

RECREATIONAL TIMBERLAND TRACT 156± ACRES WINSTON COUNTY, MISSISSIPPI



- 69± Acres Advanced Aged Timber
- 8 ± Acres Open Fields
- 13± Acres young planted pine
- 25 ± Acres of Natural Pine 20 Years Old
- 38 ± Acres of 7-Year-Old Natural Regeneration
- Pond
- Gas Pipeline Through Property

\$2,000/ACRE

Explore this diverse 156± acre hunting property featuring mature timber, young growth, open fields, and an extensive network of interior woods roads. Located in southwest Winston County, MS, the land features frontage on two gravel roads. Numerous wildlife food plots and shooting lanes are already established, and the property has a strong history of producing quality bucks. Utilities are available along the roadsides, and additional acreage and a home are also available for purchase. For more information, contact Michael.



**MICHAEL
HALFACRE**

MANAGING BROKER

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MOULTRIE MOBILE EDGE

09/04/24 11:40 PM

77°F



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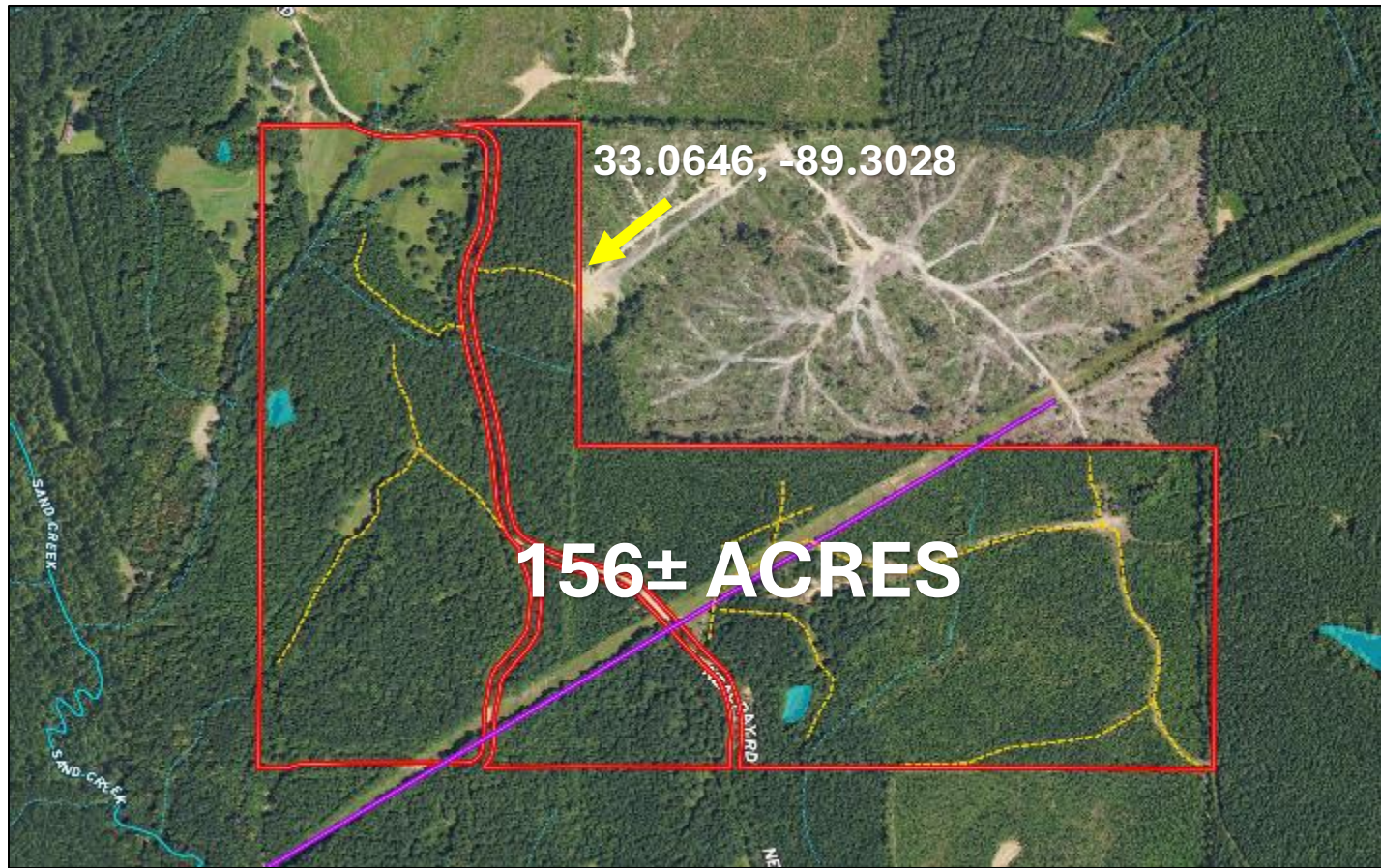
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AERIAL MAP



