

RECREATION • HUNTING • TIMBER

80± Acres in Winston County, MS



\$180,000

This 80 +/- acre property in Winston County, MS, presents an excellent recreation and timber investment opportunity. Managed on a burn rotation, the pine stand is complemented by a small hardwood pocket and a flowing creek, creating a diverse and thriving landscape. An internal road system allows easy access throughout the property, with multiple spots ready for food plots. Whether you're looking for a prime hunting retreat, a recreational getaway, or a long-term investment, this property has it all. Call Brady today to schedule your private showing!



**BRADY
RICHARDSON**
REALTOR®

Office: 601.898.2772

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Brady@TomSmithLand.com



Expect More. Get More.

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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Burn Rotation Photo



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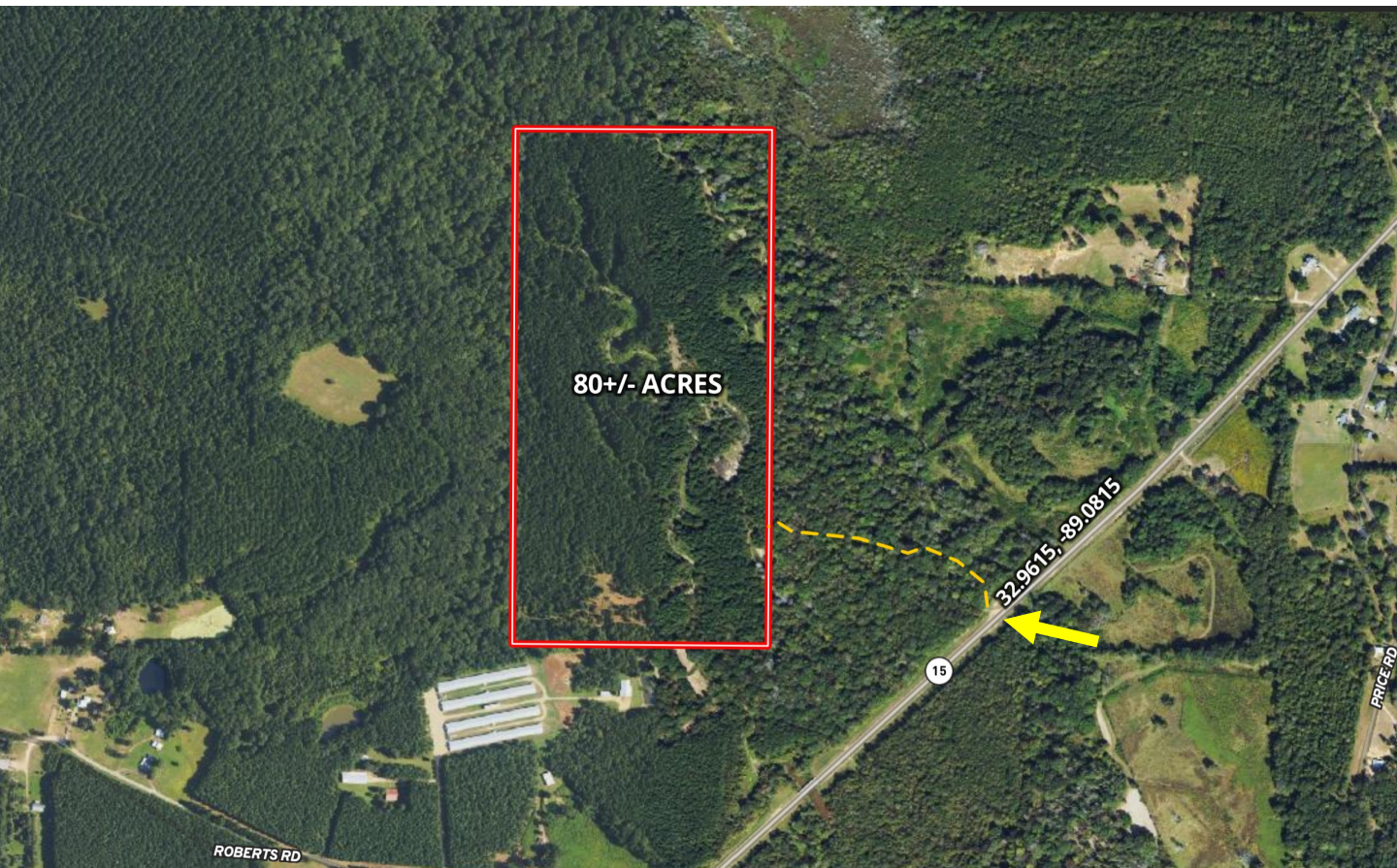


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AERIAL MAP



[Click Here for the Landid Interactive Map Link](#)

