

# RECREATIONAL HUNTING TRACT 274± Acres in Winston County, MS



**\$600,000**

Are you looking for a great recreational tract that offers excellent hunting? Well, here it is! This 274± acre property in Nanih Waiya, Winston County, Ms. This tract consists of 167± acres that were clear cut in 2016. The remaining 107± acres is a stand of young mixed timber. There is an internal road system throughout, giving you access to most areas of the property. There are several established food plots and a small pond on the property. There are over 1,800 feet of road frontage on Highway 397 and 900 feet of road frontage on Burrage Road. There is potential for multiple home sites on the property with water and power available nearby. This tract is 22 minutes from Louisville, 15 minutes from Noxapater, and 26 minutes from Philadelphia.

**Directions from Nanih Waiya Attendance Center in Nanih Waiya, MS:** Travel south southeast on MS-397 toward Middleton road for 2.4 mile. The property will be on both sides of the road



**TYLER  
KILGORE**  
REALTOR®

Office: 662.268.6333

Cell: 601.562.0688

Tyler@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com







**TYLER  
KILGORE**  
REALTOR®

Office: 662.268.6333  
Cell: 601.562.0688  
Tyler@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com







**TYLER  
KILGORE**  
REALTOR®

Office: 662.268.6333  
Cell: 601.562.0688  
Tyler@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com







TYLER  
**KILGORE**  
REALTOR®

Office: 662.268.6333

Cell: 601.562.0688

Tyler@TomSmithLand.com



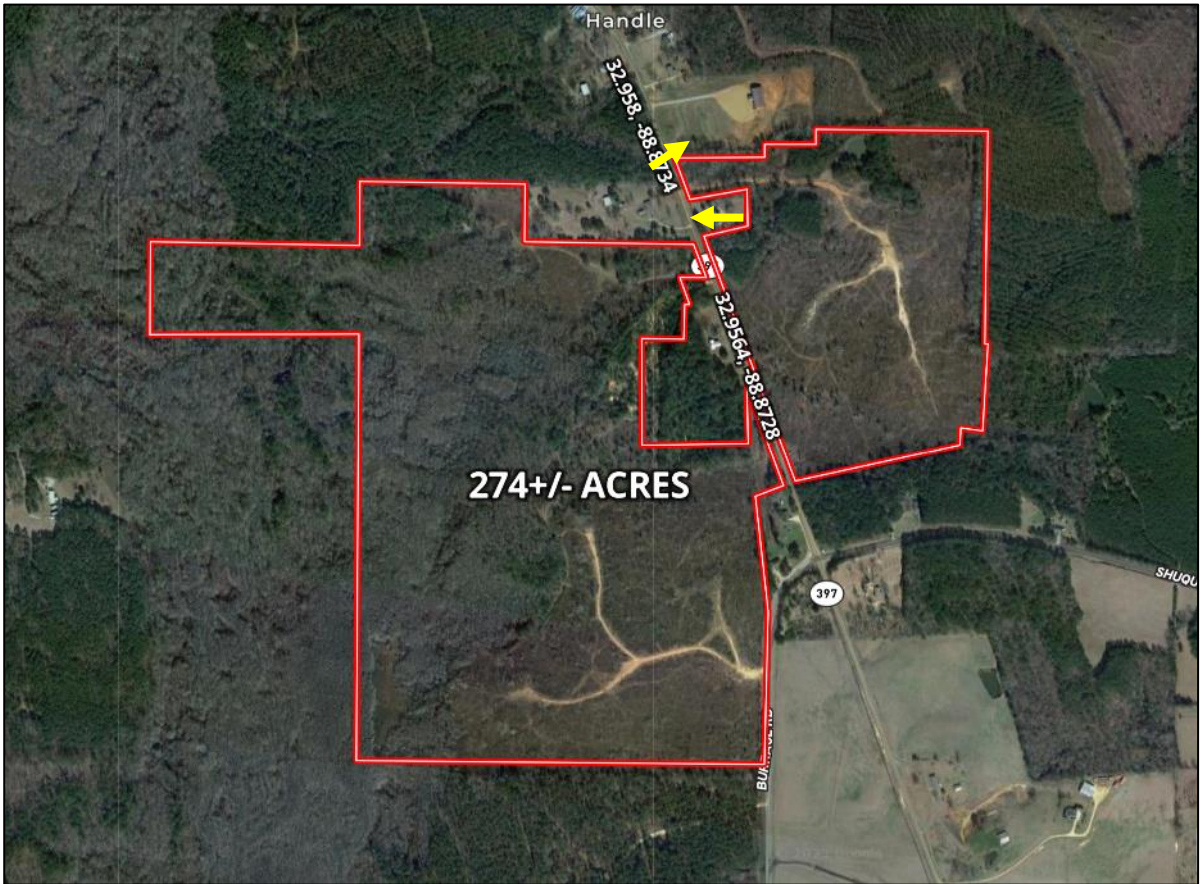
**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com





