

221± ACRE INVESTMENT OPPORTUNITY WINSTON COUNTY, MISSISSIPPI



\$397,800

Investment Opportunity in Winston County, MS! This 221+/- acre tract is an ideal investment for recreational property. Conveniently located 12 miles southeast of Louisville, MS, and within 45 minutes of Starkville and Mississippi State, it offers a prime location. The property features 30+/- acres of six-year-old pine plantation, while the rest consists of hardwood and oxbow sloughs along Nanih Waiya Creek. With the potential for development into a duck hole, it provides paved road frontage on Bethel Road, making it easily accessible. Utilities along the road offer the option to build a camp or home. Woods roads provide interior access to wildlife food plots and shooting lanes. Situated in the Nanih Waiya school district, this tract is an excellent hunting spot for deer, turkey, and duck. Contact Michael to schedule a showing!

Directions From Louisville, MS: From the monument on Main Street, travel east on Hwy. 14 for 5.1 miles. Turn right onto Crystal Ridge Road and travel 5.5 miles. Turn right onto Bethel Road and travel 1.7 miles. The property is on the right, marked with signs.

Directions From Nanih Waiya: From Intersection of Hwy 397 and Hwy 490 in the Nanih Waiya community, travel east on Hwy 490 for 2 miles. Turn left onto Ellison Ridge Road, then travel 1.7 miles. Turn left onto Bethel Road and travel 1.7 miles. The property is on the right, marked with signs.



**MICHAEL
HALFACRE**

MANAGING BROKER

Office: 662.268.6333

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MHalfacre@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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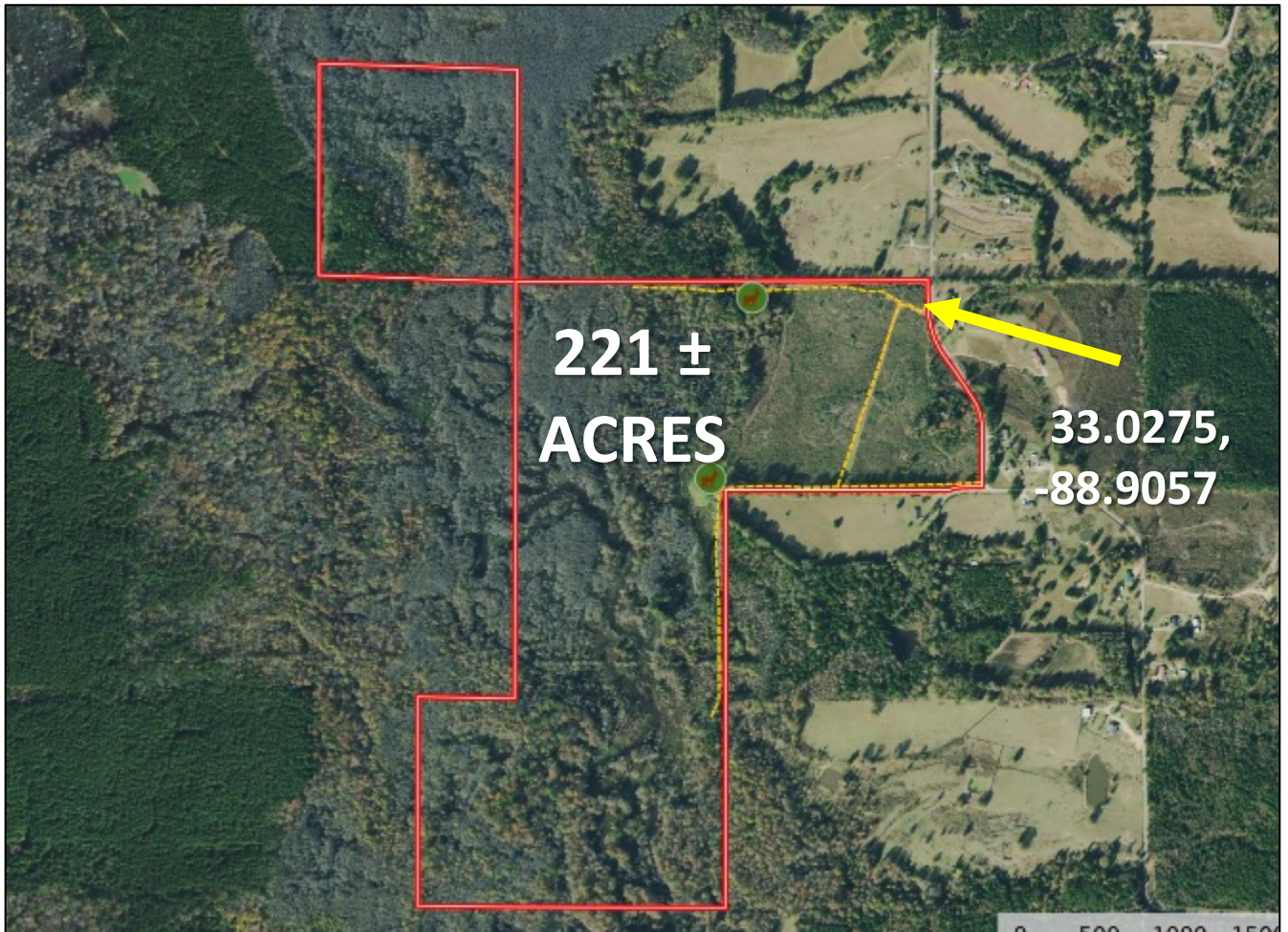


