



**SMALLTOWN**

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

**374± ACRES**  
**WINSTON COUNTY, MS**  
**\$569,500**  
**\$1,522/ACRE**



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# THE WINSTON 374

## PROPERTY PROFILE

### LOCATION:

- Hwy 490  
Nanah Waiya, MS 39339
- Winston County
- 15± Miles SE of Louisville
- 44± Miles S of Starkville
- 90± Miles NE of Madison

### COORDINATES:

- 32.9793, -88.8966

### PROPERTY USE:

- Hunting & Fishing
- Recreational
- Investment
- Home/Lodge Sites

### PROPERTY INFORMATION:

- 374± Total Acres
- 30± Acre Stocked Lake
- Great Deer and Turkey Habitat
- Area of Cutover
- Timber Remains for Investment
- Established Road System
- Food Plots with Shooting Houses
- Utilities at the Road
- Cypress/Tupelo Gum Sloughs  
for Wood Ducks
- Owner/Agent

### TAX INFORMATION:

- Part of: 131440017-0000200  
\$938
- Parcel: 131430008-0000800 \$80



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**STEVE MARTENS, ALC**

ASSOCIATE BROKER

DIRECTOR OF BROKER DEVELOPMENT

C: 601-573-2962

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

4848 Main St. - Flora, MS 39071

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# WELCOME TO THE WINSTON 374

**WELCOME TO ONE OF WINSTON COUNTY'S HIDDEN GEMS – 374± ACRES WITH LAKE ACCESS, RICH WILDLIFE HABITAT, AND GORGEOUS CYPRESS SLEWS ALL OFFERED AT AN UNBEATABLE PRICE POINT.** Whether you're dreaming of a secluded weekend hunting camp, a legacy property for your family, or a recreational tract with long-term investment potential, this one checks every box.

Situated just 40 minutes from Mississippi State University in Starkville, 20 minutes from Louisville, and a little over an hour from Madison, the location strikes the perfect balance between convenience and true escape. It's easy to get to — but hard to leave once you're here.

One of the most striking features of this property is its access to a beautiful 30-acre lake, with several acres of shoreline located directly on the tract. Imagine early mornings fishing from your dock, paddling a canoe across still waters, or relaxing lakeside as the sun sets. It's more than just land — it's a lifestyle.



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# MORE ABOUT THE WINSTON 374

This property is a sportsman's dream. The diverse habitat includes some mature pine timber, hardwood creek bottoms, cypress swamps and recently cutover acreage already regenerating. These natural features provide outstanding bedding, browse, and roosting habitat — perfect for deer, turkey, and seasonal duck hunting. The cutover is already attracting whitetail, while open bottoms and creek crossings make ideal turkey strutting grounds. Multiple low-lying cypress swamps and wet-weather pockets add unique waterfowl opportunities you don't often find on a single property.

An established internal trail system winds through the property, offering excellent ATV/UTV access. Several spots with potential lake views make fantastic homesite or cabin locations, and power is available nearby, making it easy to build when you're ready.



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# MORE ABOUT THE WINSTON 374

Whether you're a serious hunter, a recreational buyer seeking peace and quiet, or simply looking for a smart land investment in a growing region — this 374-acre tract offers unmatched recreation, beauty, and value.

Tracts like this, with water, wildlife, and potential, don't come around often. Don't miss your chance to own something truly special.

**Call Steve Martens today for your private showing.**

*Additional acreage is available. Owner/Agent.*



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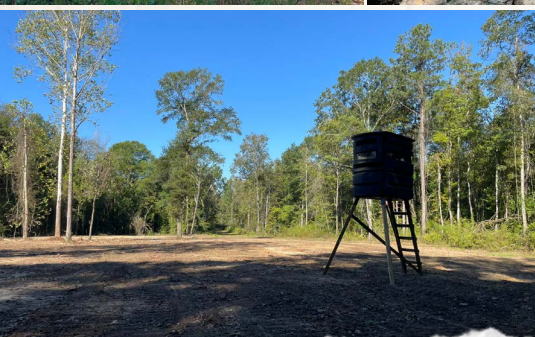
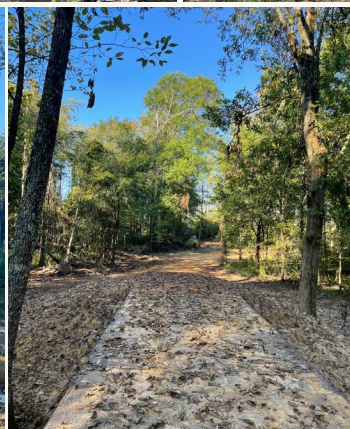
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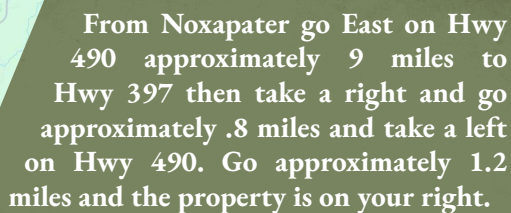
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## WINSTON COUNTY, MISSISSIPPI



## LINK TO GOOGLE MAP DIRECTIONS



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