

PASTURE/RECREATIONAL TRACT

63.79± Acres in Winston County, MS



\$170,000

Here is a beautiful 63.79± acre property in Winston County, MS. This tract offers a little bit of everything. There are approximately 16± acres of pasture, 33± acres of 25-plus-year-old pines, and 15± acres of young mixed timber. This property could be used to build your dream home while having enough land to hunt and play. This area is known for having abundant wild game, with plenty of signs present during the initial review. There are over 3,000 feet of road frontage on James Young Road, and power and water are available, too! To schedule a private showing, call or text Walker!

Directions from Hwy 14 and Hwy 15/Hwy 25 in Louisville, MS: Travel south on Hwy 15/Hwy 25 for 4.7 miles. Turn left onto Sims Road and travel 2.3 miles. Turn right onto Campground Road and travel .9 miles. Turn left onto James Young Road. After 0.8 miles, the property will be on the left. [Google Map Link](#)



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Entrepreneur
2011-2023
BEST
BROKERAGES



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



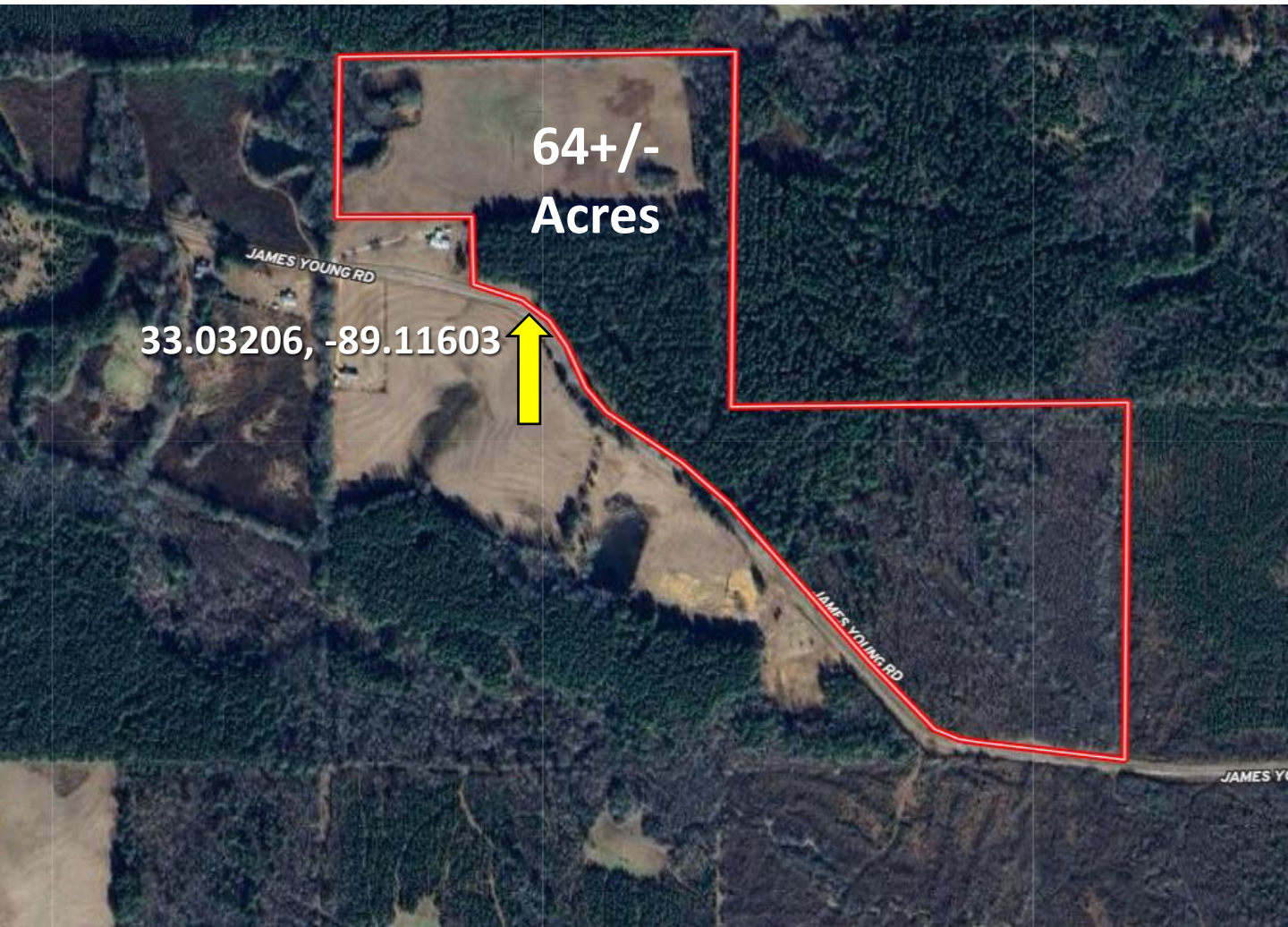
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map