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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP LINK](#)

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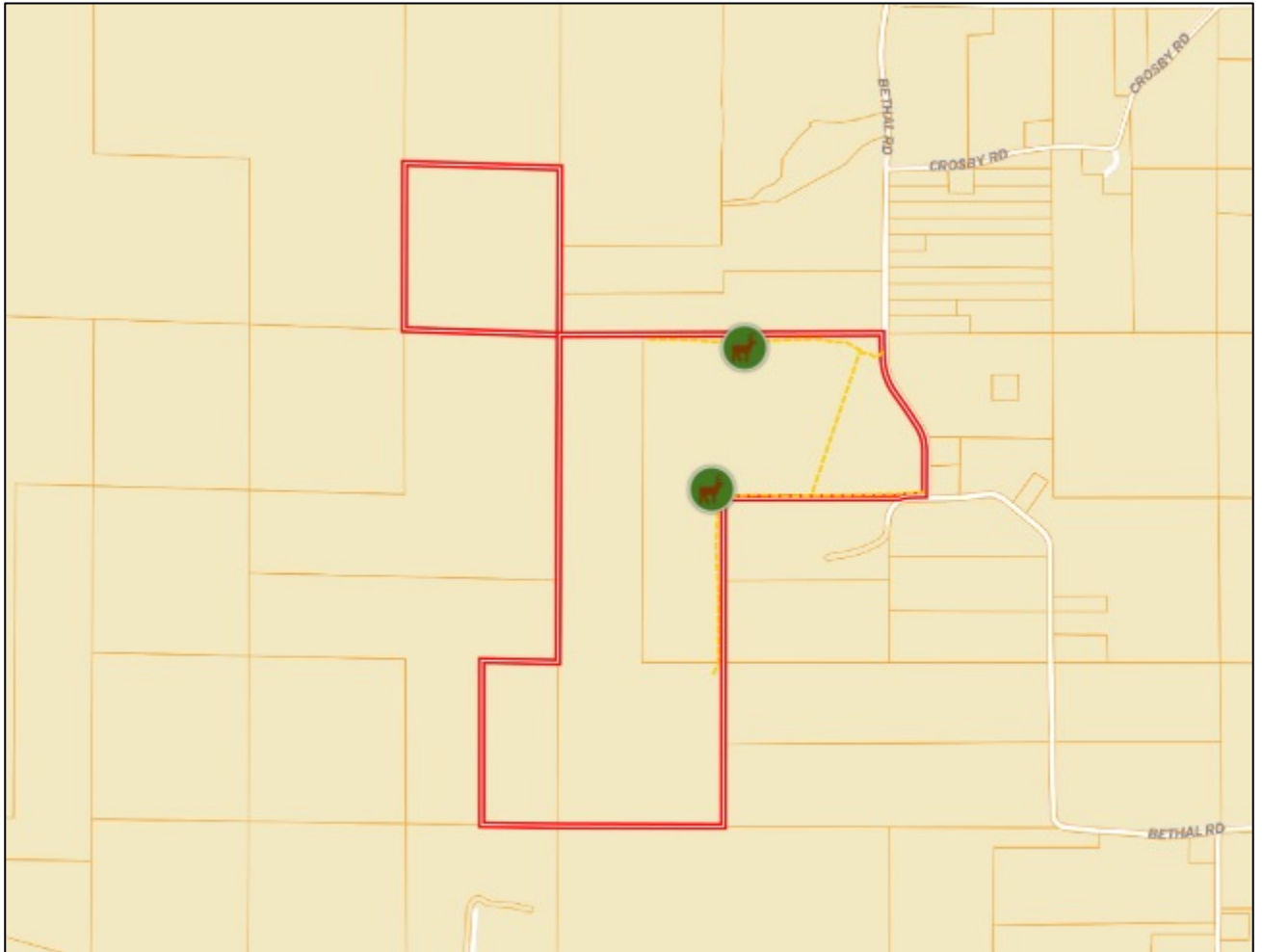
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OWNERSHIP MAP



