

49± ACRES
WINSTON COUNTY, MS
\$73,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662)846-1425

THE WINSTON 49

PROPERTY PROFILE

LOCATION:

- Winston County, MS
- Frontage on Sturgis Rd
- 18± Miles Southwest of Starkville
- Borders Choctaw WMA to the North (21,705 Acres)

COORDINATES:

- 33.2547158, -89.05419151

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 49± Acres
- Utilities at the Road
- Hardwood and Pine Mix
- Offers Deer, Turkey, and Other Small Game
- 8± Year-old Natural Regeneration with Hardwood bottoms

TAX INFORMATION:

2022 - \$145.36

- Parcel #:161250015-0000300



HENRY MOSCO | MANAGING BROKER
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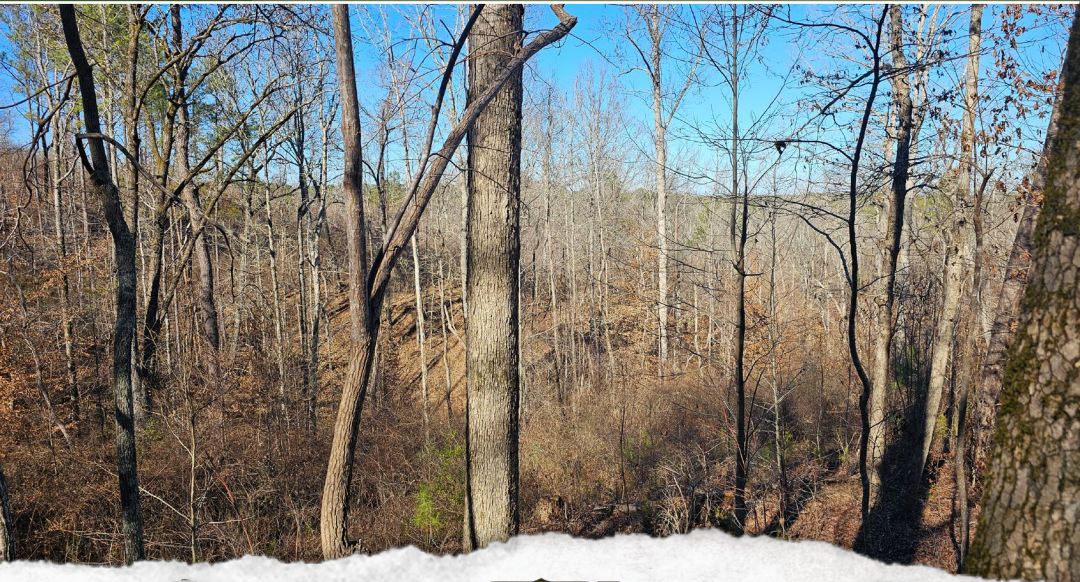


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WELCOME TO THE WINSTON 49

IF YOU HAVE BEEN SEARCHING FOR AN AFFORDABLE HUNTING TRACT, YOU NEED TO CHECK OUT THE WINSTON 49! Located approximately 18 miles southwest of Starkville and bordering Choctaw WMA, this property offers you the opportunity set up camp and hunt over 20,000 acres. This tract has 1,500± feet of road frontage on Sturgis Road and utilities are available. The timber was cut in 2016-2017 but a good portion of the hardwood bottoms were left alone, leaving you with a diverse habitat for wildlife. It has an old road system that will need some work to be useable. One of the main highlights of the property is a hardwood draw that runs the length of the property from north and south. The draw is filled with giant oaks and surrounded by thick natural regeneration, which is a good recipe for deer habitat. Another potential use of the draw would be dam it up and build small lake. This property is a blank slate, with your vision, imagination, and a little work you could turn it in to something special. Whether you want a place to hunt, build a camp or just enjoy the outdoors, the Winston 49 will allow you to do that without breaking the bank!

**Give Billy Carpenter or Henry Mosco
a call for your private showing today!**



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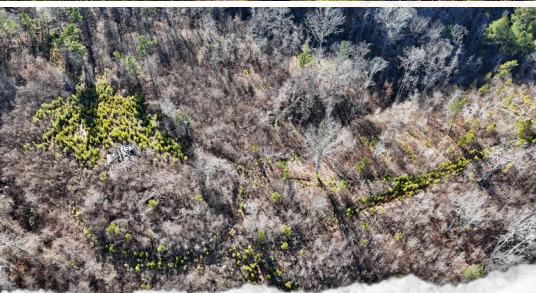
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GOOGLE EARTH 7/2017



CONTOUR MAP



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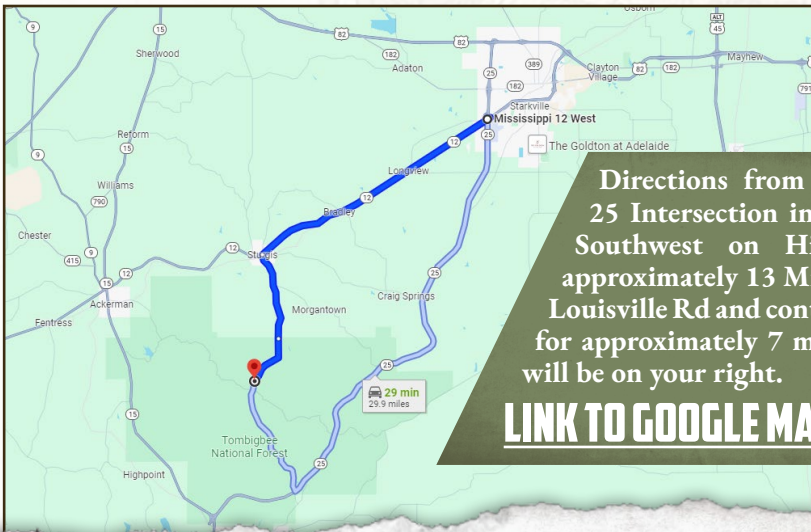
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land id. LINK



Directions from Highway 12 and 25 Intersection in Starkville: Travel Southwest on Highway 12 for approximately 13 Miles. Turn left onto Louisville Rd and continue to Sturgis Rd for approximately 7 miles. The property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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