

**243± ACRES**  
**WINSTON COUNTY, MS**  
**\$370,575**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

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# THE WINSTON 243

## PROPERTY PROFILE

### LOCATION:

- Vowell Town Road  
Louisville, Mississippi 39339
- Winston County
- Frontage on Vowell Town Road  
and Guyton-Vowell Road
- 20.8± Miles SW of Louisville
- 25.3± Miles NW of Philadelphia
- 79.8± Miles NE of Jackson

### COORDINATES:

- 32.98788, -89.31239

### PROPERTY USE:

- Hunting
- Recreational
- Potential Cabin/Homesite

### PROPERTY INFORMATION:

- 243± Acres
- Cutover/Natural Regeneration
- Pines and Mixed Hardwood
- 3 Food Plots with  
Opportunity for More
- Deer/Turkey and  
Other Small Game

### TAX INFORMATION:

- Parcel 131040018-0000300:  
\$111.59 for 2023
- Parcel 131040018-0000400:  
\$486.15 for 2023
- Parcel 131040018-0000500:  
\$114.33 for 2023



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**DEREK EAVES**

LAND SPECIALIST

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE WINSTON 243

**DISCOVER AN INCREDIBLE OPPORTUNITY TO OWN 243± ACRES OF PRIME HUNTING LAND IN WINSTON COUNTY, MS.** Situated in the southwestern portion of the county, just south of the renowned Lobutchka Creek Swamp, this place is perfect for avid hunters and outdoor enthusiasts. With an abundance of deer, turkey, and small game, this property is a hunter's paradise!

Access to your land is a breeze with 2,737± frontage feet on Vowell Town Road, plus 2,758± feet on Guyton-Vowell Road. The property is divided by Vowell Town Road with 120± acres to the north and 123± acres to the south, creating a spacious, versatile layout stretching approximately one mile from the northern boundary to the southern boundary. You will have plenty of room to hunt, explore, and enjoy the great outdoors.



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# MORE ABOUT THE WINSTON 243

This blank canvas is ready for you to transform into your dream hunting getaway. Currently featuring three established food plots with space to add more, this property offers exciting potential for customization and improvement. This tract consists of a mix of natural regeneration, portions of the land was cut in 2020 and another section freshly cut in December 2023, creating the perfect habitat for wildlife.

For those looking to invest in a premier hunting property, this tract is unbeatable. The area is well-known for its thriving populations of wild game, making it an ideal destination for hunters. Whether you're looking to create your own hunting retreat or simply enjoy the thrill of big hunts, this property offers endless possibilities. On the other hand, if you are looking for a fun recreational property, this one is worth considering. Louisville is roughly 21 miles away, Philadelphia is only 25.3 miles out and Jackson is just under 80 miles away.

**To schedule a private showing of the Winston 243, call Derek Eaves today.**



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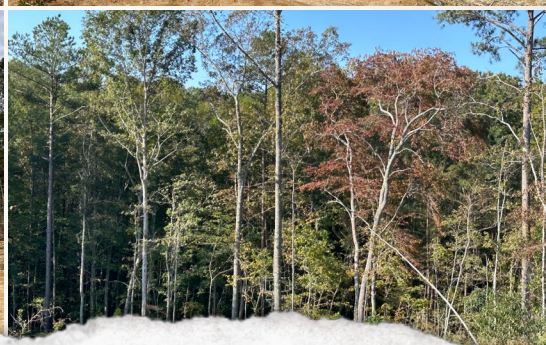
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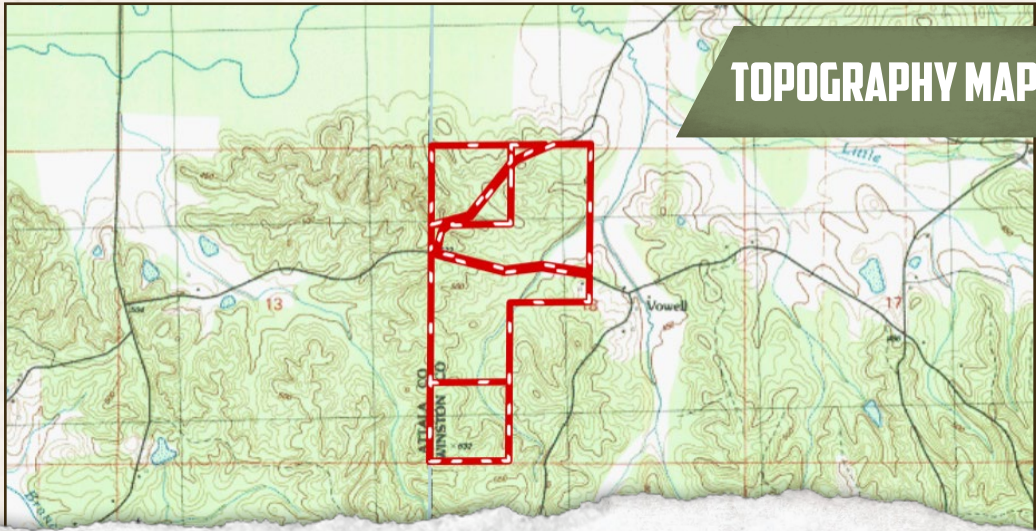
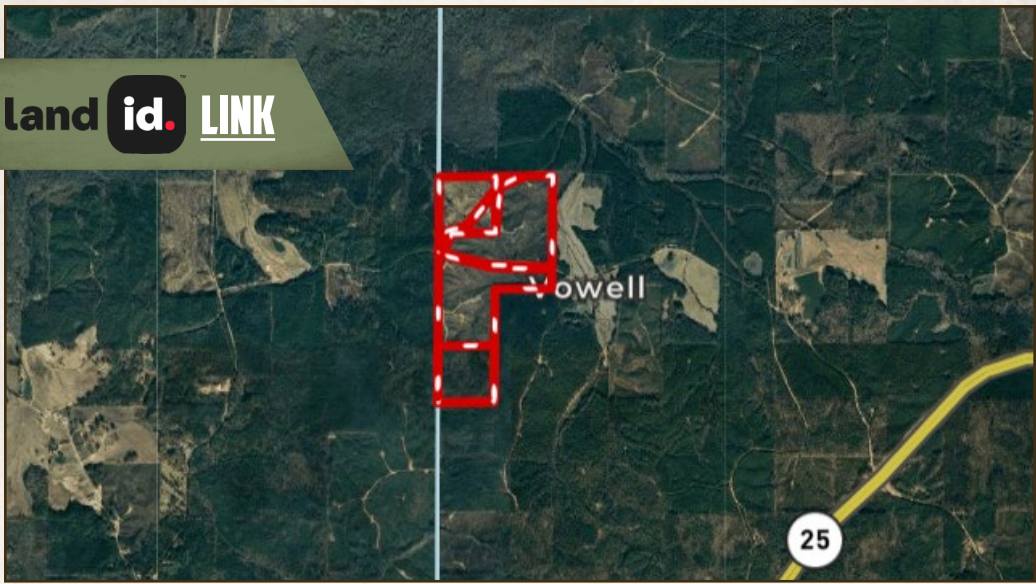
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land id. LINK



TOPOGRAPHY MAP



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Directions from Louisville, MS:  
Travel west on West Main Street for approximately .9 miles. Turn left onto Old Robinson Road and travel .9 miles. Then turn left onto Highway 25 South and travel 16.5 miles. Turn right onto Vowell Town Road and continue 2.5 miles to the property/sign on your left.

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



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