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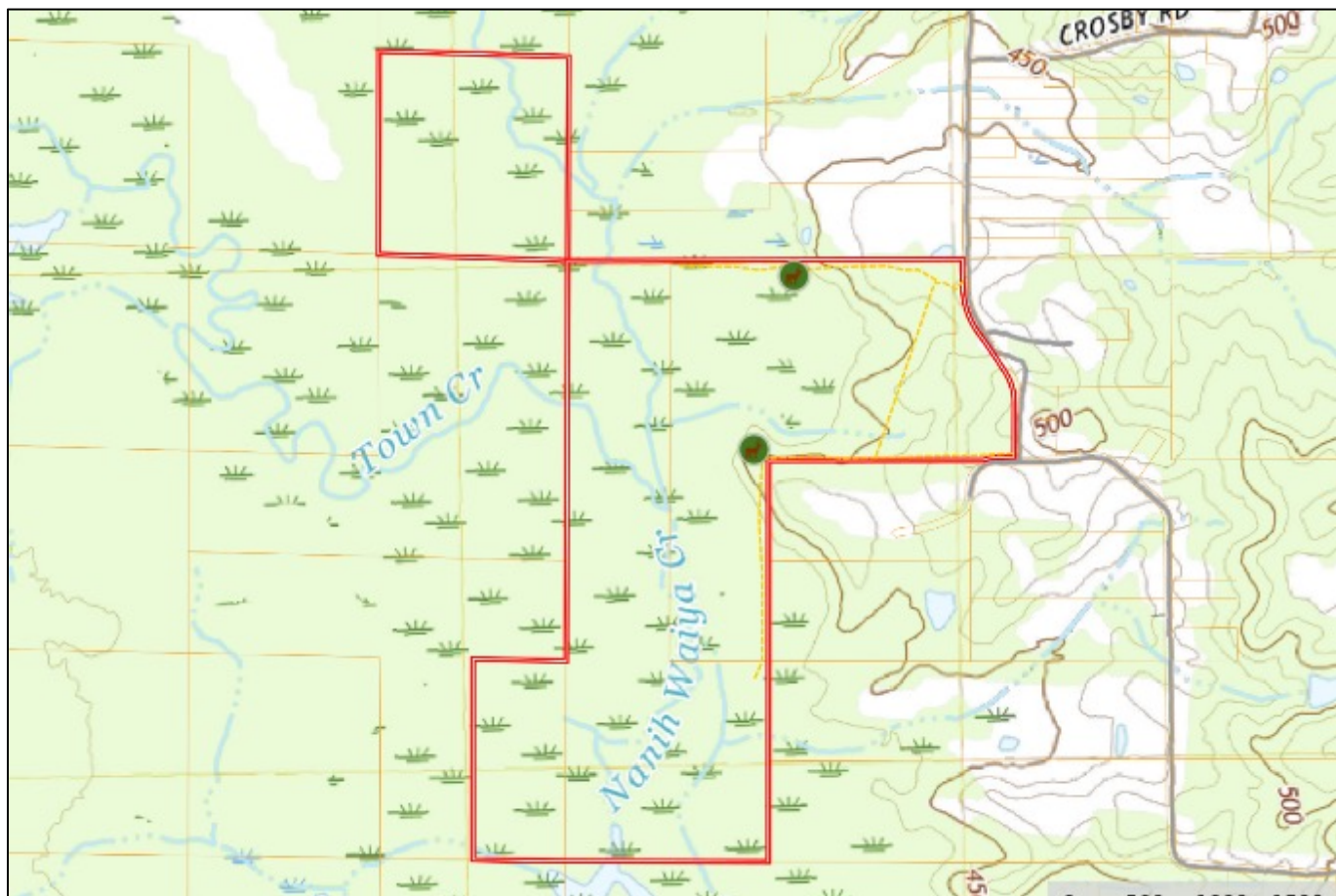
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TOPO MAP