[INTERACTIVE MAP LINK](#)

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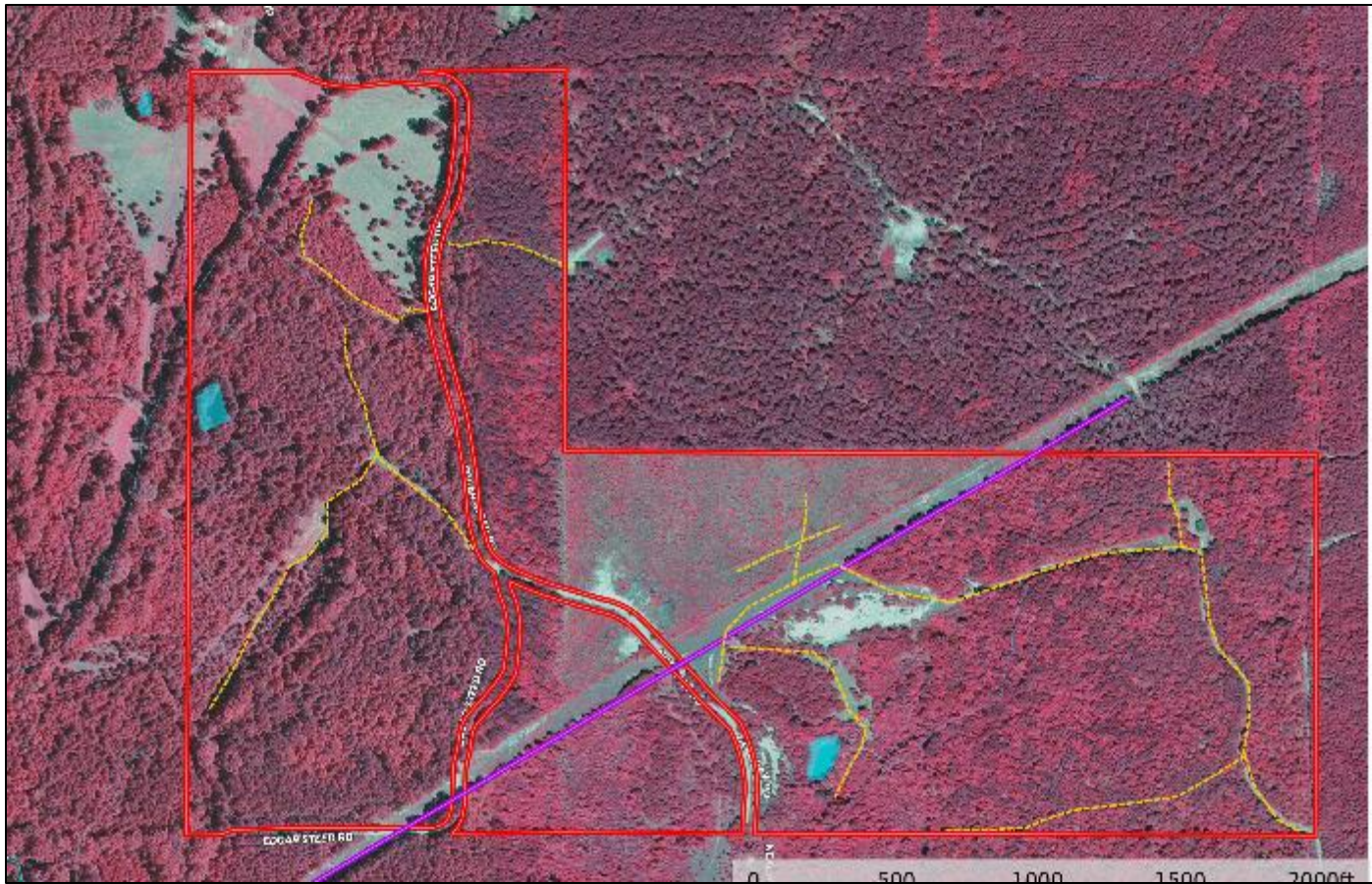


