

SECLUDED FAMILY ESTATE

52.04± Acres in Winston County, MS



\$797,500

DRONE LINK

- 52.04± ACRE FAMILY ESTATE IN WINSTON COUNTY, MS
- 4,897 SF, TWO STORY, 5 BED, 4.5 BATH HOME
- FULLY-ENCLOSED BACK PORCH WITH POOL, GAZEBO, AND DECK
- SPACIOUS BEDROOMS, FAMILY ROOM, AND GREAT ROOM

- PRIMARY SUITE WITH STUDY AREA AND CUSTOM BUILT-INS
- GOURMET-FRIENDLY KITCHEN AND FORMAL DINING ROOM
- VAULTED CEILINGS AND STUNNING STONE FIRE PLACE IN THE GREAT ROOM
- 20± ACRES OF ROLLING HILLS

- 32± ACRES OF HARDWOOD AND PINE TIMBER
- 40'X60' EQUIPMENT STORAGE BUILDING
- ON-SITE WELL
- WILL DIVIDE
- CONVENIENT 30-MINUTE DRIVE TO STARKVILLE AND MISSISSIPPI STATE UNIVERSITY



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Expect More. Get More.



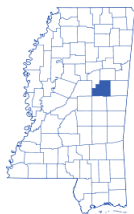
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52.04± Acres in Winston County, MS

If you've been searching for your ideal family estate, your search ends here. This Winston County, MS property features a meticulously crafted 4,897 square foot two-story home with four wood-burning fireplaces, five bedrooms, and four and a half bathrooms, designed for comfort and entertainment. The stand-out feature is the fully screened enclosed back porch overlooking a stunning swimming pool with a gazebo and spacious deck. Inside, you'll discover generously sized bedrooms, a large family room, a great room, and a primary suite with a study area. Hardwood floors grace most of the interior, and there is one private bedroom adjacent to the primary bedroom and the family room, which features a wood-paneled study and cozy wood-burning fireplace. The home showcases custom-built cabinetry, including bookcases, cabinets, and shelving. The expansive kitchen will delight any gourmet cook, while a formal dining room stands ready for special occasions. The great room features soaring vaulted ceilings and a magnificent floor-to-ceiling stone fireplace. The primary suite impresses with its spacious design and his-and-her bath layout.

The land is impressive, with beautiful rolling hills enhancing the property's charm. The 52.04± acres are meticulously maintained and perfect for showcasing such a remarkable home. A 40'x60' unfinished guest house, now used as an equipment storage building, is also available on-site. In addition, there is a shop building with a two-car garage and tractor shed with storage facilities, while a three-vehicle carport serves the dwelling. A storage and pressure tank well is on-site for irrigation and livestock watering. A public water utility serves the property's general water needs. The portion of the property in young-growth pine timber could easily be reclaimed and cultivated for pasture for horses, cattle, or simply for the grandkids' enjoyment. Approximately 20± acres of the property consist of open, rolling land, while the remaining 32.04± acres feature hardwood and pine timber. The estate is bounded east by Mississippi Highway 25 and south and west by Gum Branch and Choctaw Lake Road. The north and the south of the property and west of the Gum Branch-Choctaw Lake Road is the Tombigbee National Forest, an added attraction for deer and turkey hunters. This property is just a 30-minute drive from Starkville and Mississippi State University, and one and a half hours from Jackson, MS. The property is an extraordinary place for serious hunters and MSU Sports Fans!

This property is an extraordinary place! Call Tom Smith or Jami Pruitt to schedule your private viewing of this beautiful family property!