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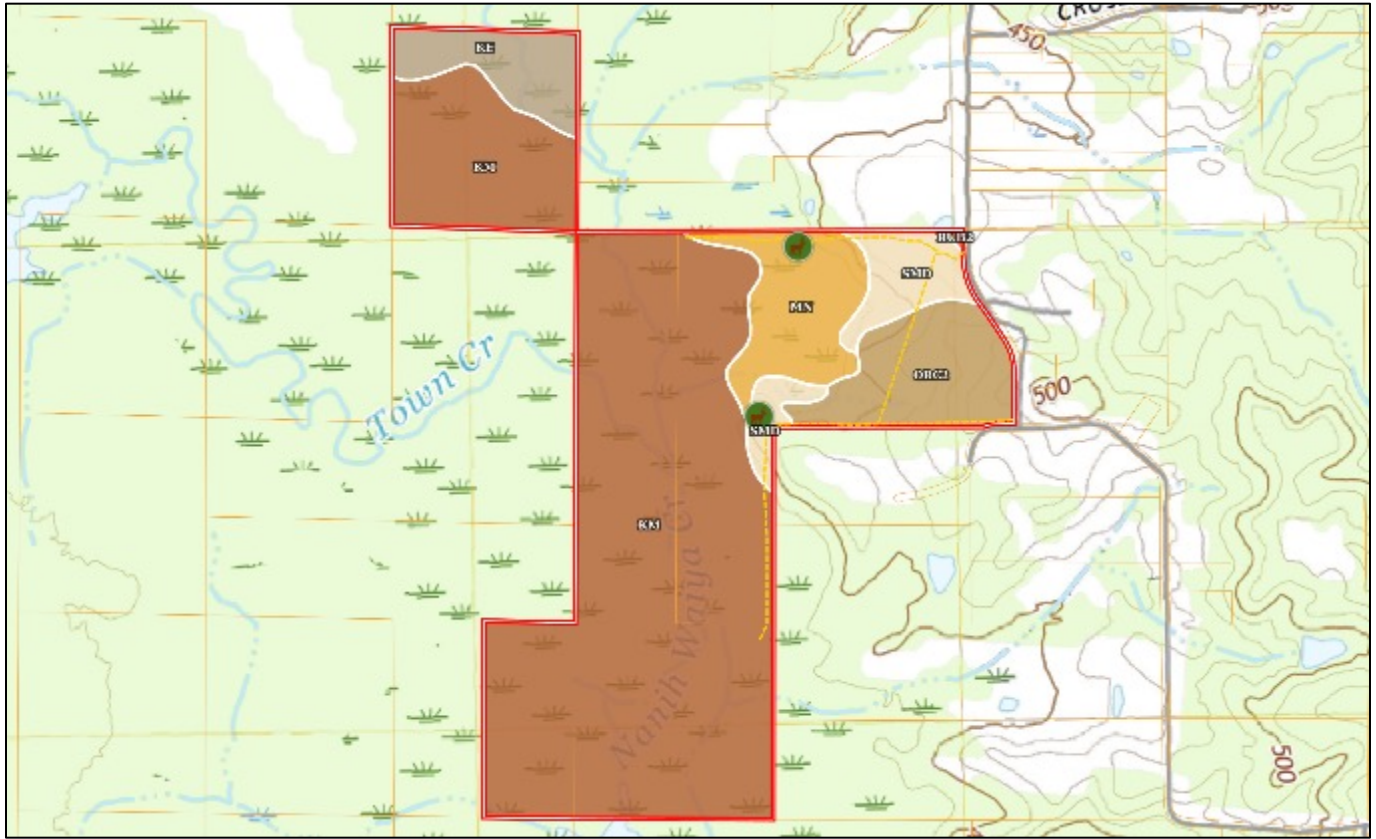
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KM	Kinston, Mantachie, and Mooreville soils, frequently flooded	156.7 5	70.82	0	56	5w
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	20.45	9.24	0	39	3e
Mn	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	18.49	8.35	0	78	2w
SmD	Smithdale fine sandy loam, 8 to 15 percent slopes	13.11	5.92	0	54	6e
Ke	Kinston loam, 0 to 2 percent slopes, frequently flooded	12.32	5.57	0	41	6w
RuB2	Ruston fine sandy loam, 2 to 5 percent slopes, moderately eroded	0.21	0.09	0	57	2e