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INFRARED MAP



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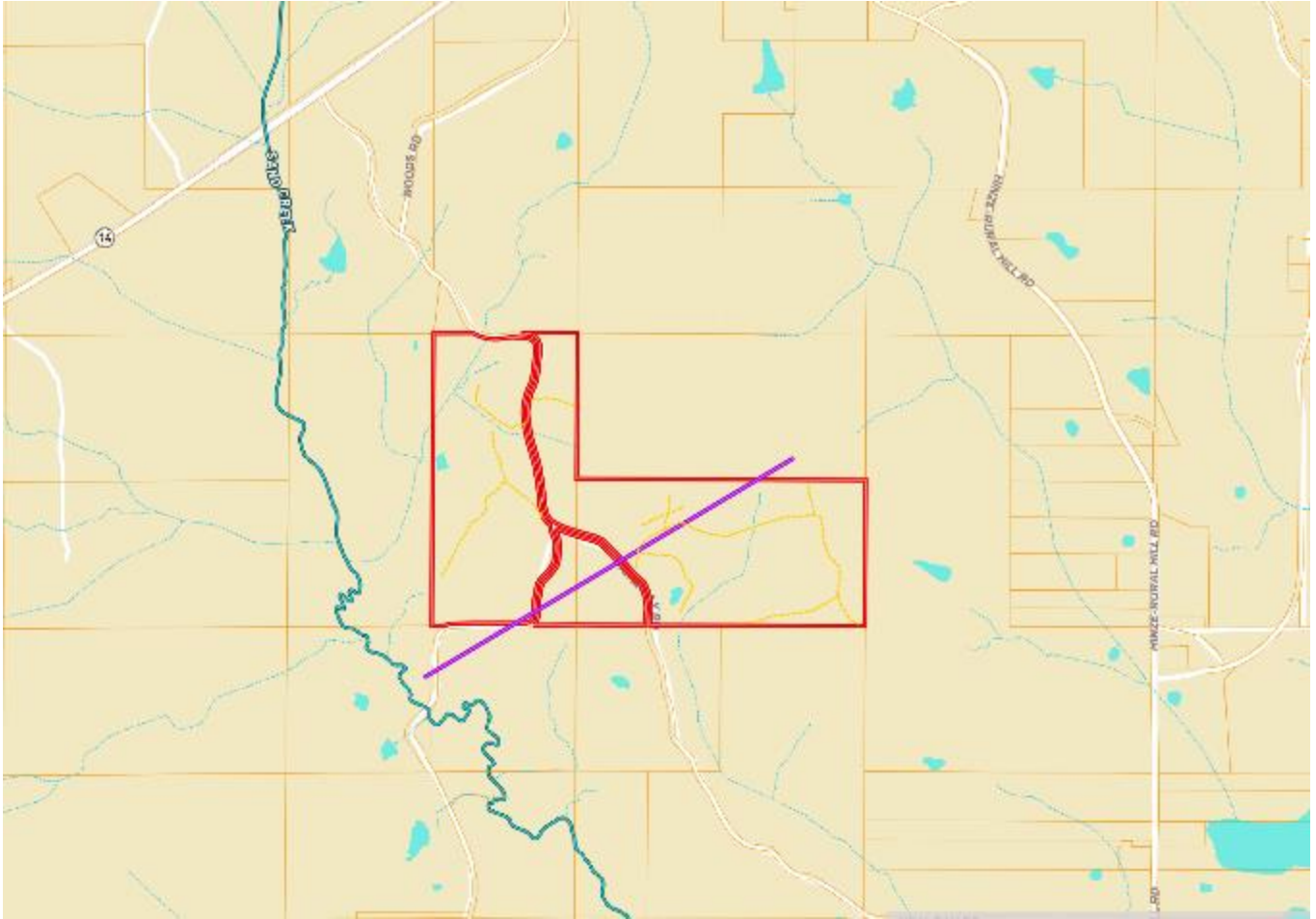


