

**221± ACRES**  
**WINSTON COUNTY, MS**  
**\$323,323**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 760-0005**



### LOCATION:

- 1365 Bethel Road  
Louisville, Mississippi 39339
- Winston County
- 430'± Frontage on Bethel Road
- 60'± Frontage on  
McDonald Road
- 12.3± Miles SE of Louisville
- 200± Miles N of the  
Louisiana State Line

### COORDINATES:

- 33.02433, -88.90861

### PROPERTY USE:

- Hunting
- Recreational
- Timber
- Potential Cabin/Homesite

### PROPERTY INFORMATION:

- 221± Total Acres
- 175± Acres of Bottomland
- 46± Acres of Pine Plantation
- Well-Maintained Trail System
- Mixed Hardwoods Along  
Nanah Waiya Creek
- Wetlands Area
- Duck/Deer/Turkey
- Small Game
- Utilities at the Road

### TAX INFORMATION:

- Parcel 141490031-0000700:  
\$257.43 for 2023
- Parcel 141490031-0000801:  
\$217.56 for 2023
- Parcel 141370036-0000801:  
\$52.33 for 2023
- Parcel 141370025-0000400:  
\$104.05 for 2023



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**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

[derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

2121 5th St., Suite 206 - Meridian, MS 39301

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WINSTON 221

## PINE PLANTATION & BOTTOMLAND PARADISE IN EAST WINSTON COUNTY, MS.

Discover a recreational haven in East Winston County, Mississippi! This prime 221± acre property offers a perfect blend of young pine plantation (46± acres) and mixed hardwood bottomland (175± acres) nestled along Nanih Waiya Creek, just a few miles southeast of Louisville. With utilities conveniently located at the road, building your dream home or cabin is easy, ensuring years of enjoyment.

The gated property features road frontage on Bethel Road along the pine plantation. A powerline clearing runs 1,376 feet north to south, providing a great opportunity to develop a spacious food plot. Well-maintained trail systems on the north and south sides offer easy access to prime hunting spots and food plot locations, with clear lanes designed for excellent visibility of deer crossings.



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# MORE ABOUT THE WINSTON 221

The expansive bottomland showcases towering hardwoods, including majestic oaks and swamp chestnut trees. Trail systems on both the north and south sides of the property lead directly to Nanih Waiya Creek, an ideal location for catching that elusive trophy buck. This property is also absolutely loaded with wildlife, including a healthy population of turkeys, and with spring not far away, you're sure to hear their thundering gobbles. As an added bonus, this property includes natural duck hunting spots, with well-supplied duck holes offering a thriving habitat and plentiful food sources for waterfowl.

Whether you're an avid hunter, nature lover, or simply seeking a quiet escape, this property is a rare find with endless outdoor recreation possibilities. Louisville is only 12.3 miles away and the Louisiana stay line is only 200 miles away. If you are looking for a fun recreational property or looking to build a house or cabin with acreage that has it all, you need to look at the Winston 221.