# AERIAL MAP



[Interactive Map Link](#)



**TYLER  
KILGORE**  
REALTOR®

Office: 662.268.6333  
Cell: 601.562.0688  
Tyler@TomSmithLand.com

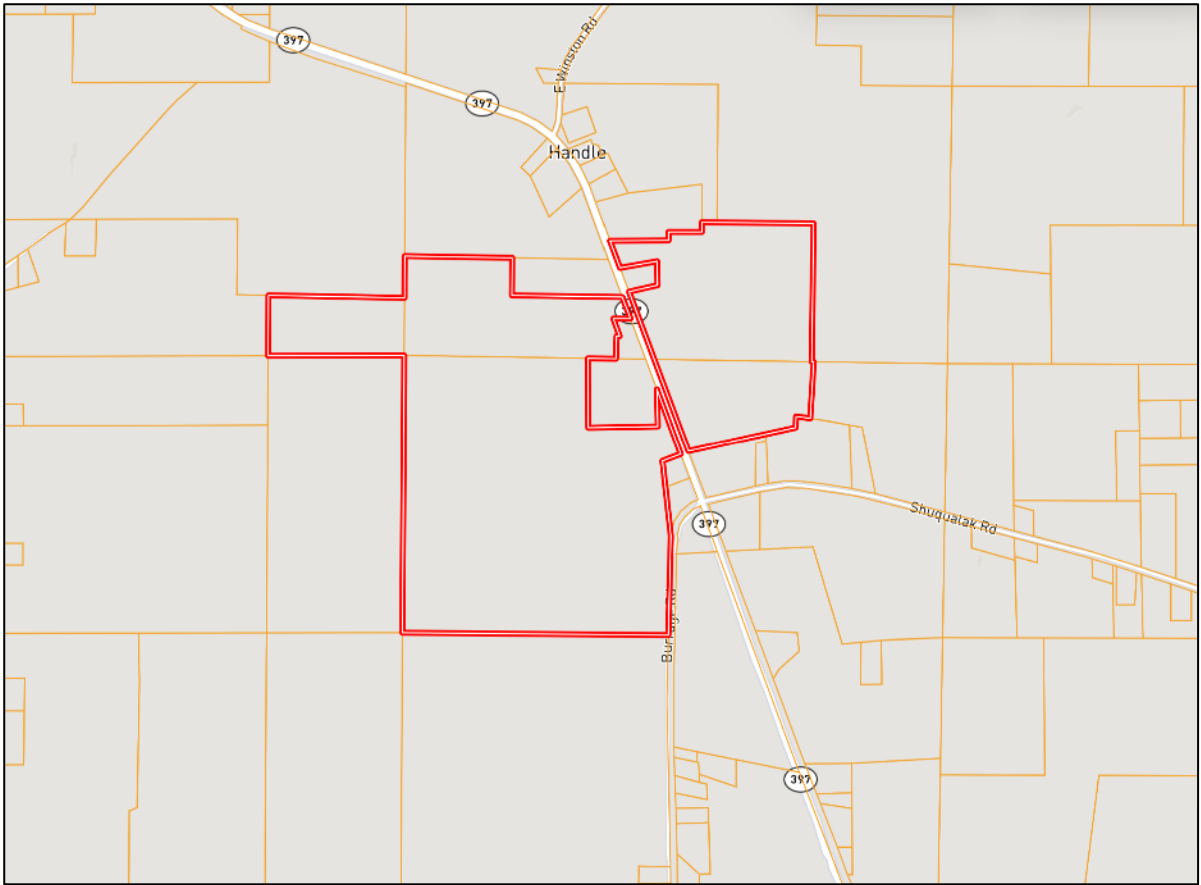


**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com



