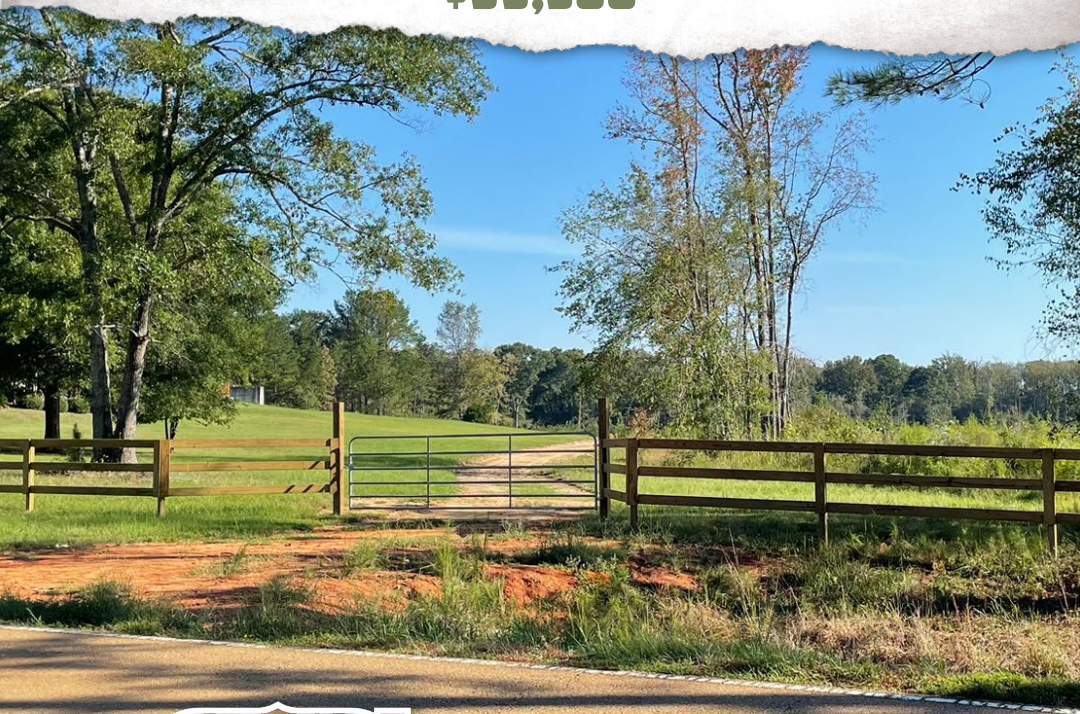


46± ACRES
WINSTON COUNTY, MS
\$99,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE WINSTON 46

PROPERTY PROFILE

LOCATION:

- Nanih Waiya, MS 39339
- Winston County
- Frontage Along Hwy 397
- 90± Minutes from Madison
- 15± Minutes from Noxapater

COORDINATES:

- 32.9665, -88.8877

PROPERTY USE:

- Hunting
- Recreational
- Home/Lodge Sites
- Potential Pasture Area

PROPERTY INFORMATION:

- 46± Acres
- Established Road System
- Great Area for Deer/Turkey
- Near Nanih Waiya Creek
- Some Timber Remains
- Utilities Available at the Road
- Owner/Agent

TAX INFORMATION:

- 131440020-0000200: \$100
- 131440020-0001100: \$77
- 131440020-0001300



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

STEVE MARTENS

LAND SPECIALIST

C: 601-573-2962

O: 769-888-2522

steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 46

THIS 46± ACRE WINSTON COUNTY, MS PROPERTY OFFERS SO MANY OPPORTUNITIES. Build your dream home on the hill at the front of the property, with stunning views, and enjoy hunting on the rest of the land. This is the perfect small hunting tract, teeming with deer and turkey, located near the renowned Nanih Waiya Creek.

If farming is more your style, part of the land could easily be converted to pasture for raising cows or horses, complete with room for a house and barn. With ample road frontage on Hwy 397 and utilities available, this is a great opportunity to own a piece of the country.

Small, affordable tracts like this are hard to come by. If you're looking for a peaceful spot to build with enough land to enjoy other things, call Steve Martens today. Owner/Agent



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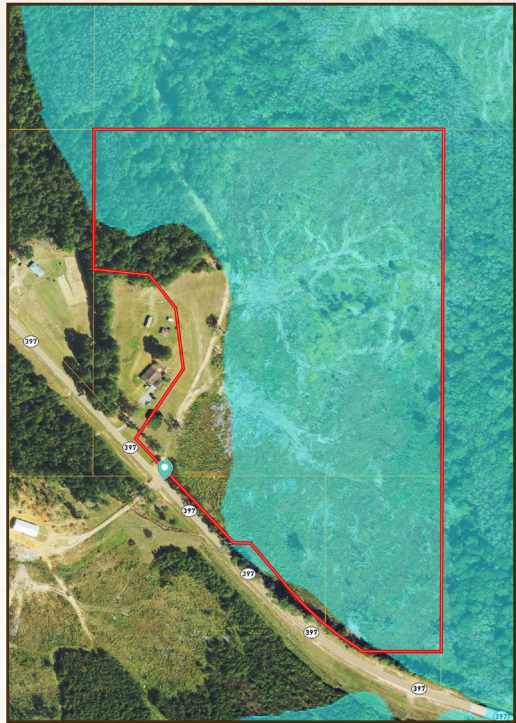
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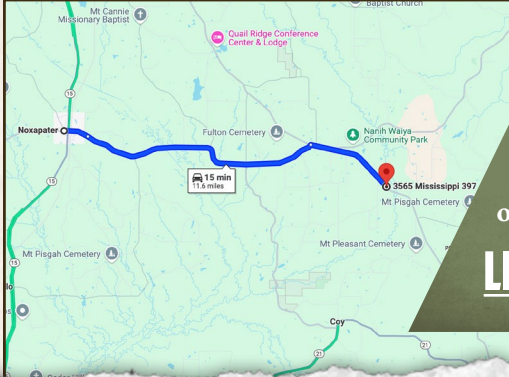
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46 ± ACRES

WINSTON COUNTY, MISSISSIPPI



land id. LINK



Directions From Noxapater, MS: Travel east on Hwy 490 for approximately 9 miles. Turn right on Hwy 397 and continue for nearly 3 miles to the property on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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