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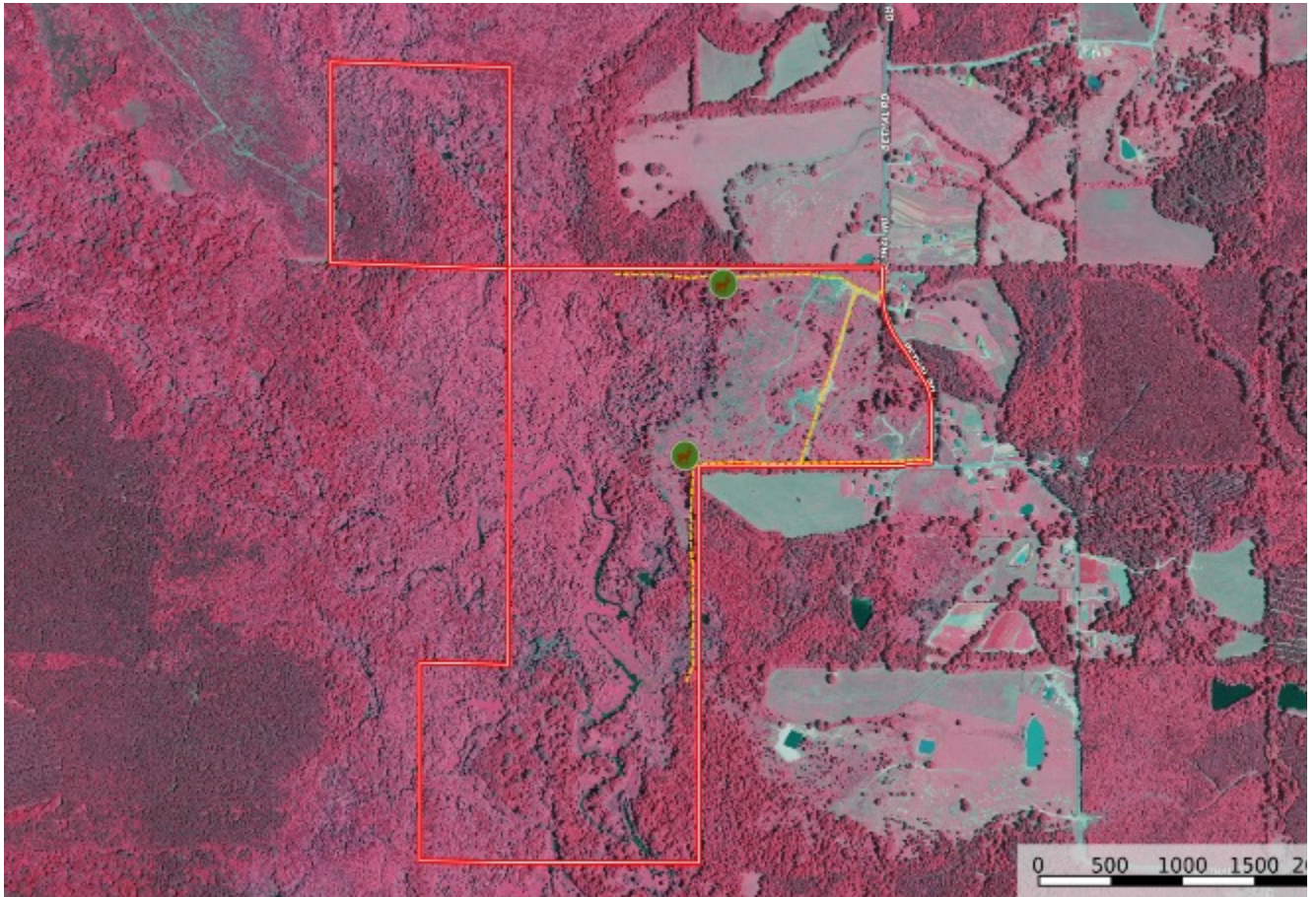
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2011-2023
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INFRARED MAP