# OWNERSHIP MAP



**TYLER  
KILGORE**  
REALTOR®

Office: 662.268.6333

Cell: 601.562.0688

Tyler@TomSmithLand.com



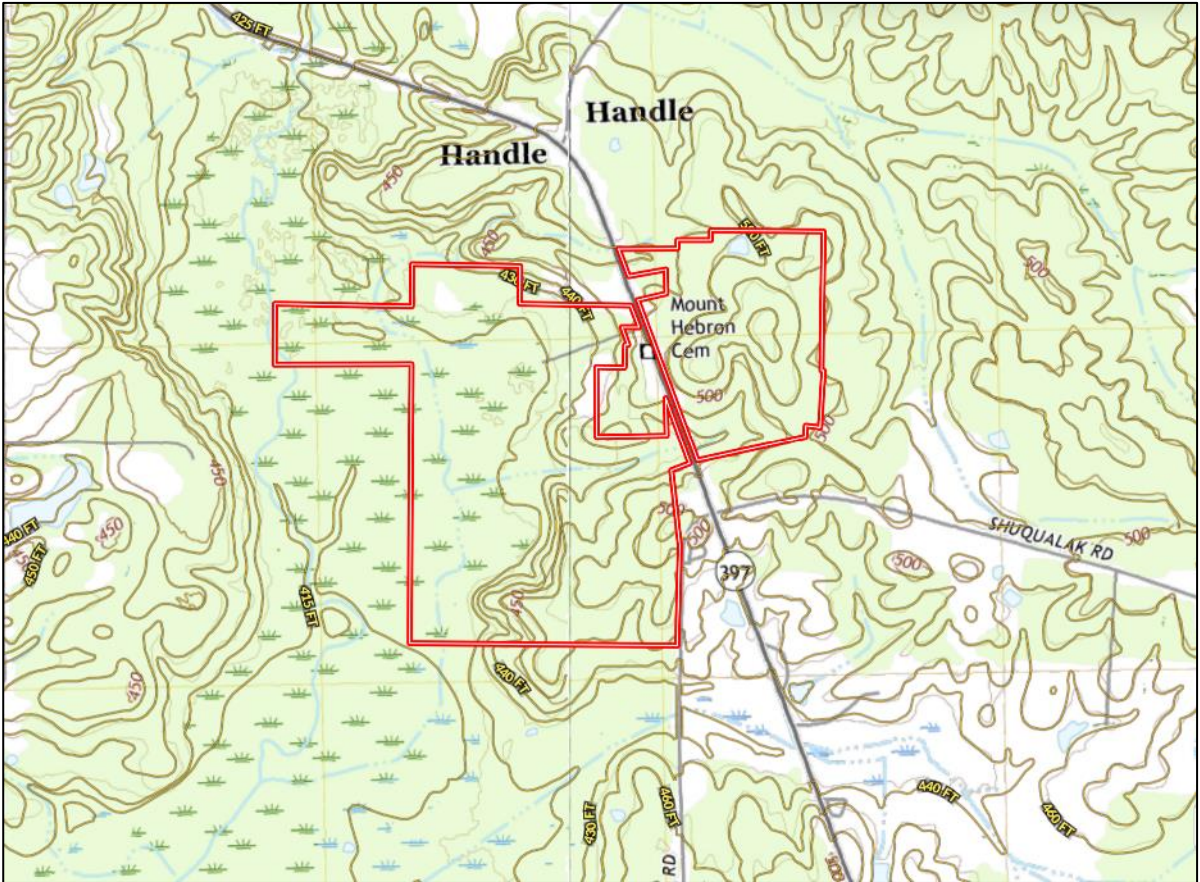
**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Leadership  
2011-2023  
BEST