**To schedule a private showing, call Derek Eaves today.**



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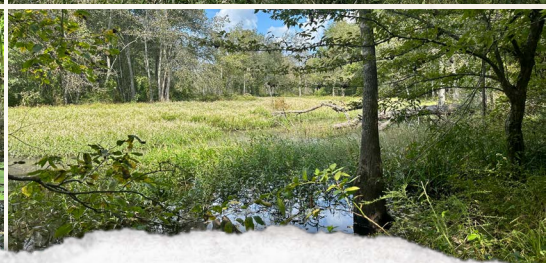
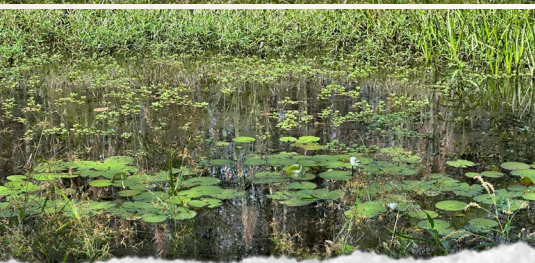
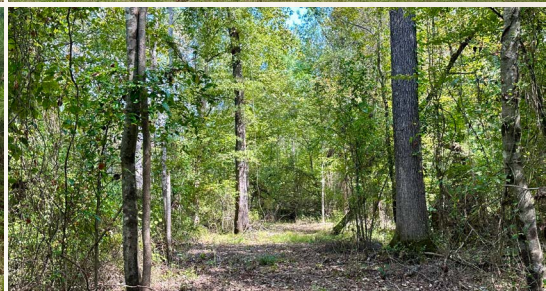
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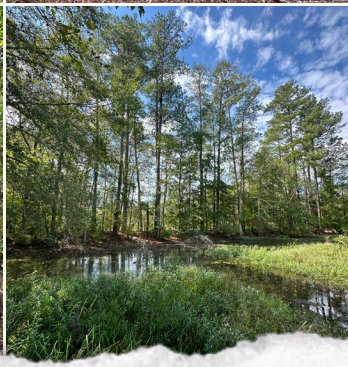
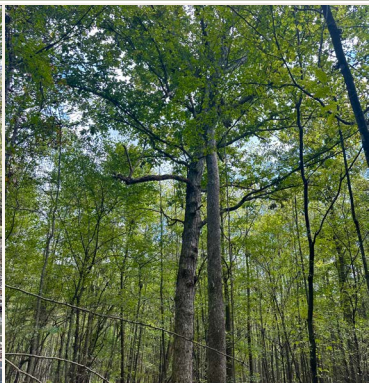
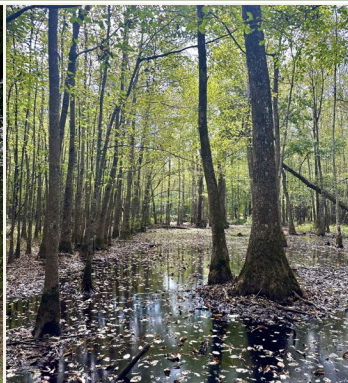
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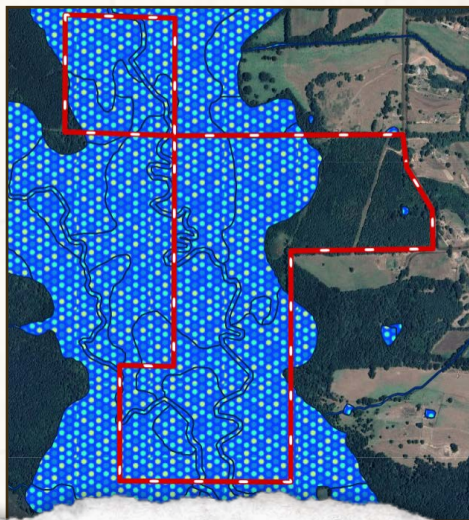
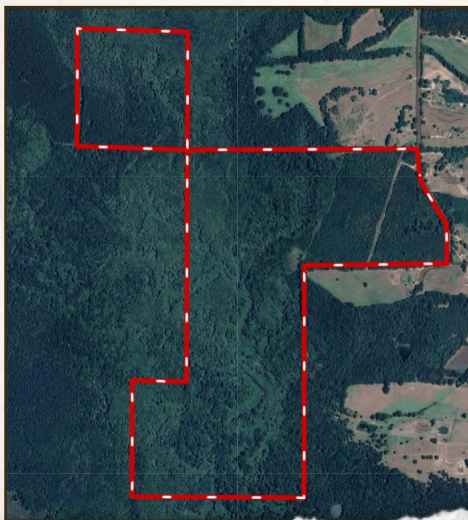
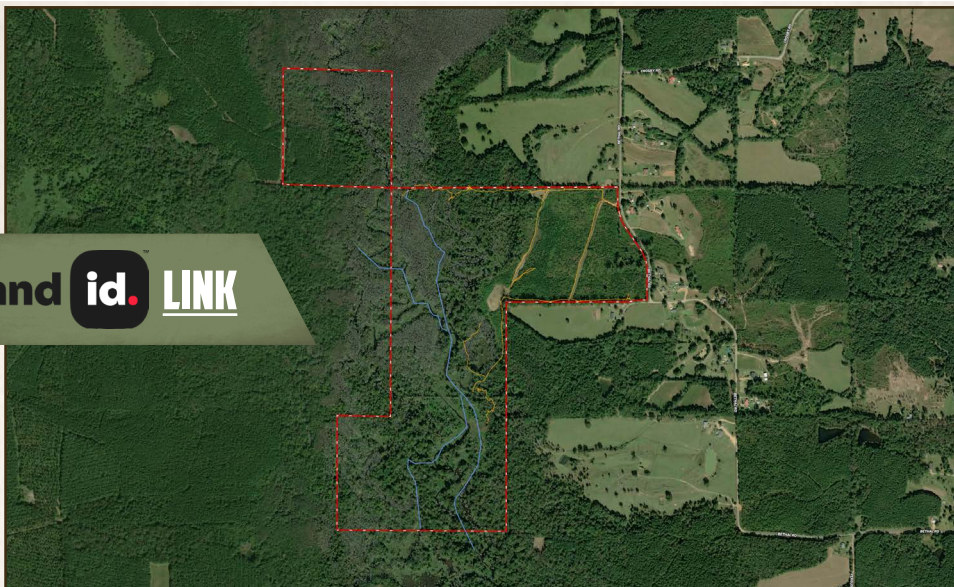
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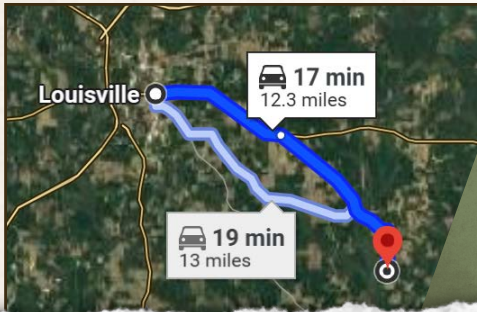
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Directions From Louisville, MS:  
Travel east on Highway 14 for approximately 5.2 miles. Turn right onto Crystal Ridge Road and continue for 5.5 miles. Turn right onto Bethel Road and in 1.5 miles the property and sign will be on your right.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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