

SECLUDED FAMILY ESTATE

22.53± Acres in Winston County, MS



\$573,900

DRONE LINK

- 22.53± 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
- GENTLY ROLLING TOPOGRAPHY
- 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
- 40'X60' EQUIPMENT STORAGE BUILDING
- ON-SITE WELL
- CONVENIENT 30-MINUTE DRIVE TO STARKVILLE AND MSU

ADDITIONAL ACREAGE AVAILABLE



TOM SMITH
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397
Tom@TomSmithLand.com



JAMI PRUITT
REALTOR®

O: 662.268.6333 | C: 662.858.0608
Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





SECLUDED FAMILY ESTATE

22.53± 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 standout 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 22.53± 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 estate is bounded east by Mississippi Highway 25 and south and west by Gum Branch and Choctaw Lake Road. 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!

TOM SMITH

ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397

Tom@TomSmithLand.com



JAMI PRUITT

REALTOR®

O: 662.268.6333 | C: 662.858.0608

Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOM SMITH
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397
Tom@TomSmithLand.com

JAMI PRUITT
REALTOR®

O: 662.268.6333 | C: 662.858.0608
Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOM SMITH
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397
Tom@TomSmithLand.com

JAMI PRUITT
REALTOR®

O: 662.268.6333 | C: 662.858.0608
Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOM SMITH
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397
Tom@TomSmithLand.com



JAMI PRUITT
REALTOR®

O: 662.268.6333 | C: 662.858.0608
Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOM SMITH
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397
Tom@TomSmithLand.com



JAMI PRUITT
REALTOR®

O: 662.268.6333 | C: 662.858.0608
Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOM SMITH
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397
Tom@TomSmithLand.com



JAMI PRUITT
REALTOR®

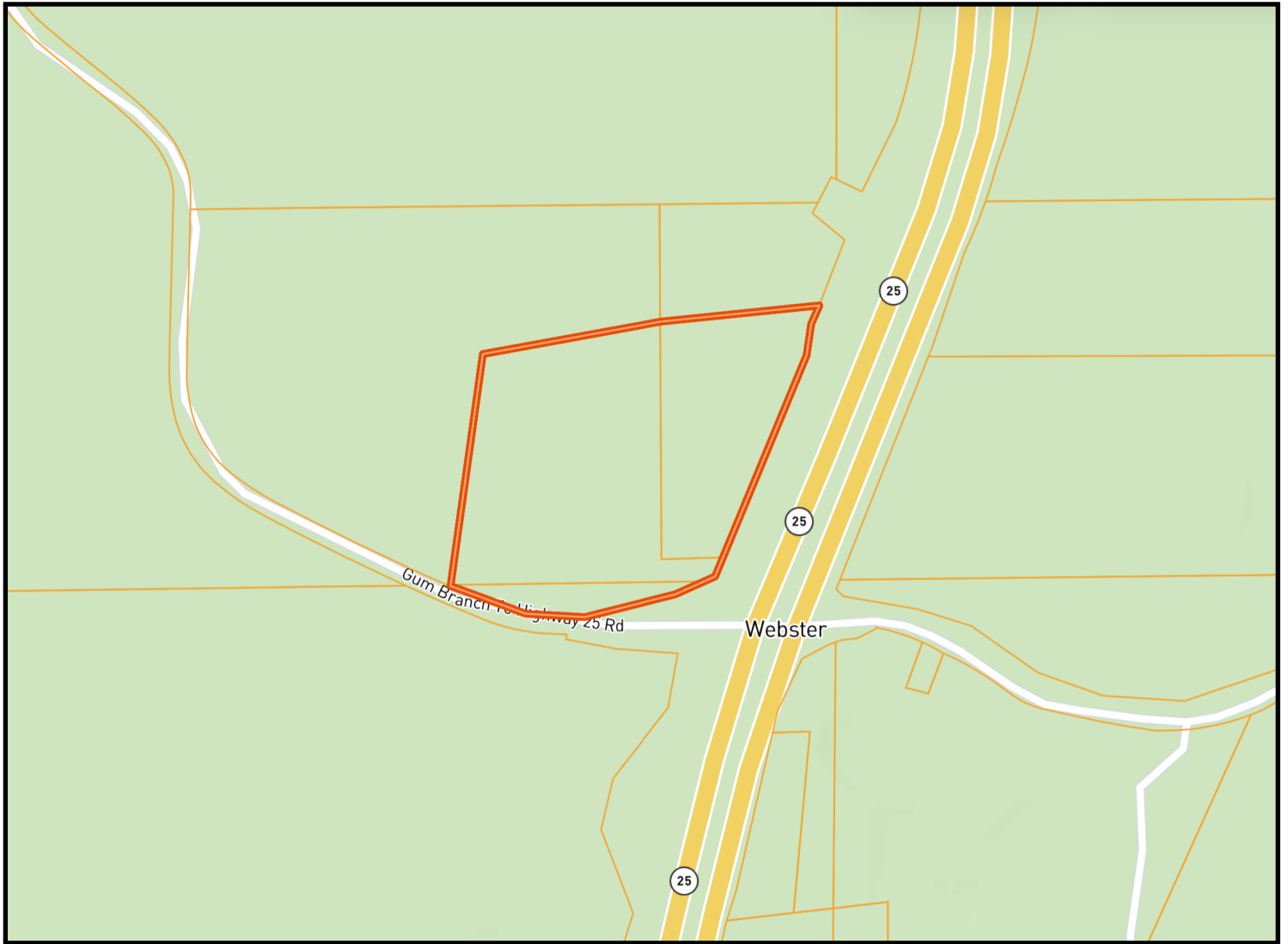
O: 662.268.6333 | C: 662.858.0608
Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



