

# 509 +/- Acres In Winston County, MS

## Hunting/Fishing/Timber Investment



**\$1,860/Acre**

Take a gander at this recreational property in Winston County, Mississippi. It includes hardwood bottoms, creek and slough runs, large areas for game plantings and a thirty-acre stocked lake. The timber is varied ranging from mixed stands of pine /hardwood saw-timber to pure hardwood. Tupelo Gum is situated along the creek and slough runs. The property has two entrances from Hwy 397 on the south side and an entrance to Hwy 490 from the north.

There is a fishing pier designed to used as a pavilion, boat slip or covered gathering area. There are wildlife food plots and additional sites that could be developed. A significant open area along the lake has already been planted in a blend of clovers and game browse.

Deer, turkey and duck are already in abundance. The lake was developed to be utilized as a winter duck feeding area with cover in the lake, and a drain valve for lowering the levee during planting season.

Utilities are available along the road frontage and beautiful camp or home sites are located overlooking the lake. This property could be the spawning place of great memories!



*Call me today!*

**MICHAEL HALFACRE**, MS REGISTERED FORESTER, ASSOC. BROKER

MHalfacre@TomSmithLand.com

662.268.6333 office | 662.242.4220 cell



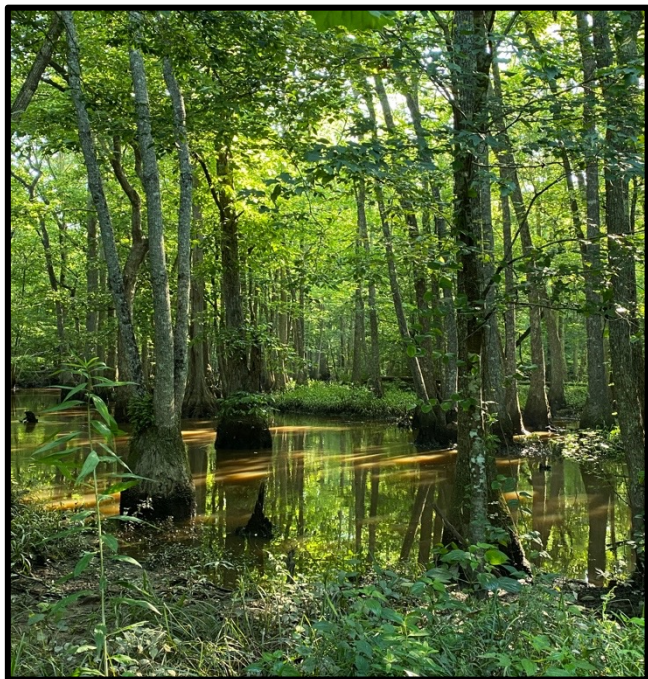
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Information is believed to be accurate but not guaranteed.



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## Outdoor Recreation, Timber Investment