Click [Here](#) for Interactive Map Link



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



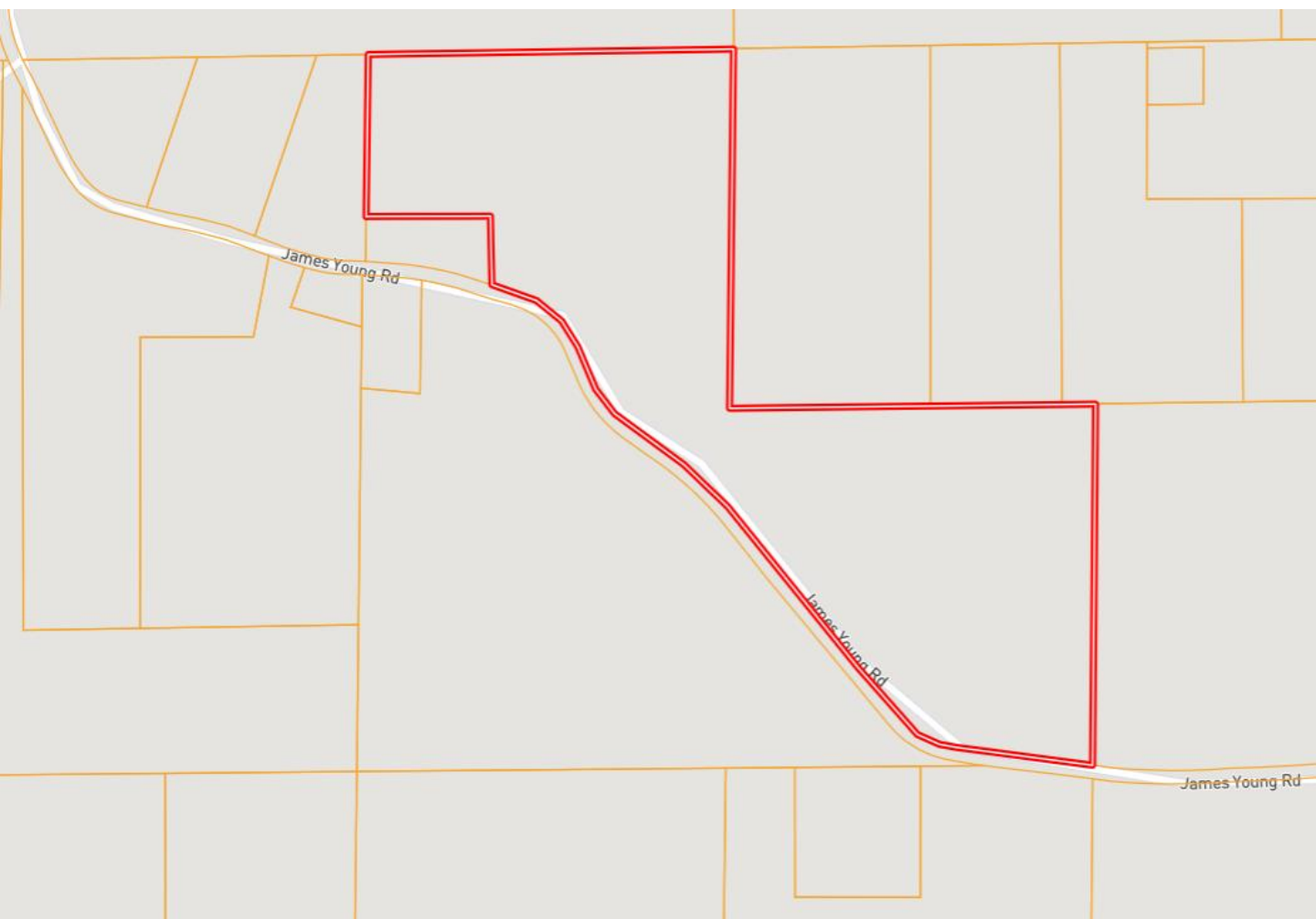
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