OWNERSHIP MAP



TOM SMITH

ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397

Tom@TomSmithLand.com



JAMI PRUITT

REALTOR®

O: 662.268.6333 | C: 662.858.0608

Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

TOM SMITH
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397
Tom@TomSmithLand.com



JAMI PRUITT
REALTOR®

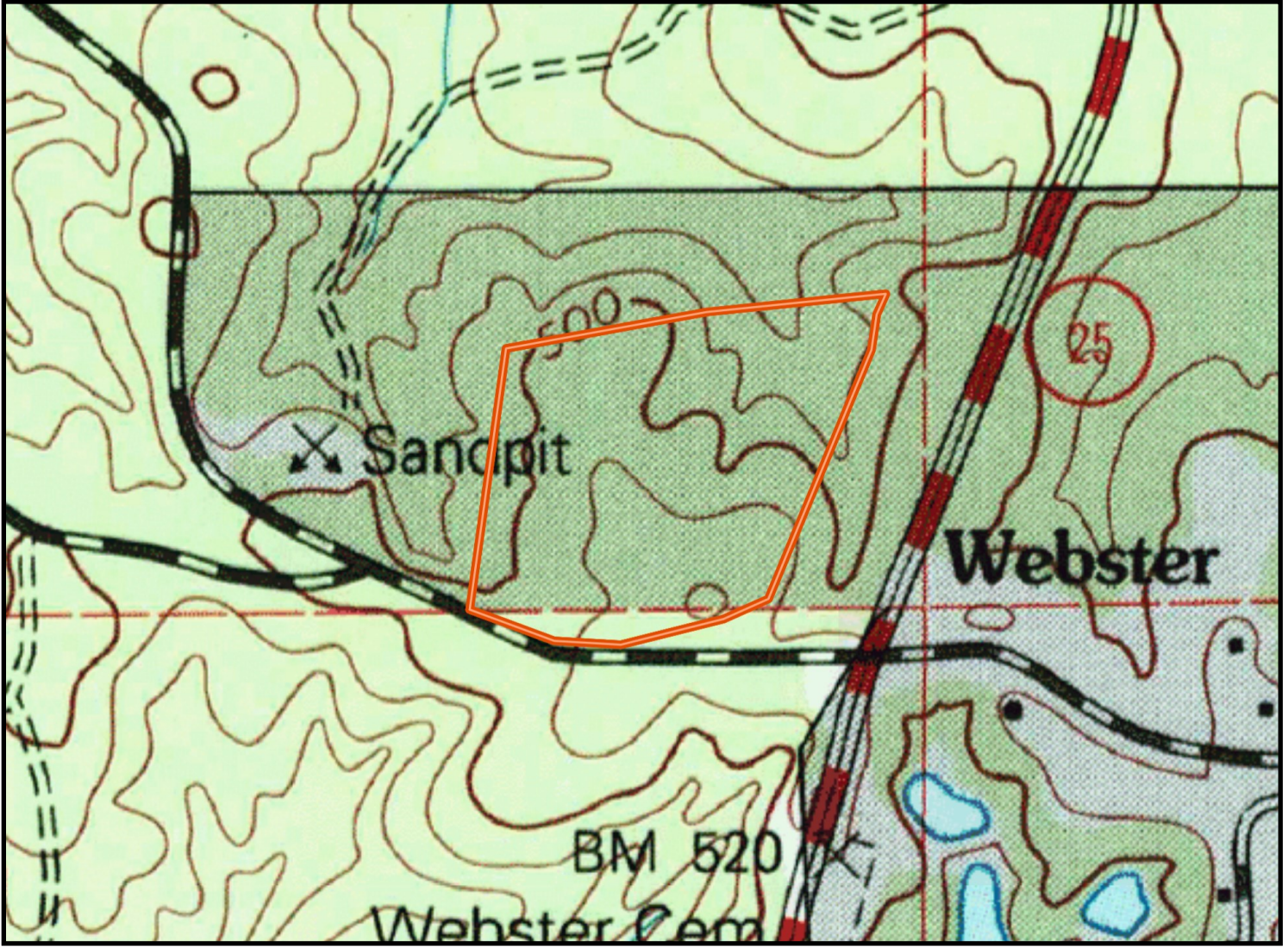
O: 662.268.6333 | C: 662.858.0608
Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