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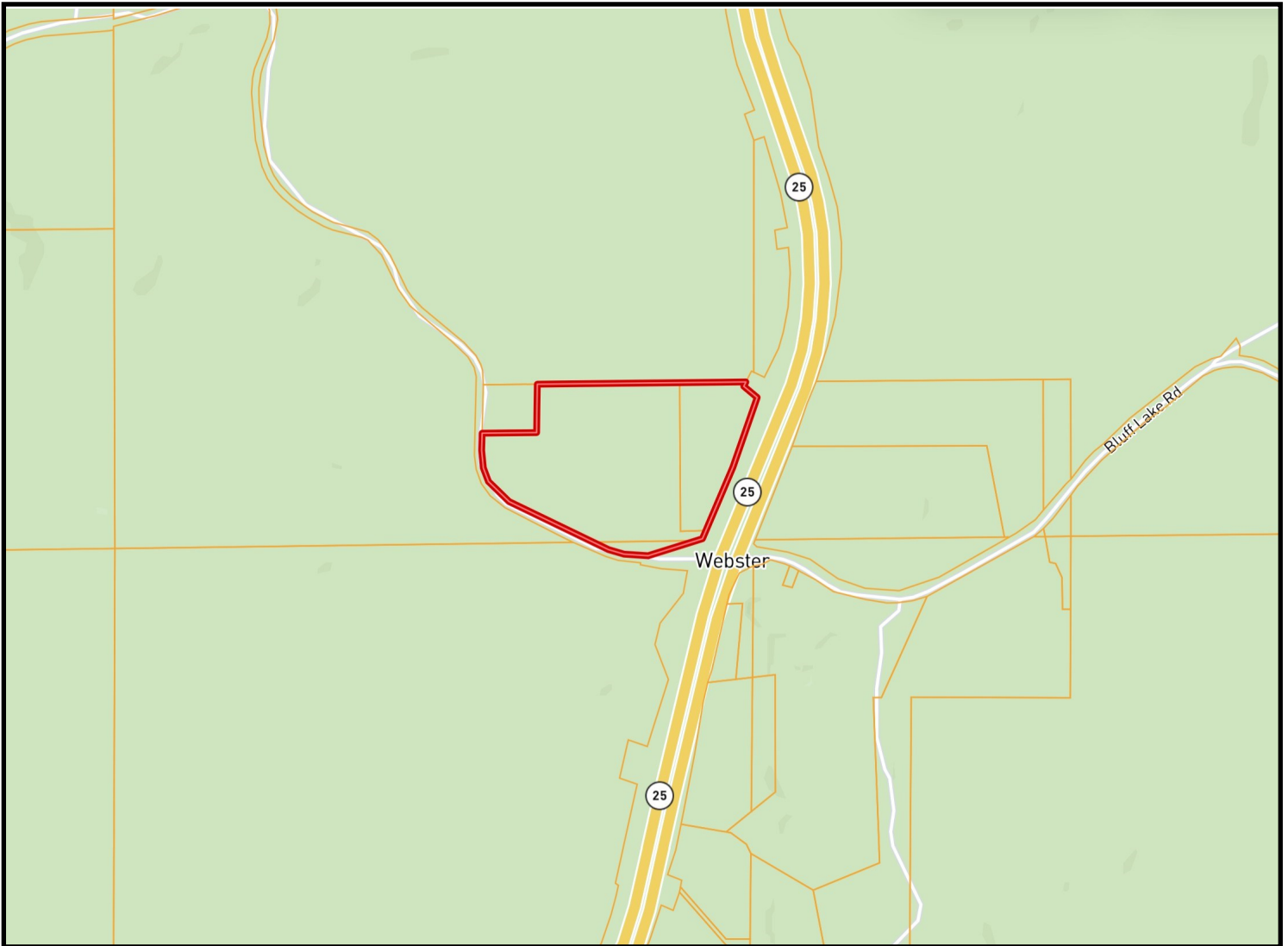
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OWNERSHIP MAP