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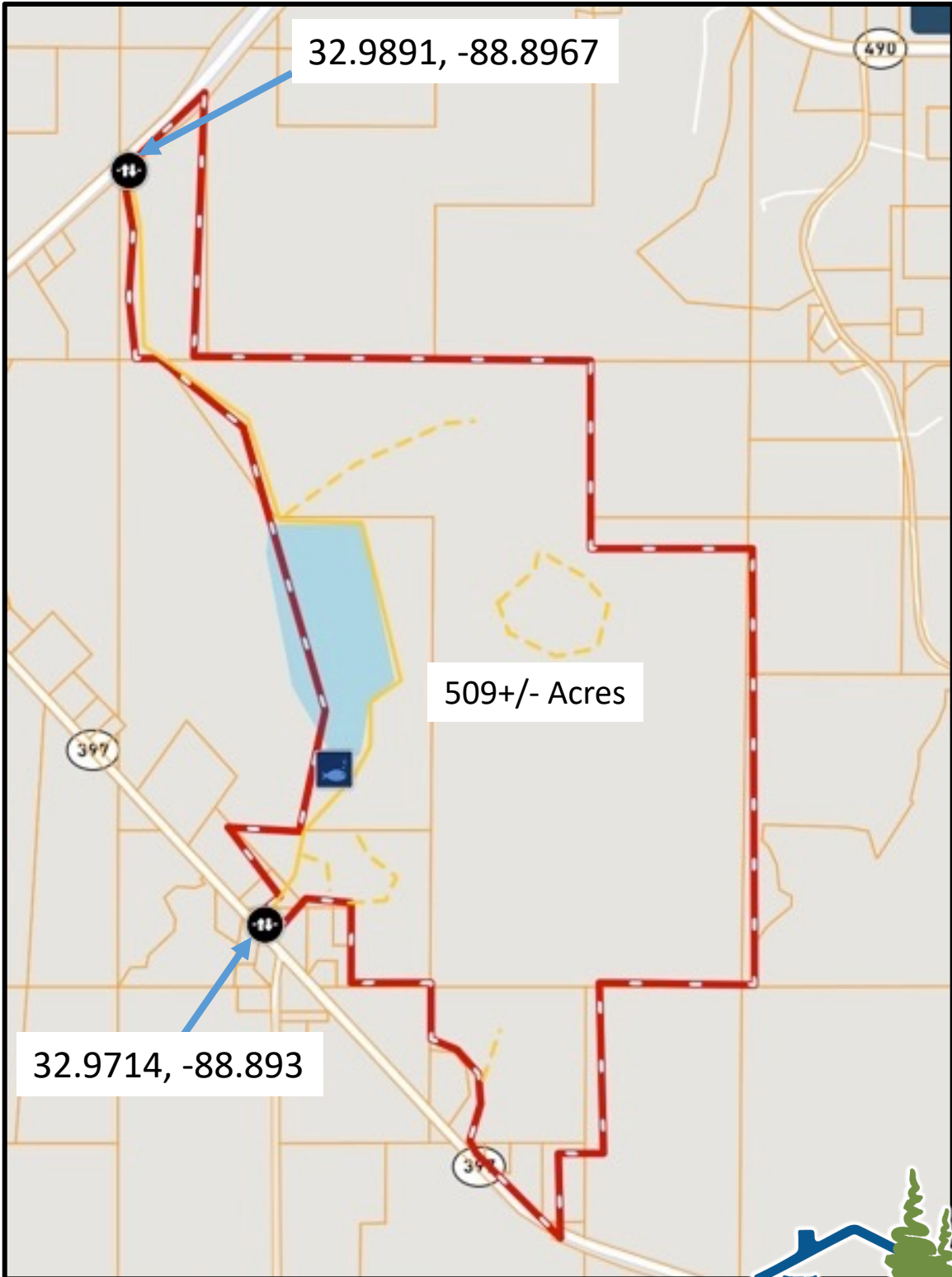


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## Ownership Map



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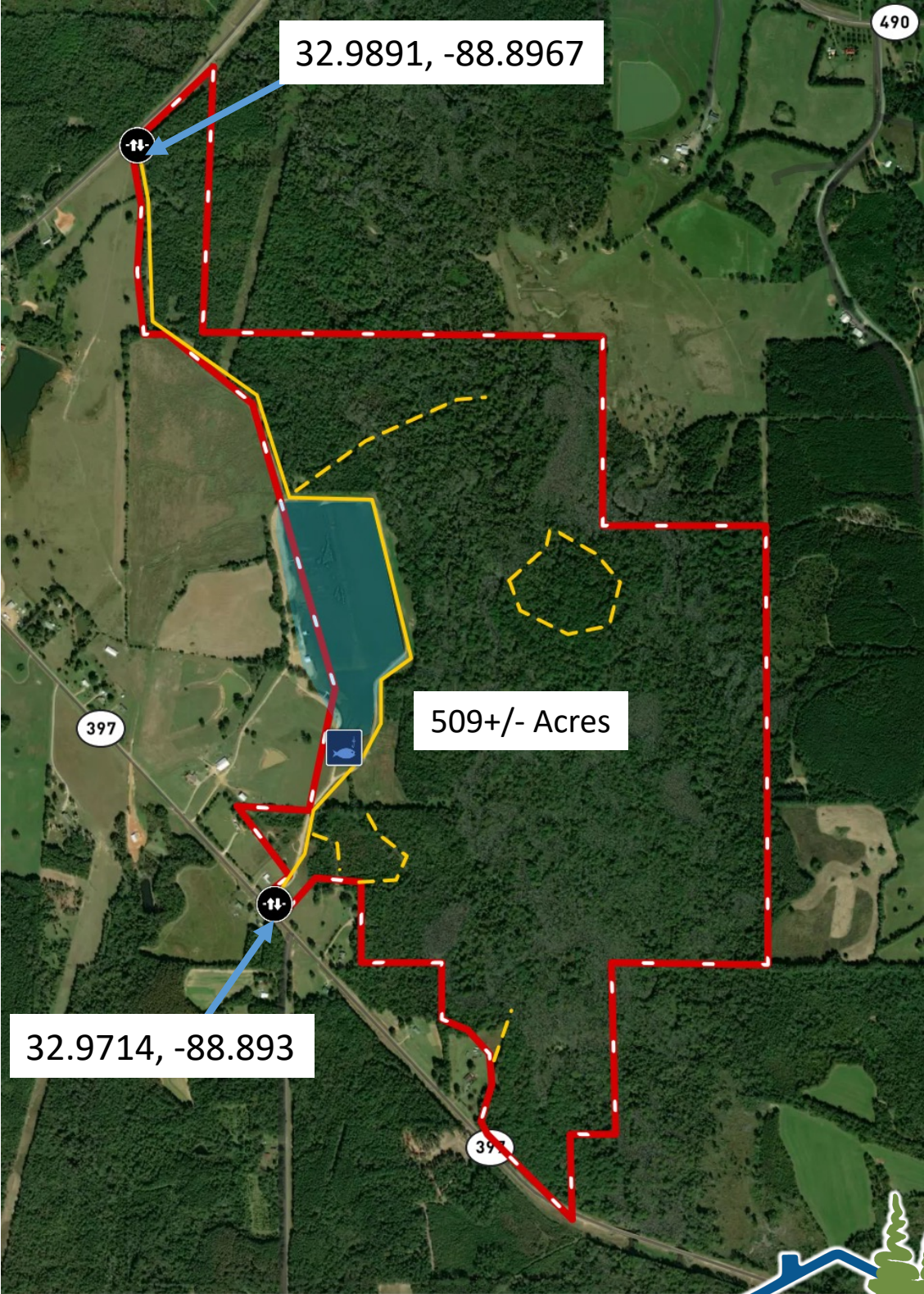
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**Aerial Photograph**