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OWNERSHIP MAP



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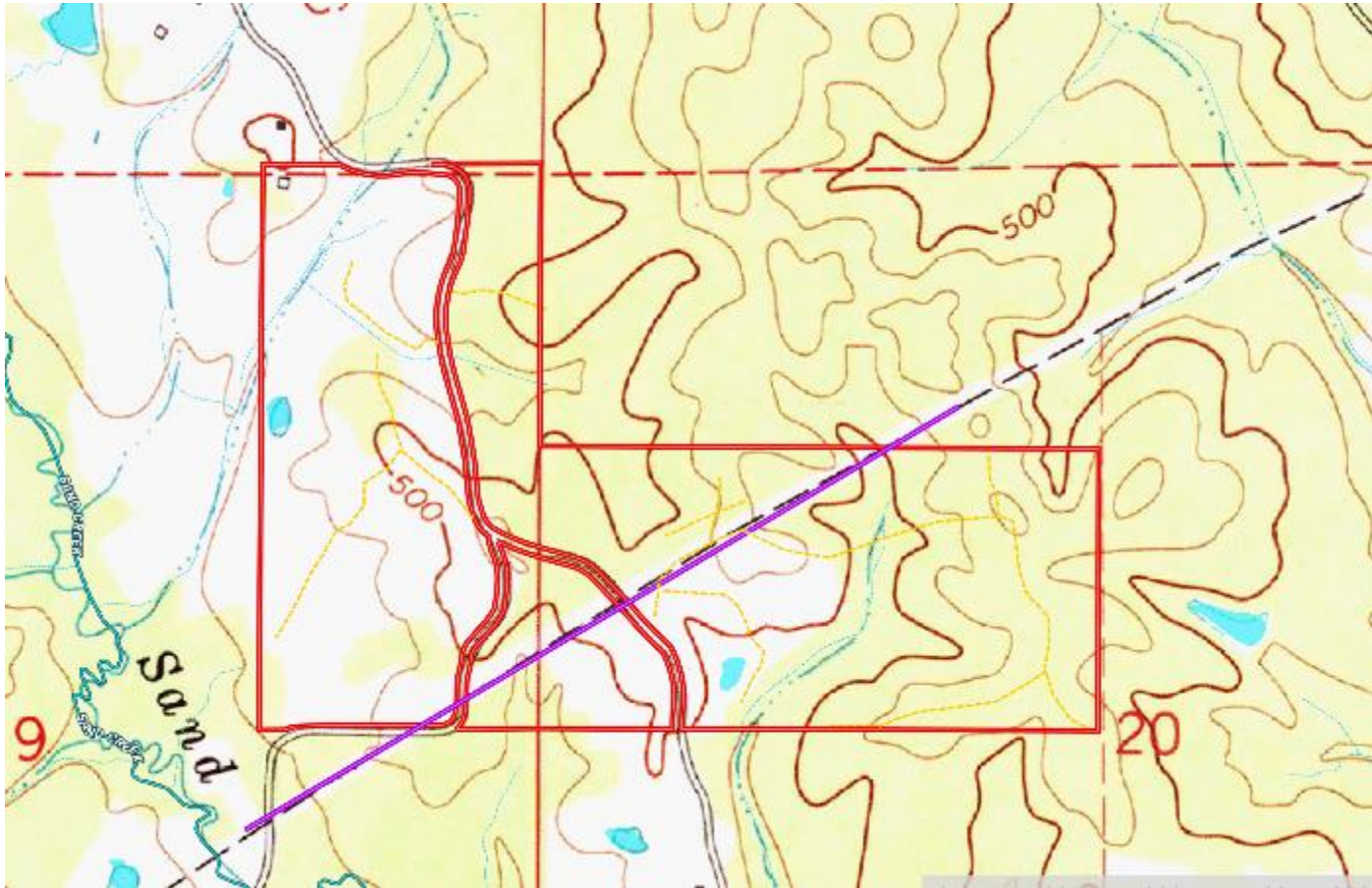
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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	96.28	61.28	0	39	3e
Mn	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	43.02	27.38	0	78	2w
SNF	Smithdale and Sweetman soils, 15 to 45 percent slopes	16.88	10.74	0	24	7e
SaB2	Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded	0.94	0.6	0	39	2e
TOTALS		157.1 2(*)	100%	-	48.07	3.15