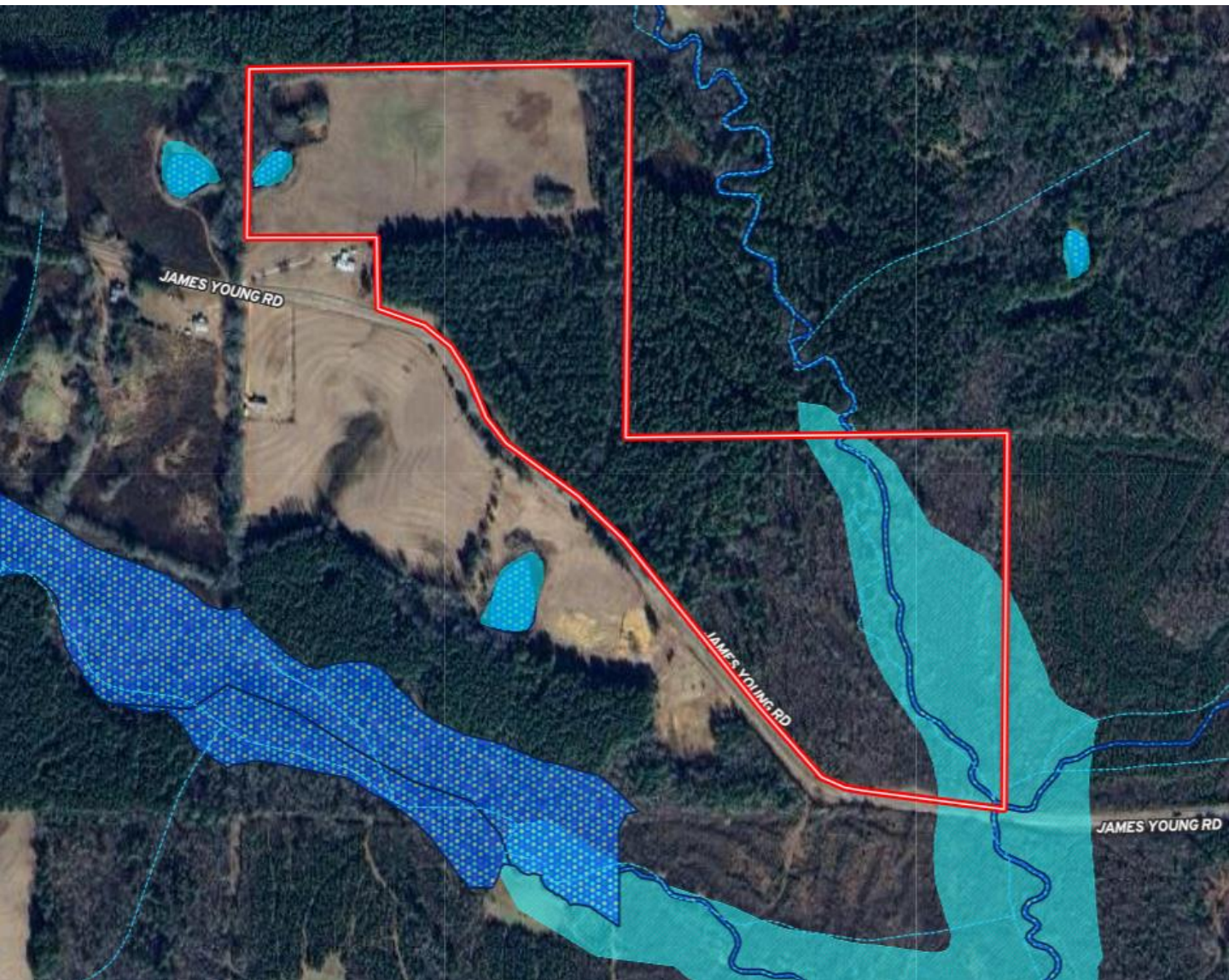
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Flood Map