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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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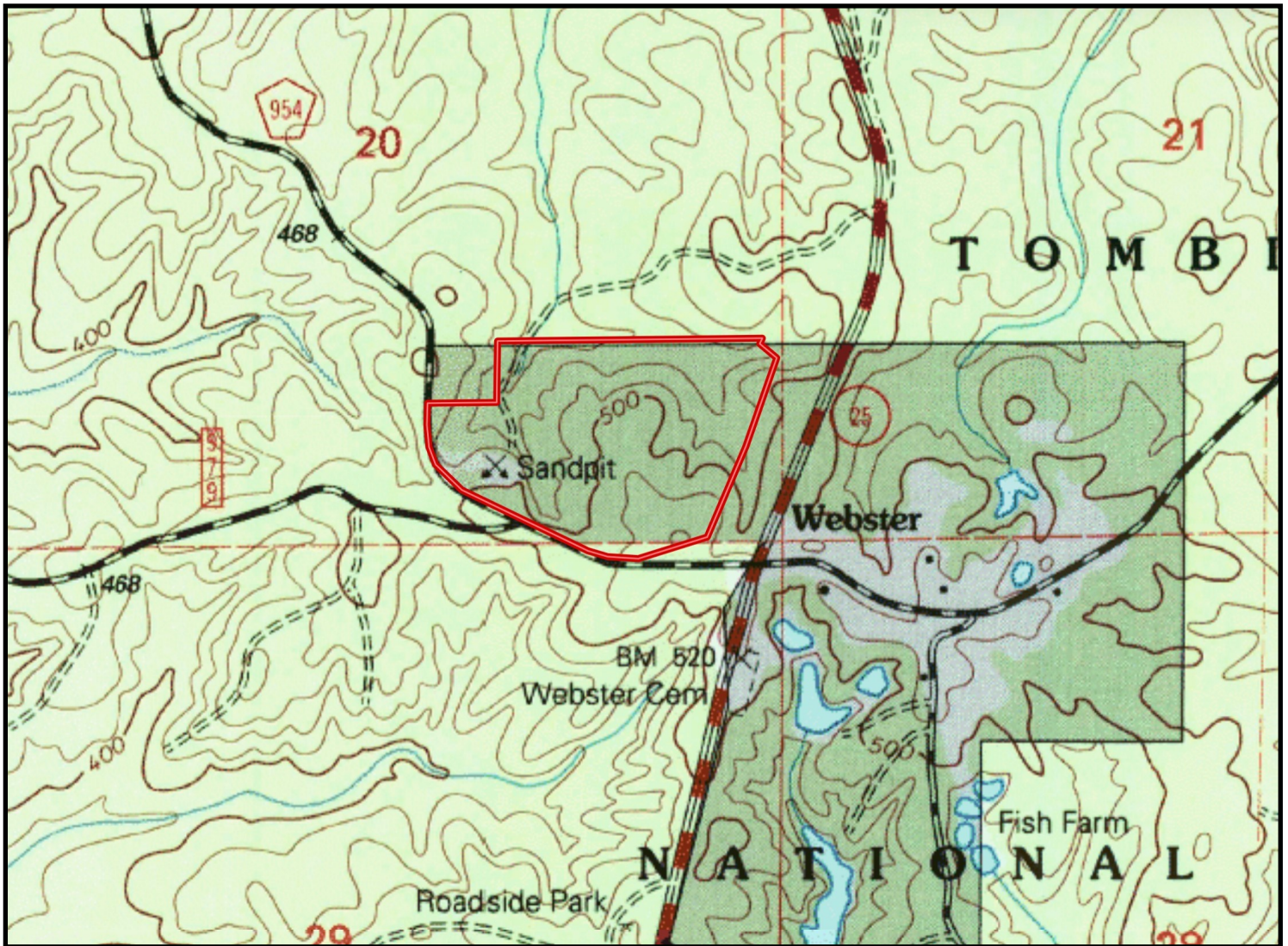
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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmF	Smithdale fine sandy loam, 15 to 40 percent slopes	35.08	64.07	0	50	7e
RuC	Ruston fine sandy loam, 0 to 8 percent slopes	14.6	26.67	0	76	3e
Ab	Ariel silt loam, occasionally flooded	5.07	9.26	0	53	2w