# TOPO MAP



**TYLER  
KILGORE**  
REALTOR®

Office: 662.268.6333  
Cell: 601.562.0688  
Tyler@TomSmithLand.com

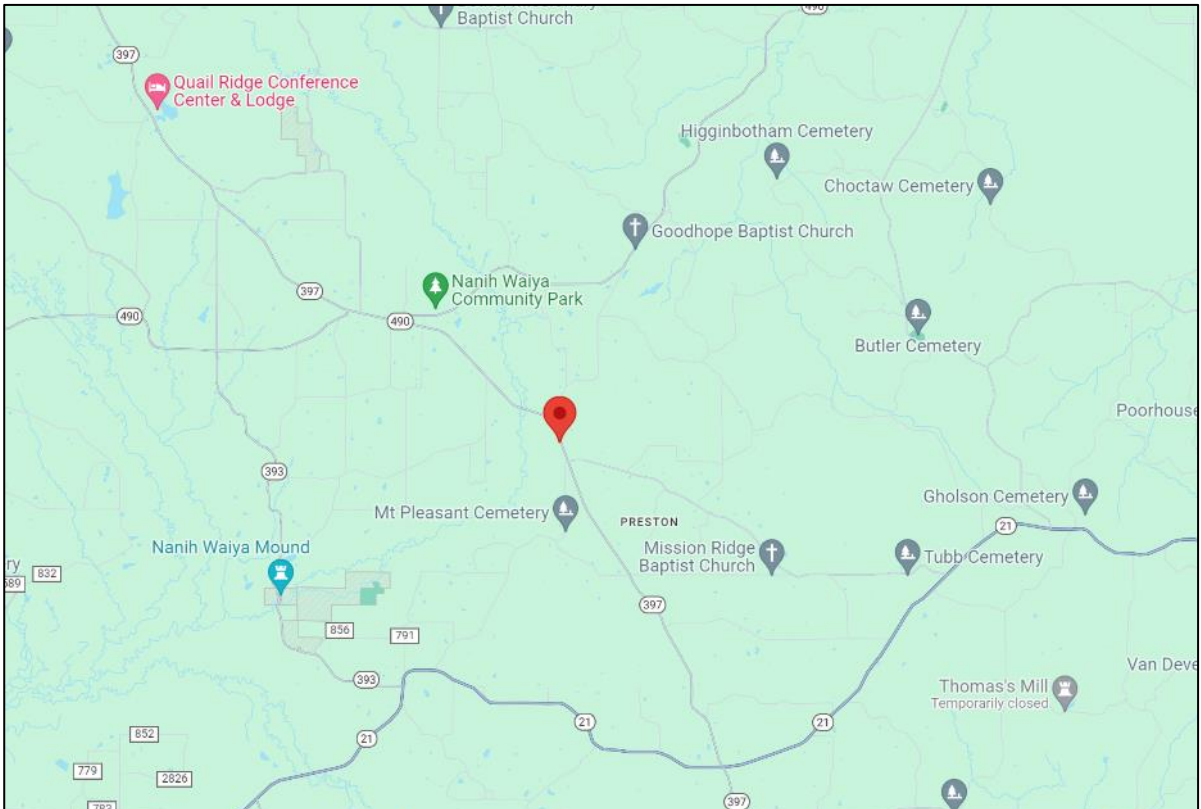


**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Leadership  
2011-2023  
NATIONAL  
BEST

# DIRECTIONAL MAP



**Directions from Nanih Waiya Attendance Center in Nanih Waiya, MS:**  
Travel south southeast on MS-397 toward Middleton road for 2.4 mile. The property will be on both sides of the road. [GOOGLE MAP LINK](#)