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



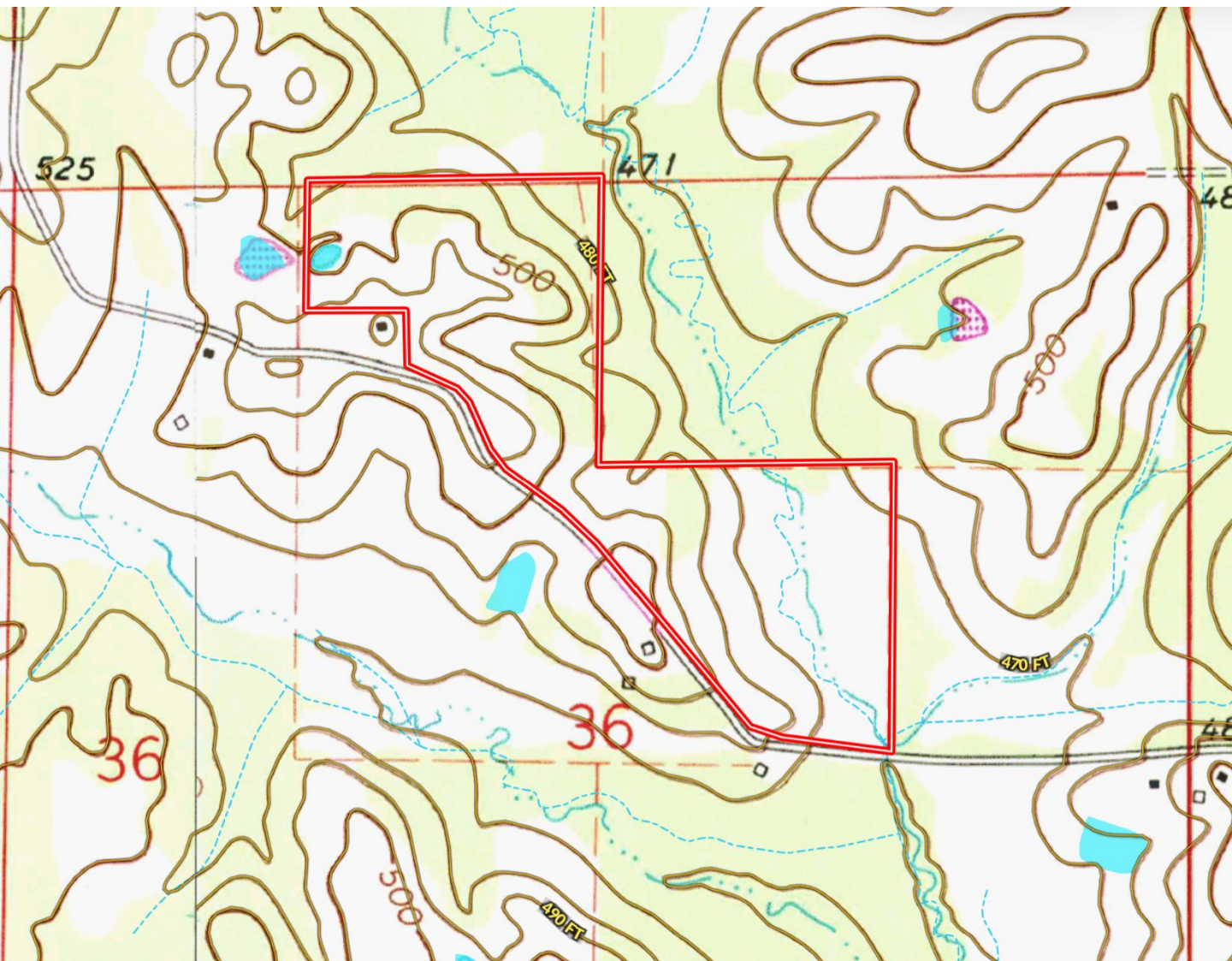
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Topography Map