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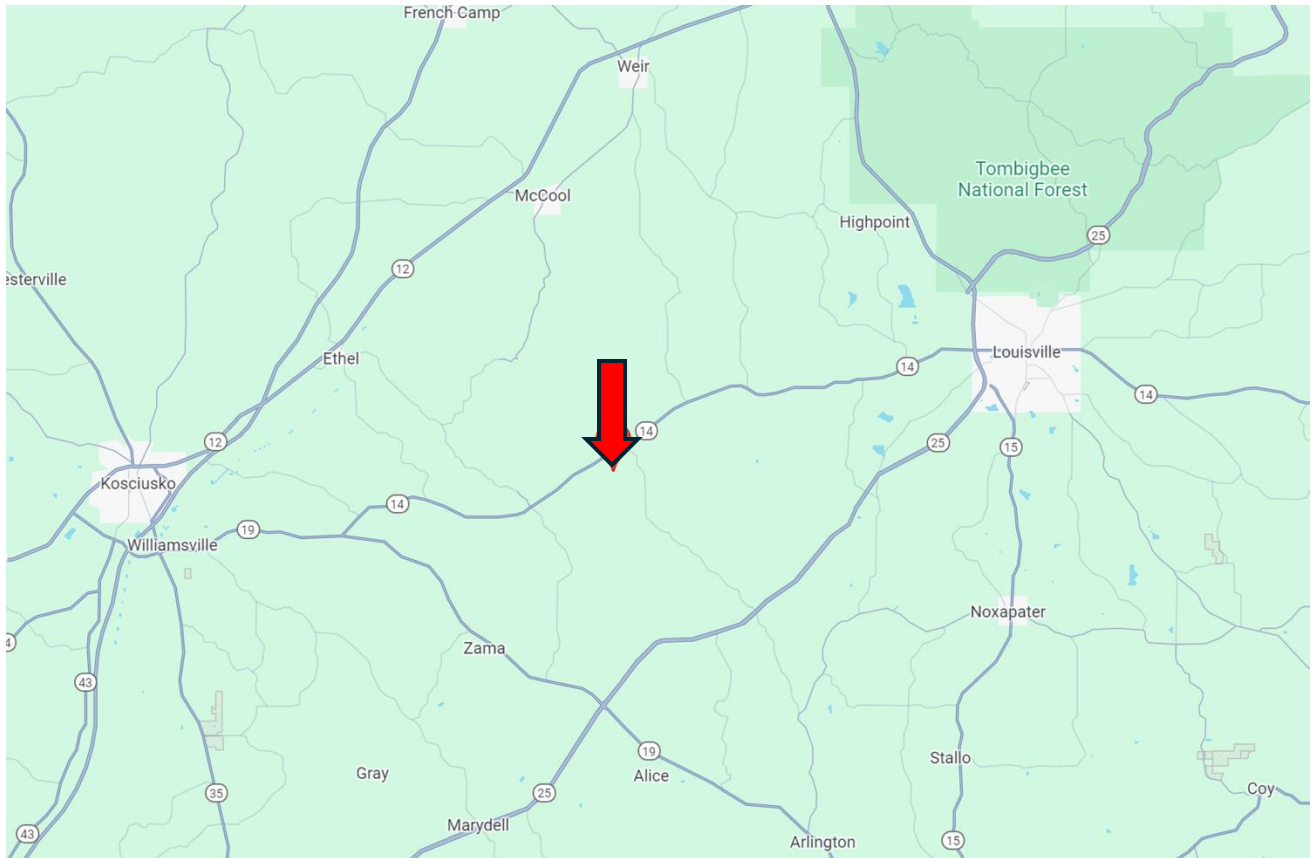
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DIRECTIONAL MAP



Directions from the Intersection of Highway 15 and Highway 14 in Louisville, MS:
Travel Hwy 14 West towards Kosciusko for 14 miles. Turn left onto Edgar Steed Road.
After 0.6 miles, the property will be on both sides of the road. (marked with signs)

[GOOGLE MAP LINK](#)



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