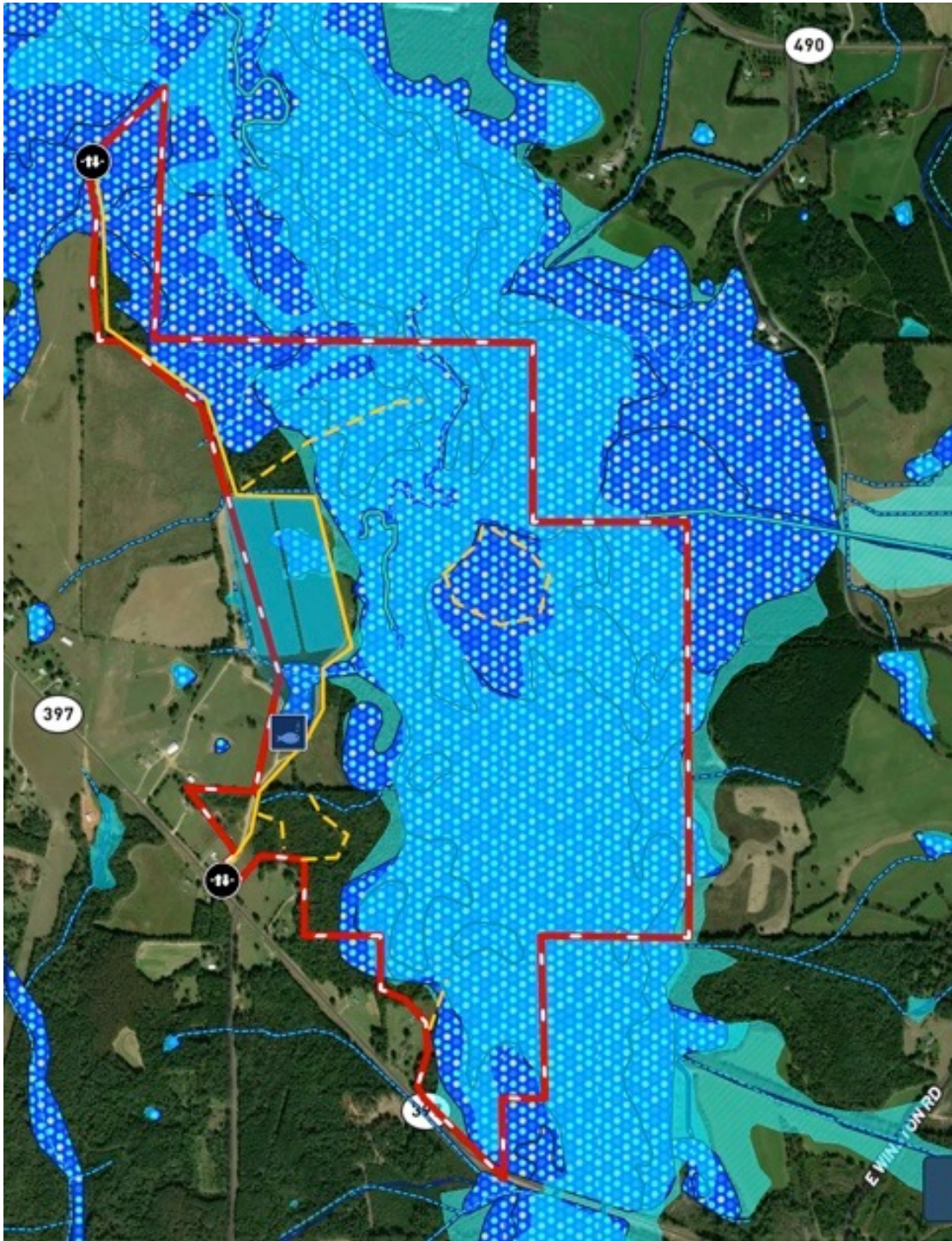
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# Wetland/FEMA Flood Map