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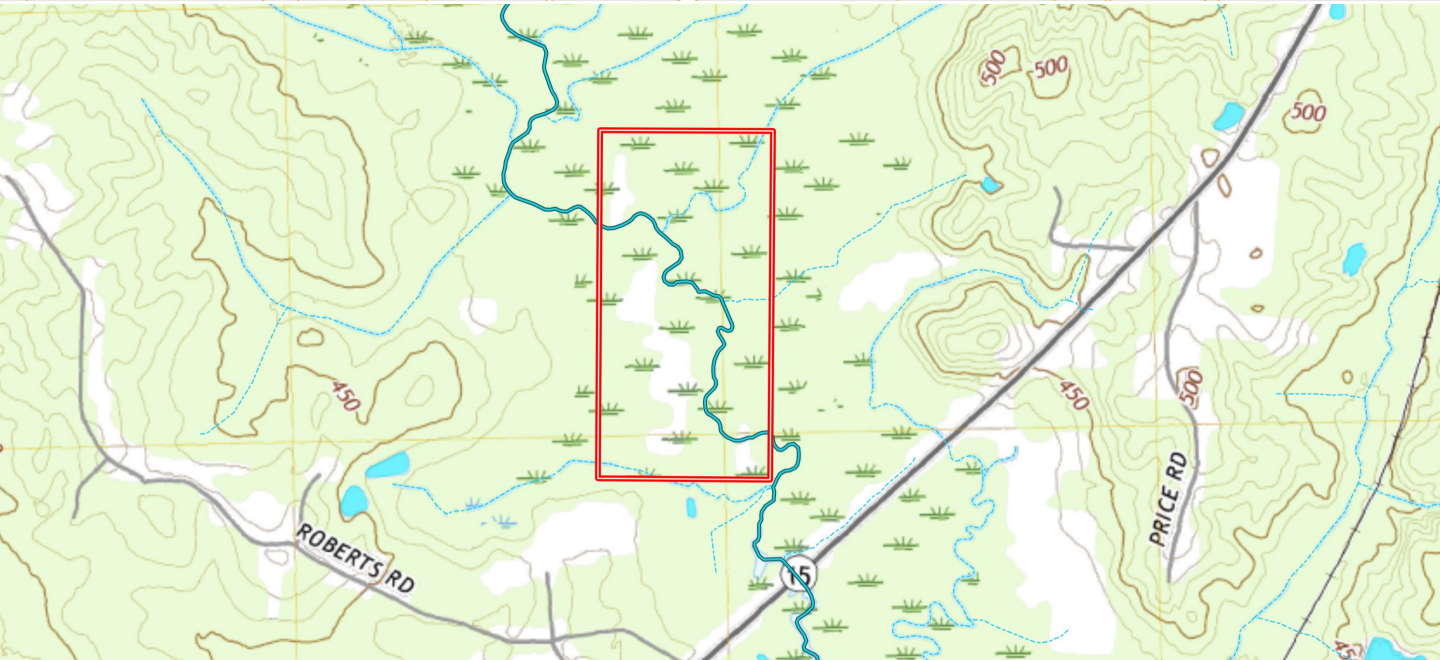
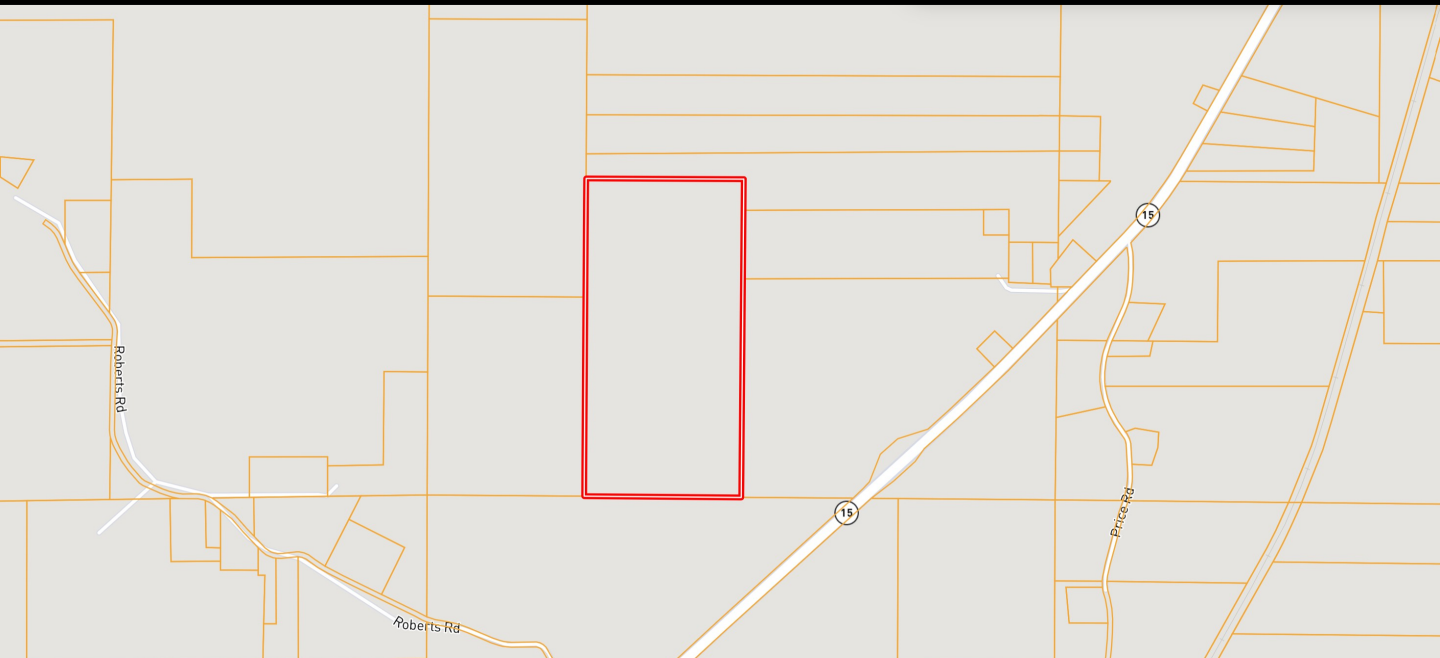
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OWNERSHIP AND TOPOGRAPHY MAPS



