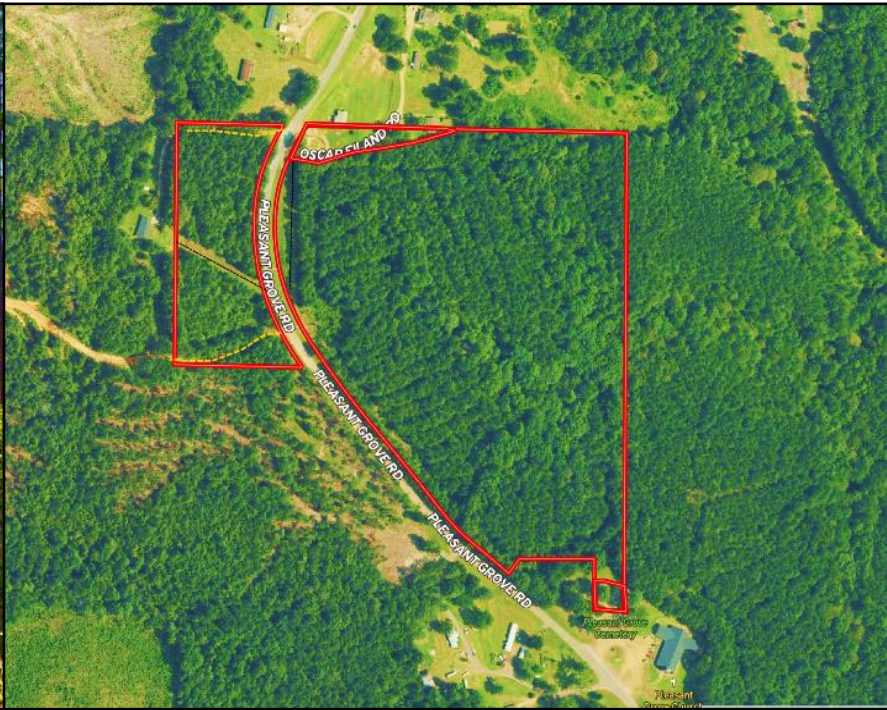


# WELL-MANAGED TIMBER TRACT

## 27.28± ACRES IN WINSTON COUNTY, MS



**\$79,000**

Take a look at this 27.28-acre well-managed timberland tract in Winston County, MS. The property was recently thinned and in prime growing condition. Located just 30 minutes from Starkville and 10 minutes northeast of Louisville, Mississippi, this property offers a beautiful country home site with paved road frontage and utilities available. Whether you're looking for a peaceful weekend retreat, a hunting campsite, or a permanent residence, this spot is ideal. Plus, it's conveniently close to the Noxubee National Wildlife Refuge. Call Michael for more information.



