



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE WINSTON 374

PROPERTY PROFILE

LOCATION:

- Hwy 490
Nanih 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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

STEVE MARTENS, ALC

ASSOCIATE BROKER

DIRECTOR OF BROKER DEVELOPMENT

C: 601-573-2962

O: 769-888-2522

steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

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.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

STEVE MARTENS, ALC

ASSOCIATE BROKER

DIRECTOR OF BROKER DEVELOPMENT

C: 601-573-2962

O: 769-888-2522

steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

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.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

STEVE MARTENS, ALC

ASSOCIATE BROKER

DIRECTOR OF BROKER DEVELOPMENT

C: 601-573-2962

O: 769-888-2522

steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

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.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

STEVE MARTENS, ALC

ASSOCIATE BROKER

DIRECTOR OF BROKER DEVELOPMENT

C: 601-573-2962

O: 769-888-2522

steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com



374 ± ACRES

WINSTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

STEVE MARTENS, ALC

ASSOCIATE BROKER

DIRECTOR OF BROKER DEVELOPMENT

C: 601-573-2962

O: 769-888-2522

steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

374 ± ACRES

WINSTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

STEVE MARTENS, ALC

ASSOCIATE BROKER

DIRECTOR OF BROKER DEVELOPMENT

C: 601-573-2962

O: 769-888-2522

steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com



land id. **LINK**

From Noxapater go East on Hwy 490 approximately 9 miles to Hwy 397 then take a right and go approximately .8 miles and take a left on Hwy 490. Go approximately 1.2 miles and the property is on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

STEVE MARTENS, ALC

ASSOCIATE BROKER

DIRECTOR OF BROKER DEVELOPMENT

C: 601-573-2962

O: 769-888-2522

steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com