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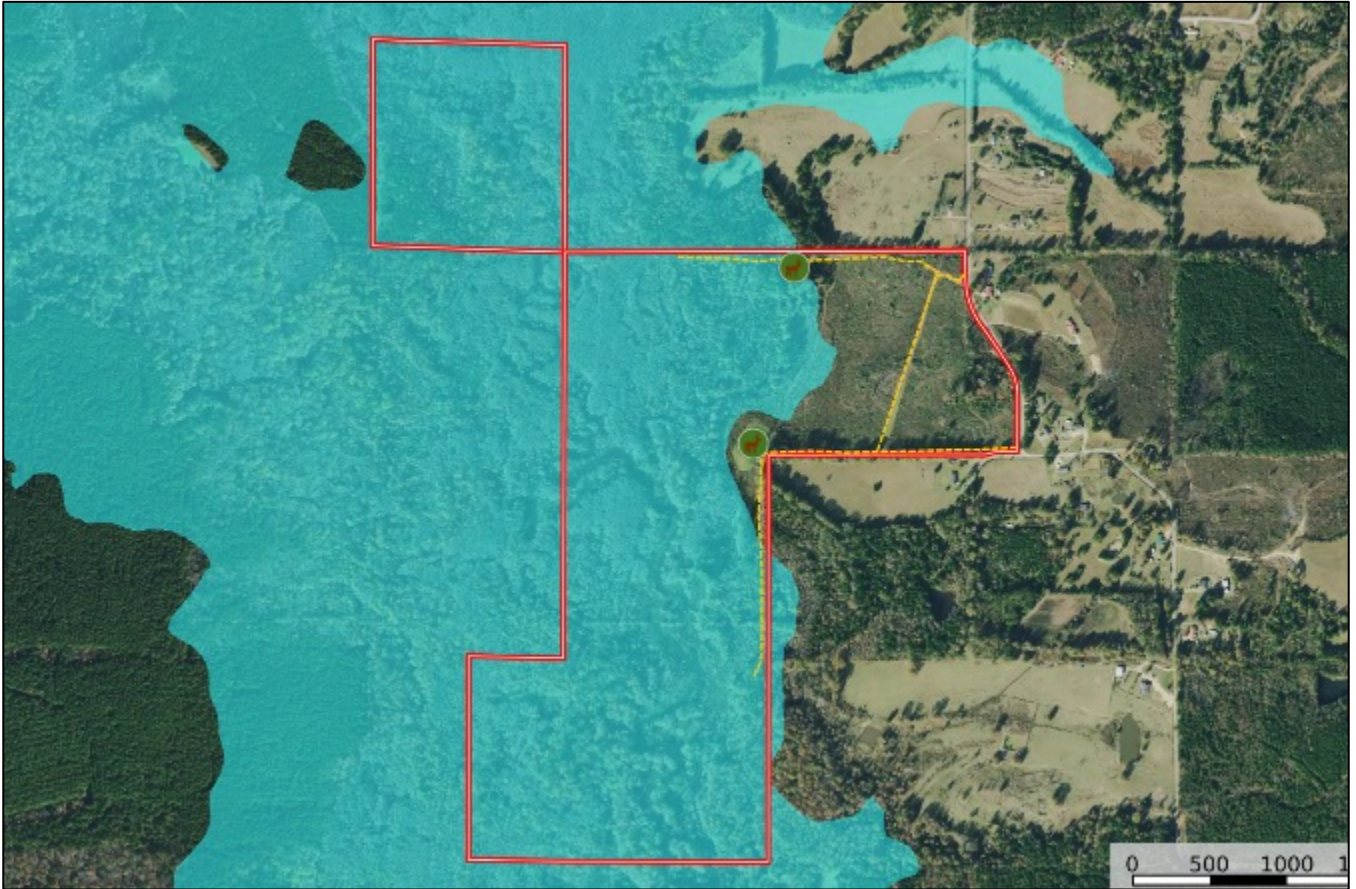
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FEMA FLOOD MAP