**MICHAEL  
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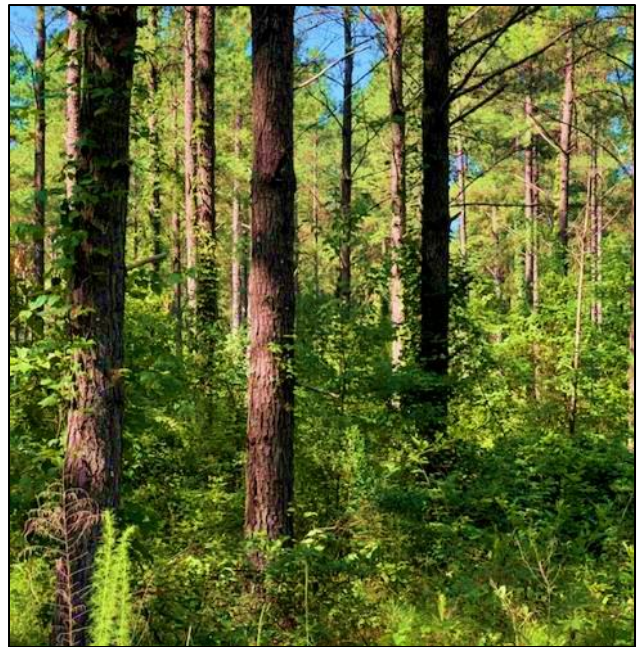


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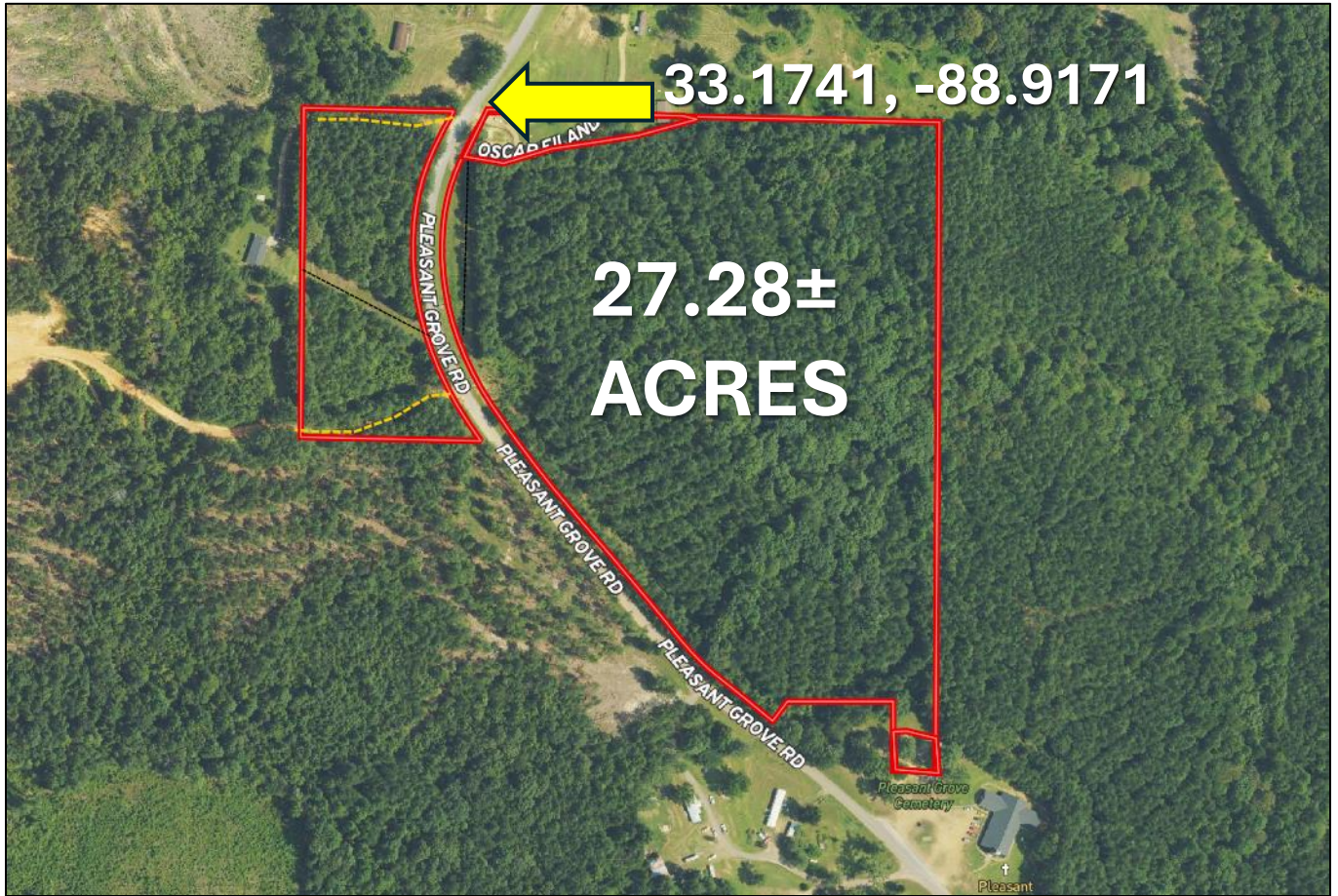
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# AERIAL MAP



[INTERACTIVE MAP LINK](#)

