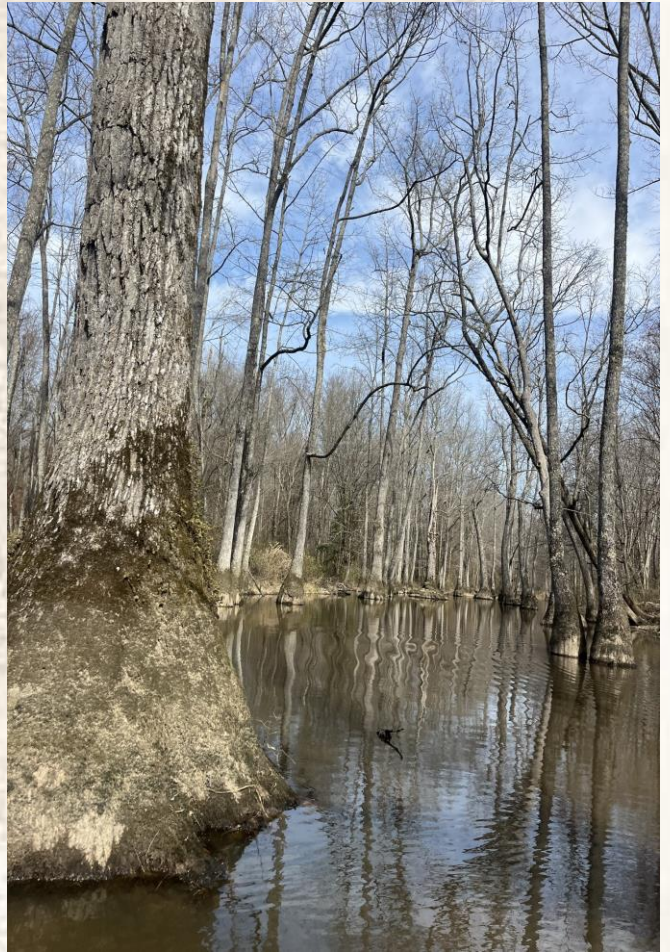
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Information is believed to be accurate but not guaranteed.

Properties with this type of diversity can be challenging to find. Whether you want a place to hunt, a weekend getaway, or an investment, this property is worth considering!



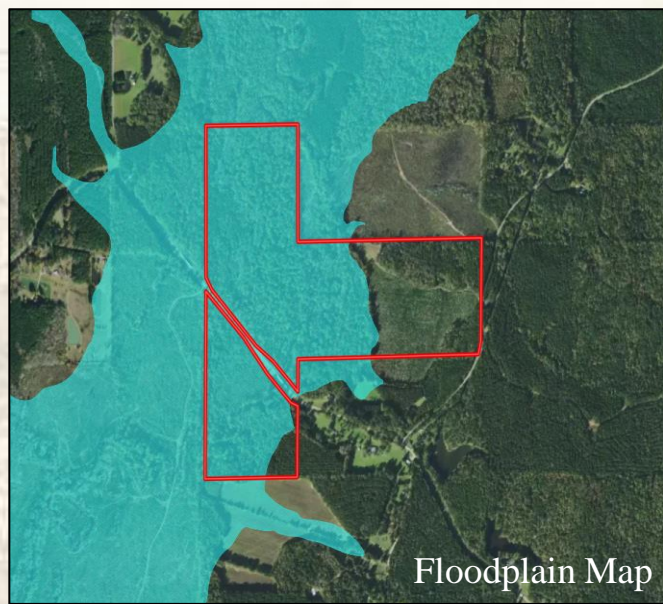
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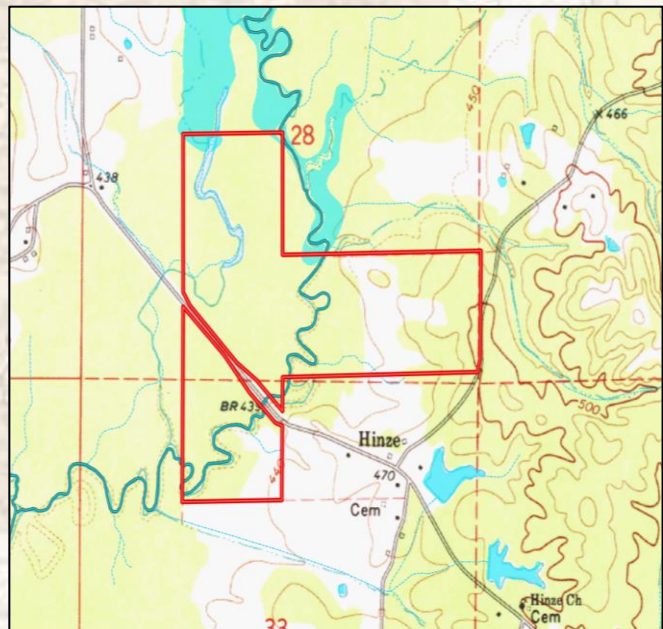
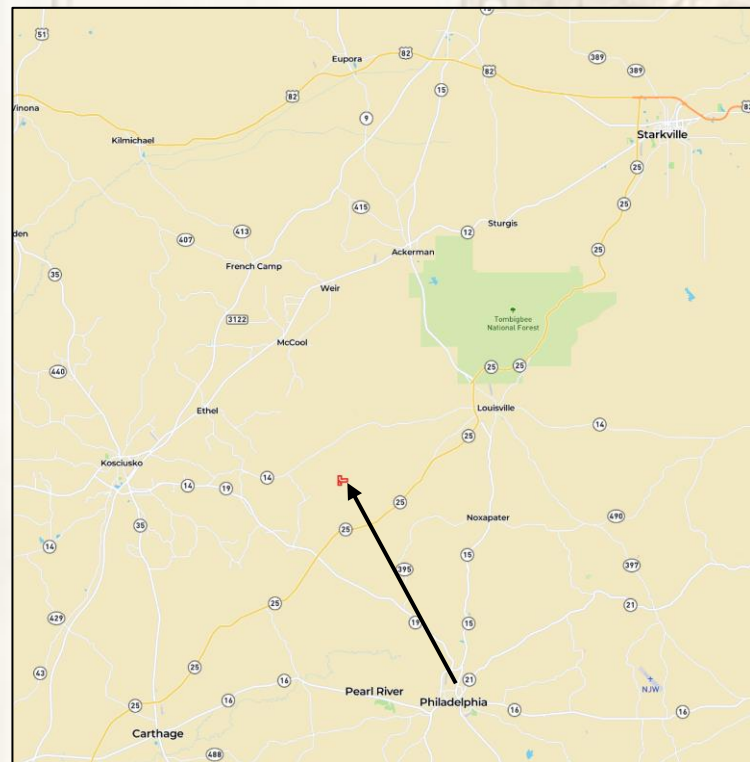
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[Land ID Link](#)

[Google Map Link](#)

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- County Road Frontage
- 25± Miles Southwest of Starkville
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