**TYLER  
KILGORE**  
REALTOR®

Office: 662.268.6333  
Cell: 601.562.0688  
Tyler@TomSmithLand.com



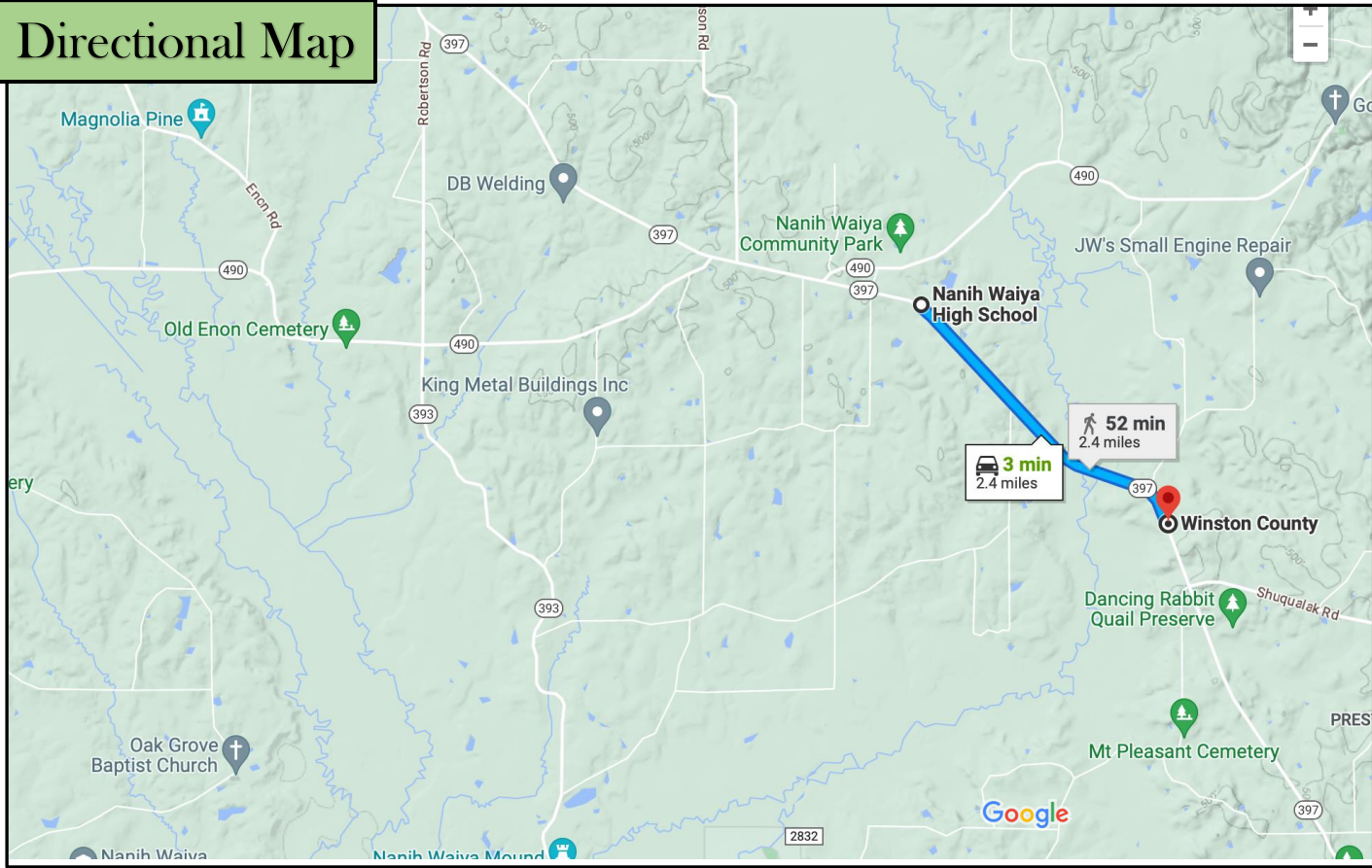
**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com





# Directional Map



**Directions from Nanih Waiya Attendance Center:** Travel south southeast on MS-397 toward Middleton road. Go 2.4 miles and property will be on left



**TYLER  
KILGORE**  
REALTOR®

Office: 662.268.6333

Cell: 601.562.0688

Tyler@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

2011-2023  
BEST