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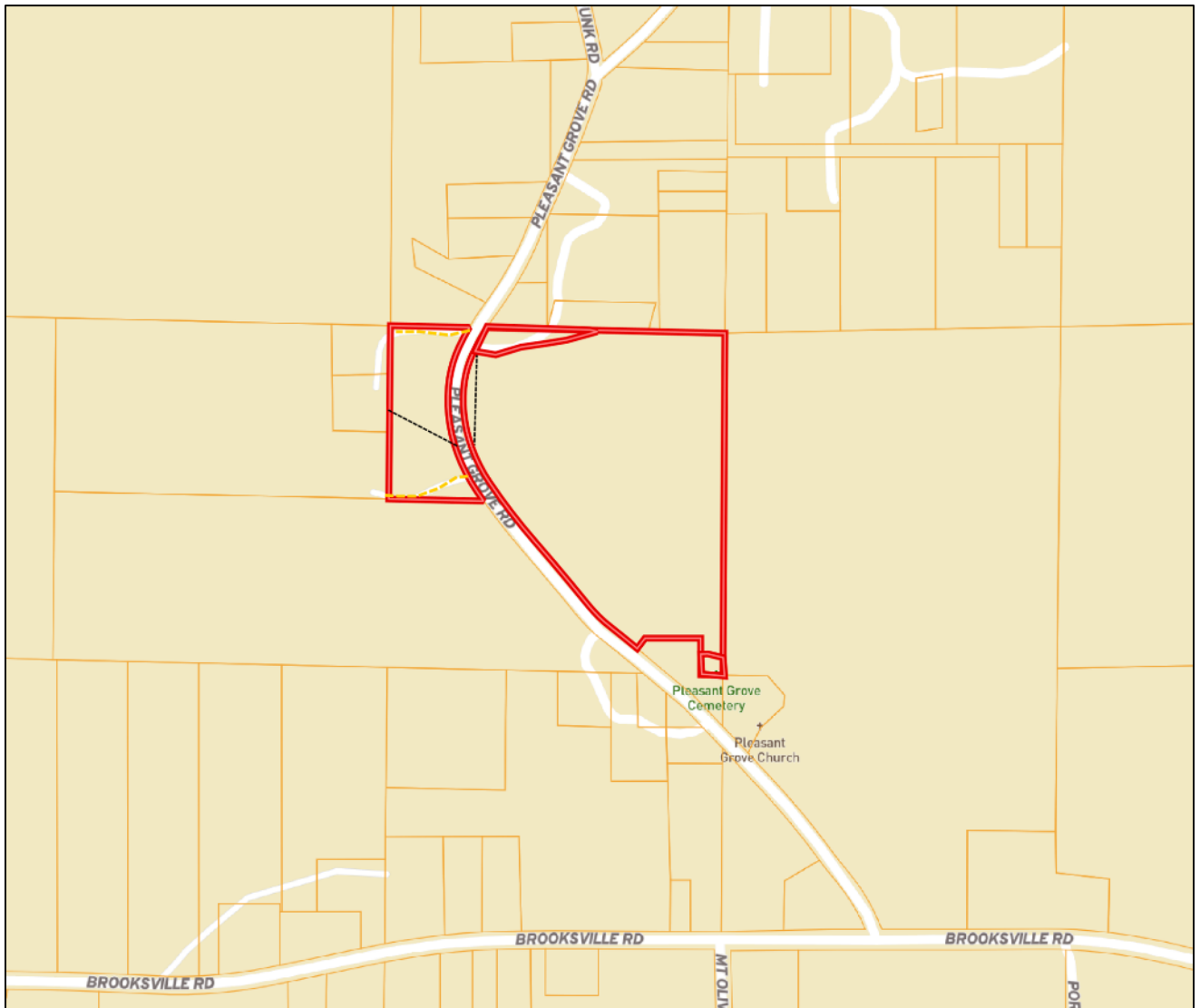