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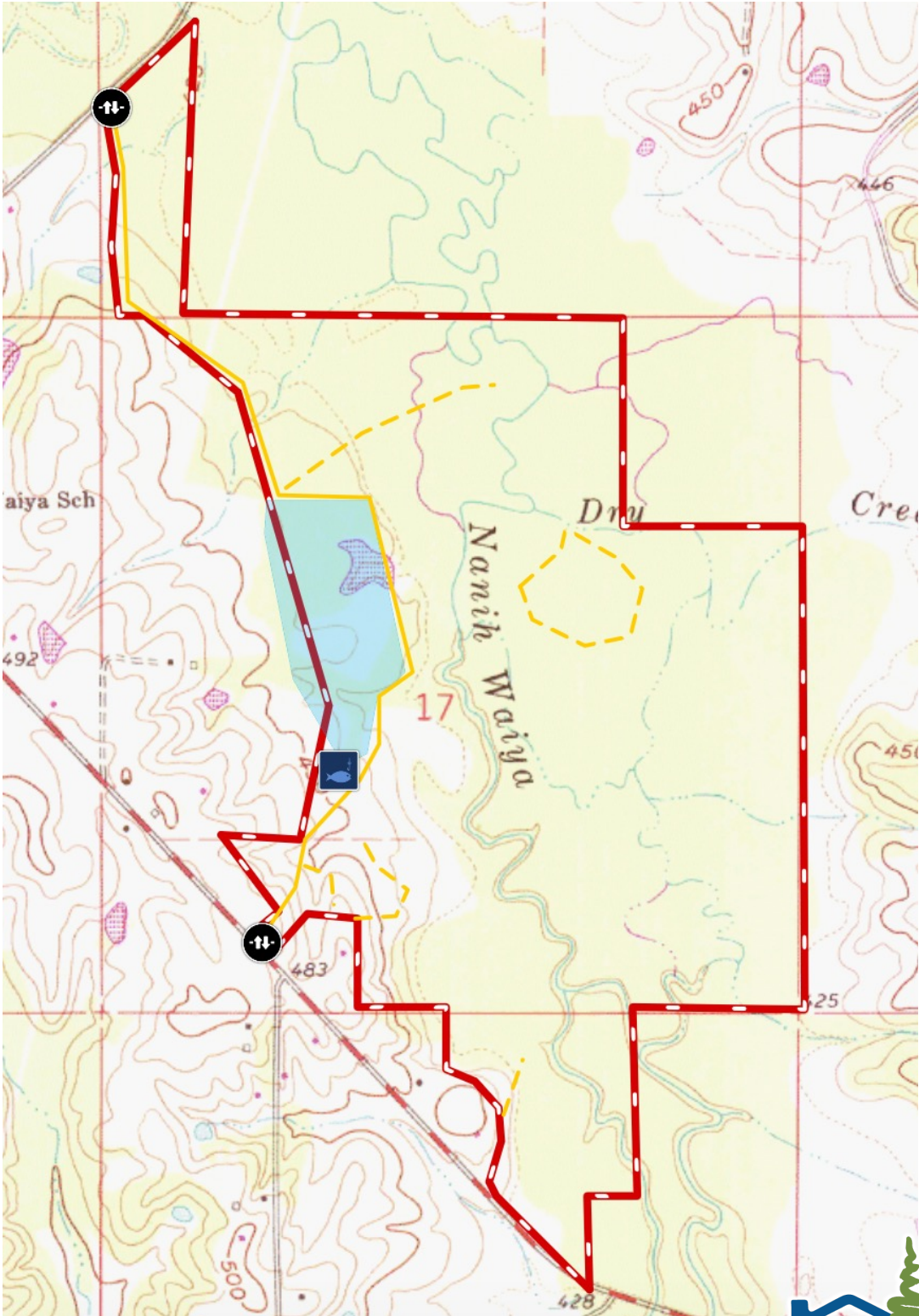