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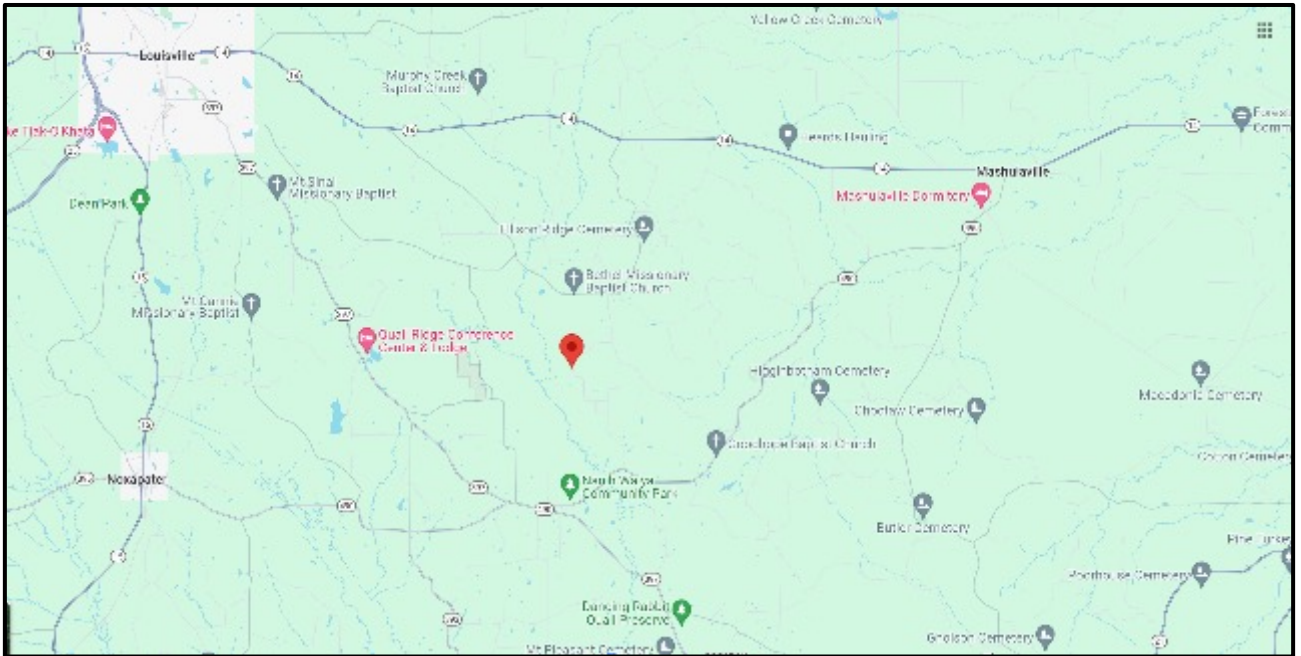
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DIRECTIONAL MAP



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[GOOGLE MAP LINK](#)



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