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# OWNERSHIP MAP



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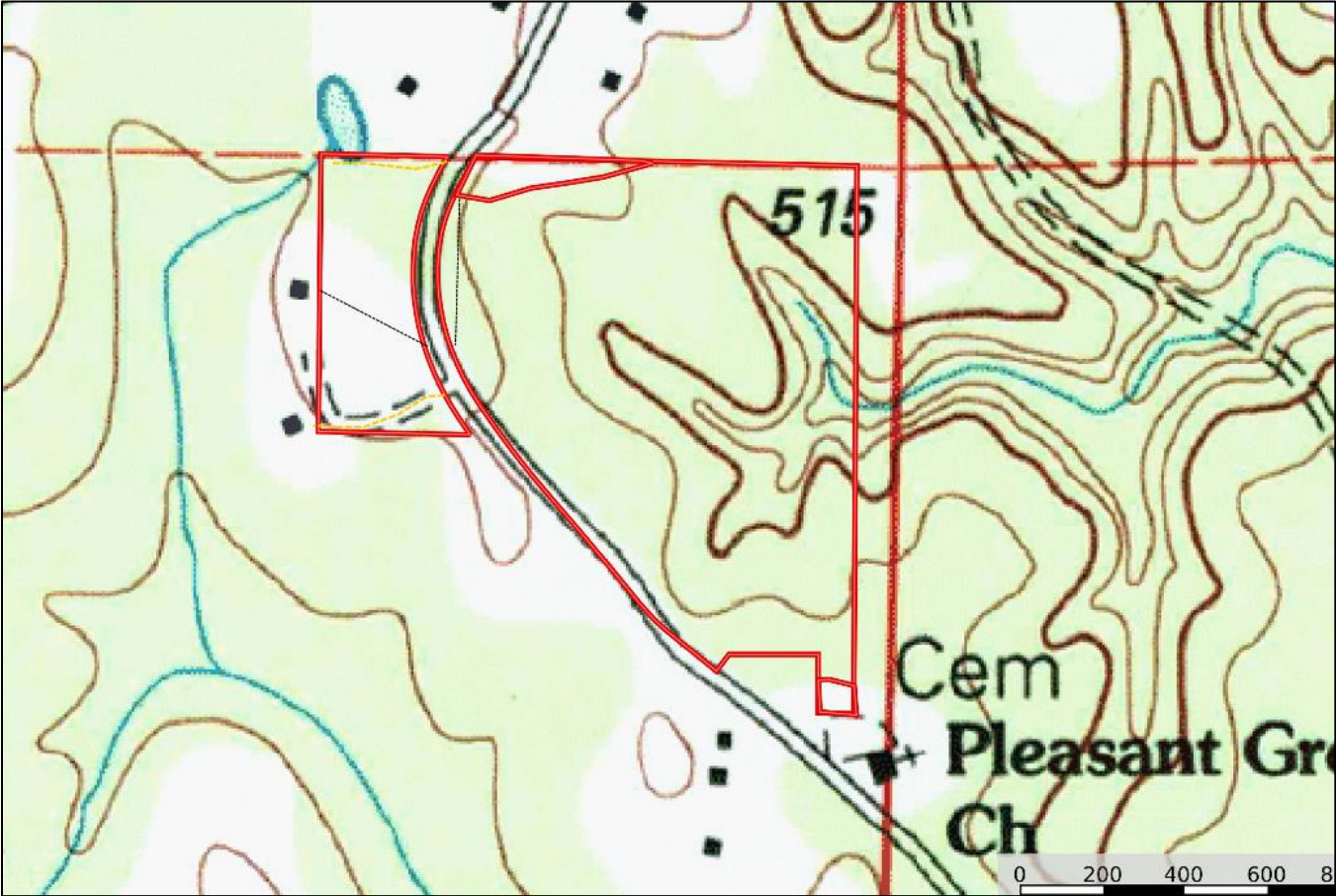


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# TOPOGRAPHY MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WcE	Wilcox silty clay loam, 15 to 25 percent slopes	21.79	80.05	0	50	7e
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	4.06	14.92	0	39	3e
OrD2	Ora fine sandy loam, 8 to 12 percent slopes, eroded	1.17	4.3	0	41	4e
SaB2	Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded	0.19	0.7	0	39	2e