TOPO MAP



TOM SMITH
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397
Tom@TomSmithLand.com



JAMI PRUITT
REALTOR®

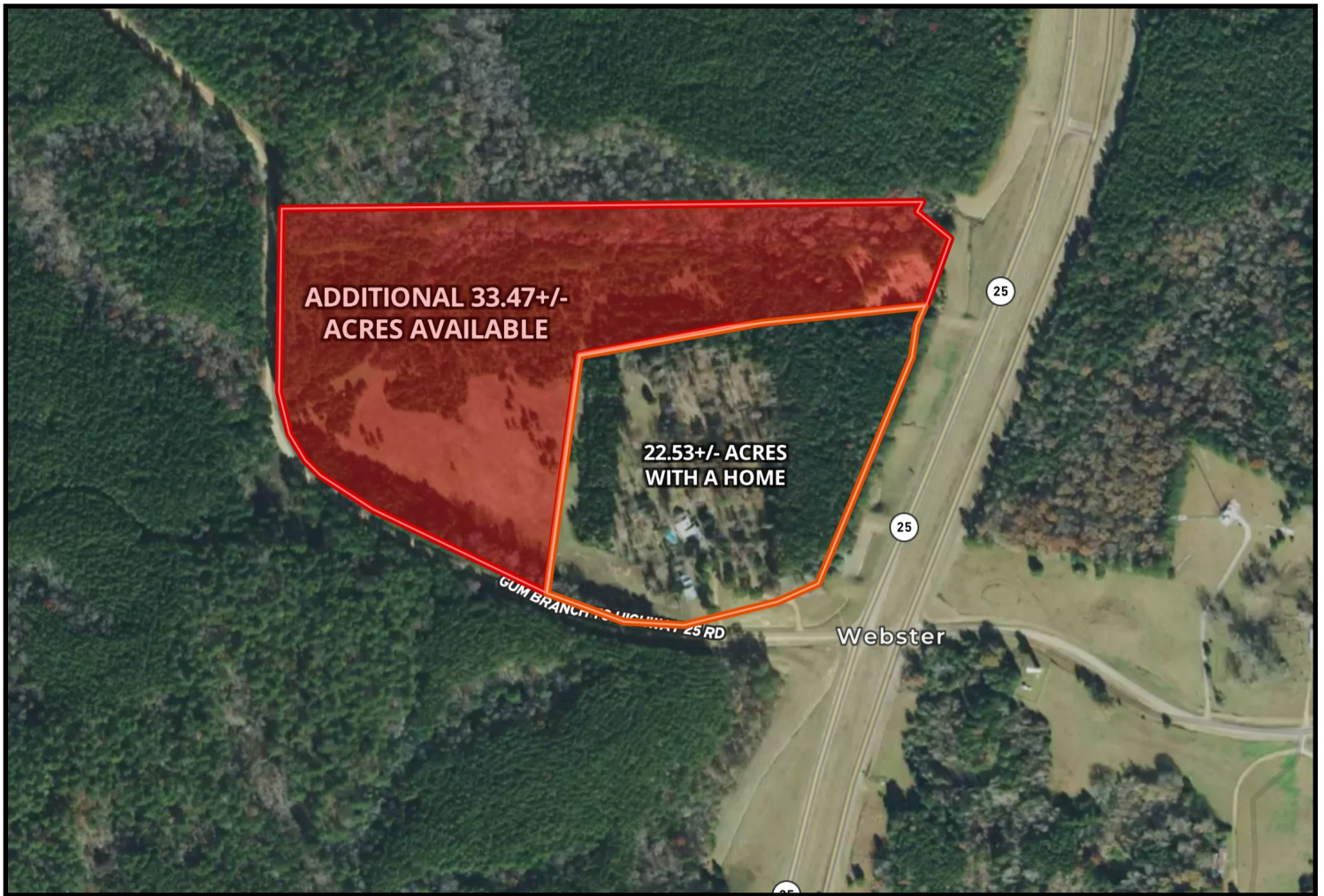
O: 662.268.6333 | C: 662.858.0608
Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