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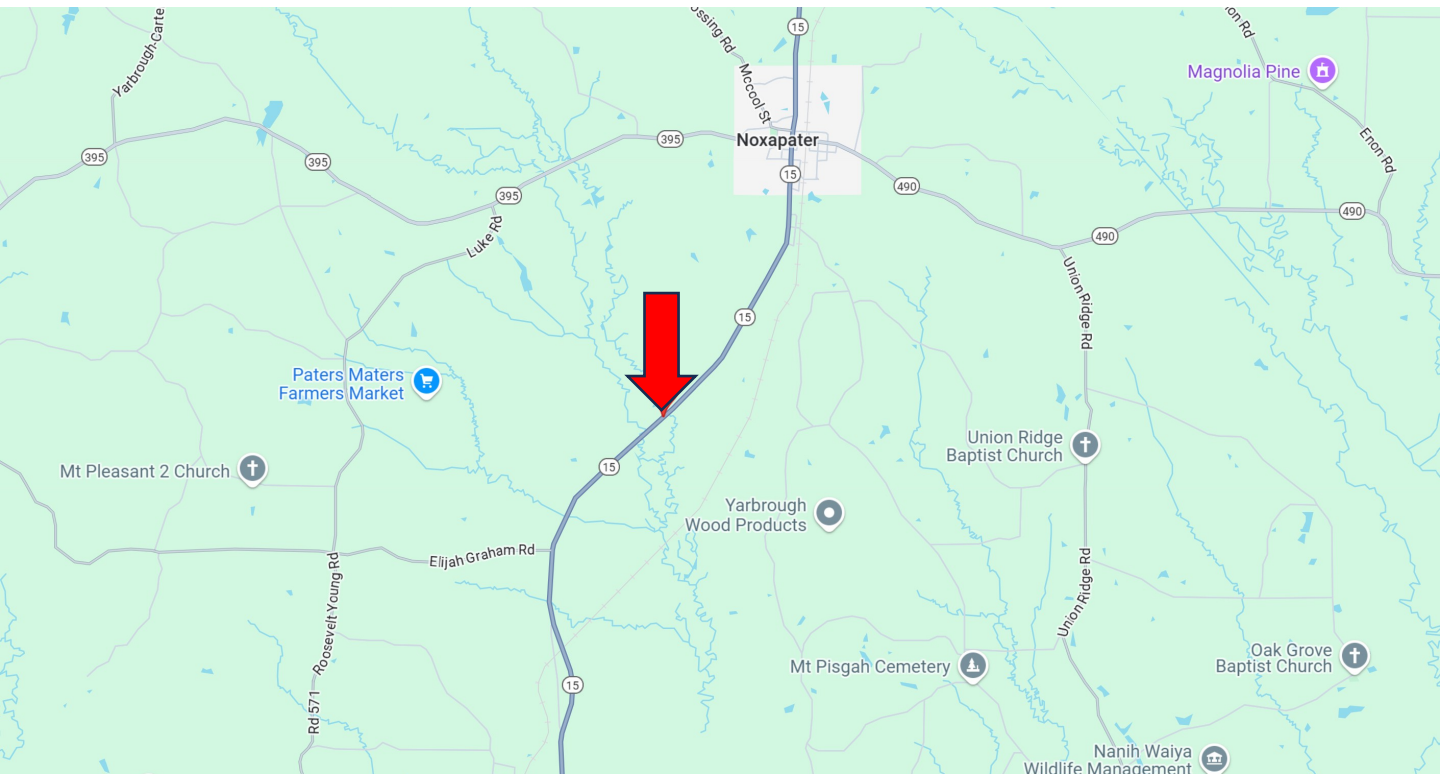
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DIRECTIONAL MAP



Directions from the intersection of Hwy 15 and Hwy 395 in Noxapater, MS:

Travel south on Hwy 15 for 2.6 miles. The entrance to the property will be on the right. **[Google Map Link](#)**



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