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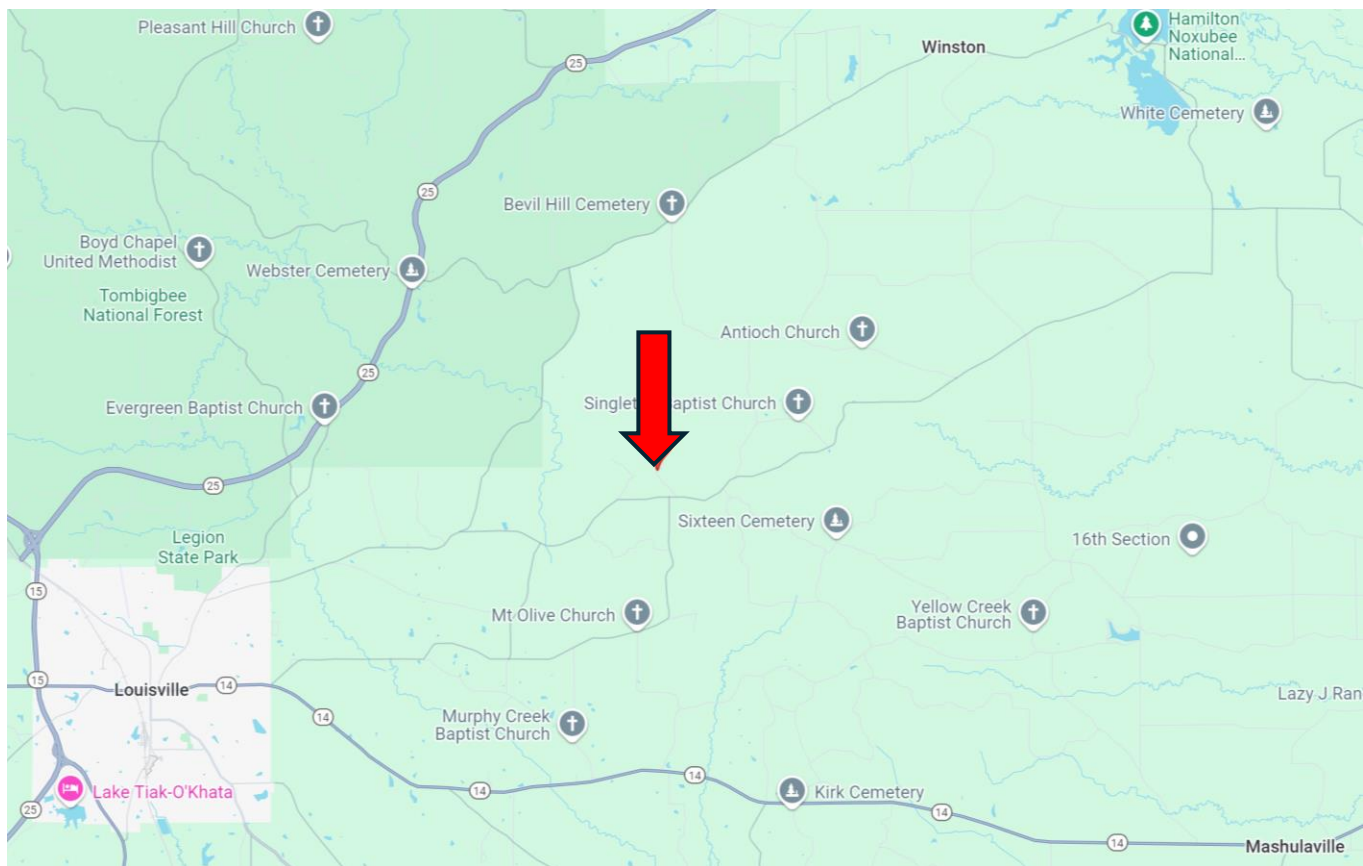
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# DIRECTIONAL MAP



Directions from the intersection of Hwy 15 and Hwy 14 in Louisville, MS: Travel Hwy 14/W Main St. for 1.9 miles. Turn left onto N Columbus Ave. and travel 1.6 miles. Turn right onto Brooksville Rd. and travel 4.3 miles. Make a slight right to stay on Brooksville Road and travel 3.8 miles. Turn left onto Pleasant Grove 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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