ADDITIONAL ACREAGE AVAILABLE



33.47± ACRES
MAY ADDITIONALLY BE PURCHASED
FOR \$178,000



TOM SMITH
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397
Tom@TomSmithLand.com

JAMI PRUITT
REALTOR®

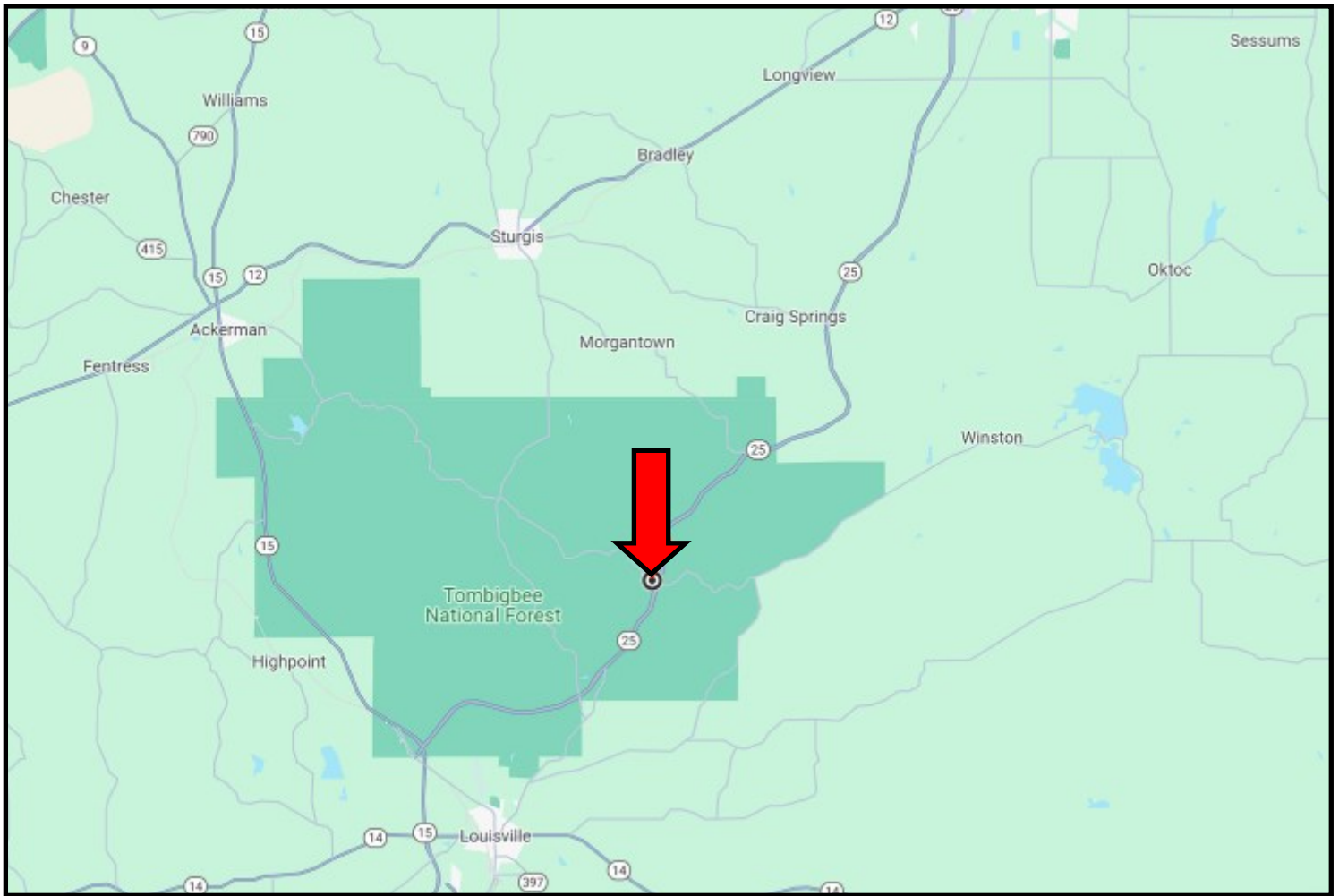
O: 662.268.6333 | C: 662.858.0608
Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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



TOM SMITH
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397
Tom@TomSmithLand.com



Expect More. Get More.



JAMI PRUITT
REALTOR®

O: 662.268.6333 | C: 662.858.0608
Jami@TomSmithHomes.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