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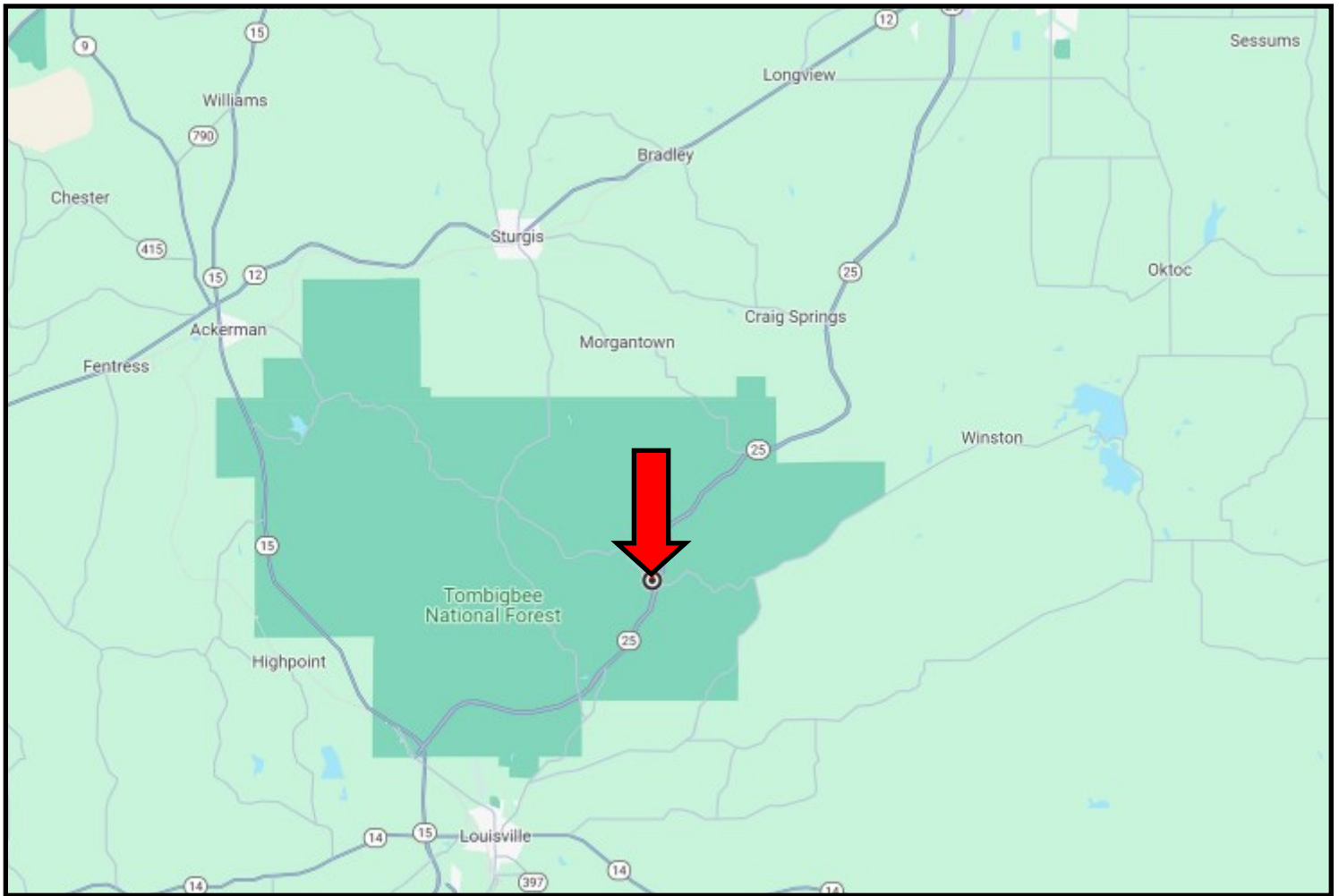
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DIRECTIONAL MAP



DIRECTIONS FROM Hwy-15 and Hwy 25 in Louisville, MS: Travel Hwy 25 N 1.9 miles. Use the right lane to merge onto Hwy-25 N towards Starkville. Travel 8.4 miles, then turn left onto Gum Branch Road. The entrance to the property is on the right.

144 Gum Branch-Hwy 25 Road Louisville, MS 39339—Click for Directions



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