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# Topographic Map



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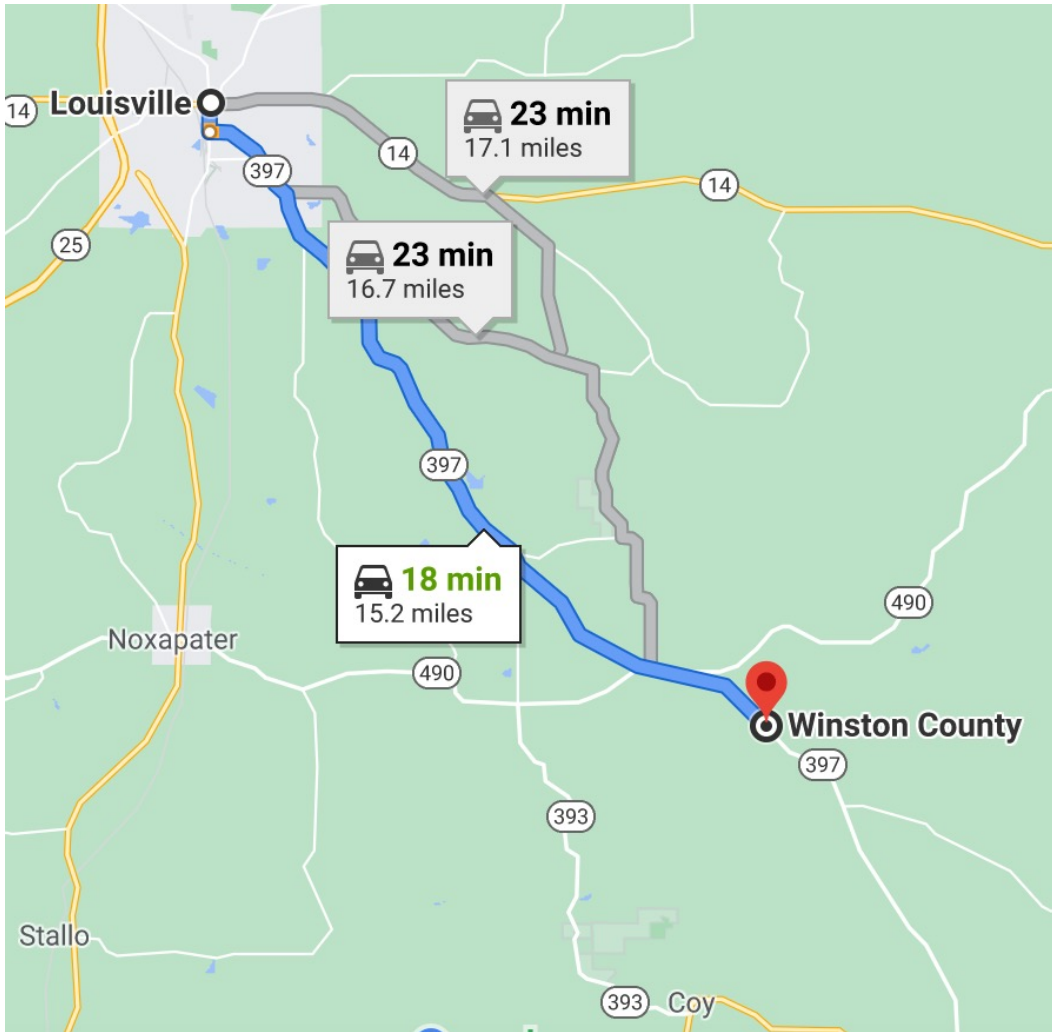


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## Directional Map



**Directions from Louisville, MS;** Travel south on Hwy 397 for 15 miles to Warriar One Stop and Nanih Waiya Attendance Center, continue six tenths mile and turn left onto gravel drive (entrance to property). Call Michael to set up an appointment to visit the property.



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