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



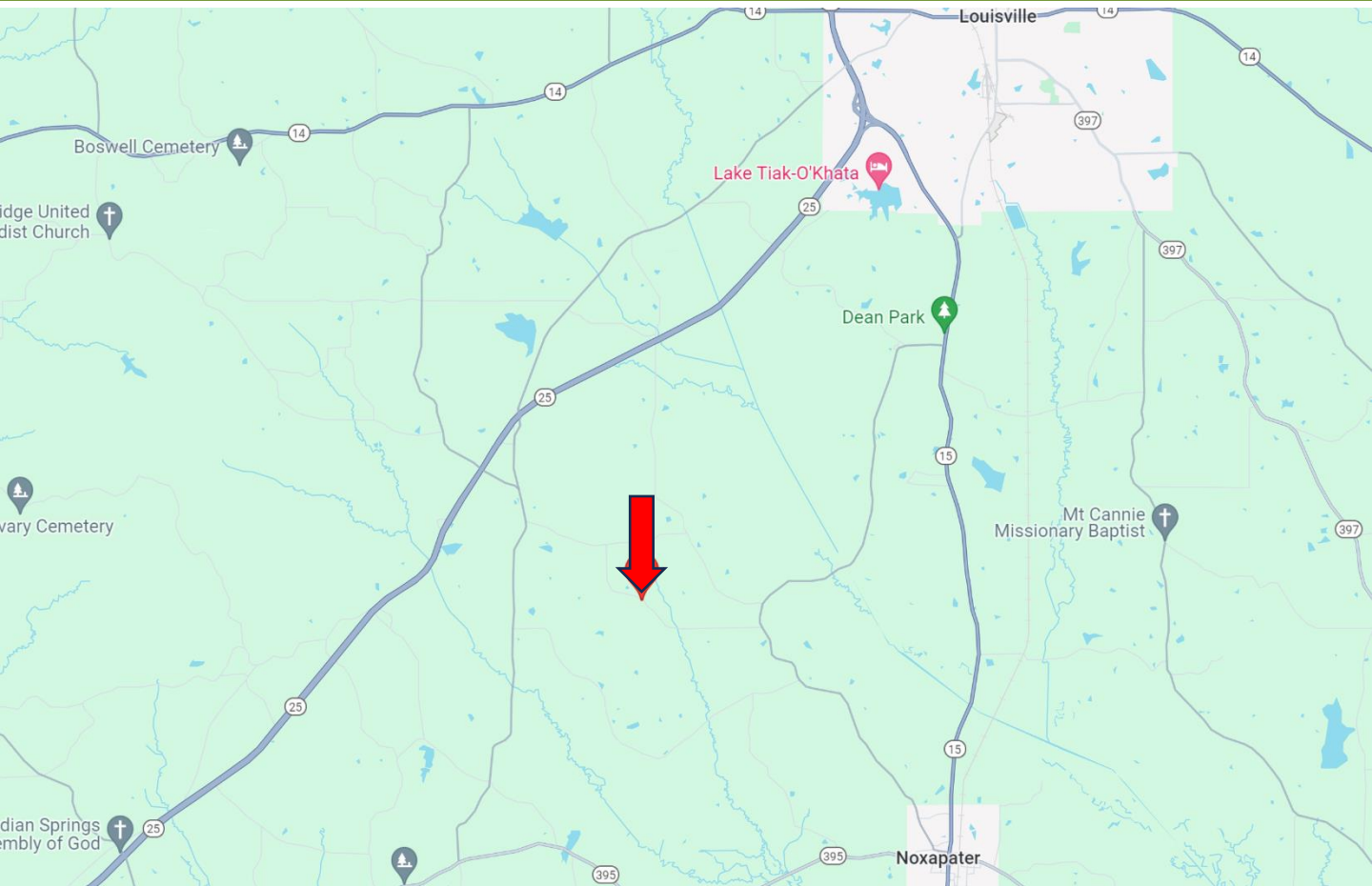
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map



Directions from Hwy 14 and Hwy 15/Hwy 25 in Louisville, MS: Travel south on Hwy 15/Hwy 25 for 4.7 miles. Turn left onto Sims Road and travel 2.3 miles. Turn right onto Campground Road and travel .9 miles. Turn left onto James Young Road. After 0.8 miles, the property will be on the left. [Google Map Link](#)



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

