

A HOME ON 52.04± ACRES WINSTON COUNTY, MS

\$695,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE WINSTON 52.04

PROPERTY PROFILE

LOCATION:

- 144 Gum Branch to Hwy 25 Road Louisville, MS 39339
- Winston County
- Borders the Tombigbee National Forest
- 8.2± Miles NE of Louisville
- 20.2± Miles SW of Starkville
- 104± Miles NE of Jackson

PROPERTY USE:

- Residential
- Hunting
- Recreational
- Hobby Farm

TAX INFORMATION:

- 2024
- Parcel 161390029-0000100: \$87.59
- Parcel 161340020-0000300: \$31.53
- Parcel 161340020-0000200: \$3,378.48

PROPERTY INFORMATION:

- 52.04± Surveyed Acres
- 7± Acres of Pasture w/ Barn
- 4,987± SqFt 2-Story Home
 - 5 Bedrooms/4.5 Baths
 - Large Primary Suite & Bath
 - Office & Detached Office
 - Hardwood & Tile Flooring
 - 4 Fireplaces
 - Screened-In Back Porch
 - Swimming Pool
 - 2-Car Carport
- 2 Storage Areas
- 1,260'± Frontage on Highway 25
- Pines & Mixed Hardwoods
- Deer, Turkey, & Small Game
- Fire Hydrant
- Well

COORDINATES:

- 33.2198, -88.98775



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DEREK EAVES

LAND SPECIALIST

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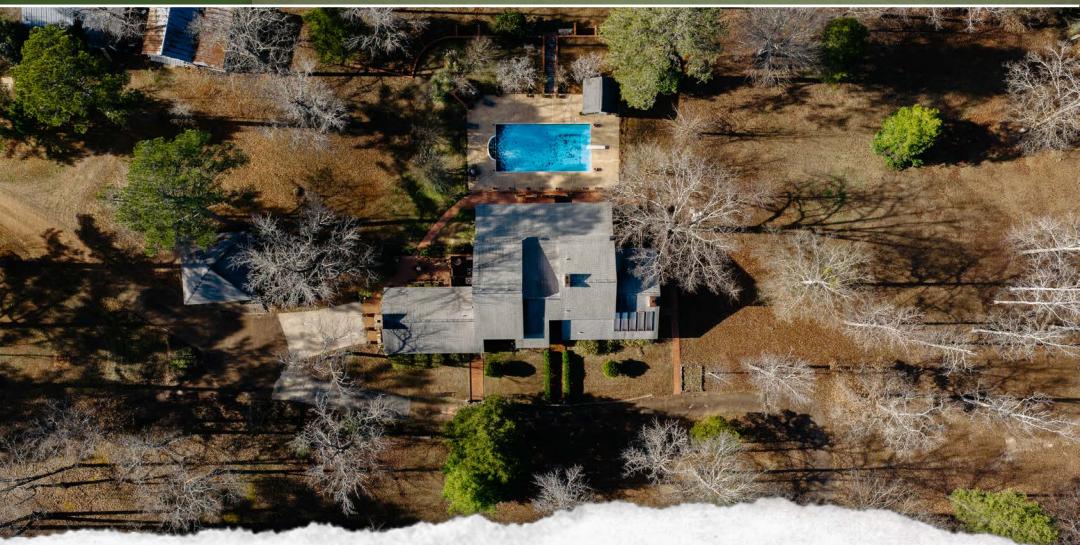
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WELCOME TO THE WINSTON 52.04

WELCOME TO THE WINSTON 52.04, LOCATED JUST OUTSIDE OF LOUISVILLE, MISSISSIPPI ON 144 GUM BRANCH TO HWY 25 ROAD. This impressive Winston County estate, set on 52.04± surveyed acres, offers a rare combination of comfort, privacy, and recreation. Conveniently situated 8.2± miles northeast of Louisville, 20.2± miles southwest of Starkville, and 104± miles northeast of Jackson, the Winston 52.04 is an ideal full-time residence or weekend getaway.

The property features a spacious 4,987± square foot two-story home with an incredible 1,260± feet of frontage on Highway 25. The home offers five bedrooms and four and a half bathrooms, providing ample space for a large family, hosting guests, or entertaining. A standout feature is the large primary suite, complete with an oversized bath. In addition to the main living areas, the home includes dedicated office space and an additional detached office that is perfect for working remotely, running a small business from home, or creating a private guest suite, hobby room, or studio space. Hardwood flooring and ceramic tile showcase timeless craftsmanship throughout the house. Four fireplaces create a cozy atmosphere and add charm and character while enhancing comfort during the cooler months.



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MORE ABOUT THE WINSTON 52.04

Step outside and you'll find an exceptional outdoor living space designed for relaxation and entertaining. A large screened-in back porch provides the perfect place to enjoy morning coffee or evening conversations while overlooking the backyard setting. The swimming pool adds another level of enjoyment, creating a true retreat-like feel for family and friends during the warmer seasons.

Functional improvements equip the property for storage, equipment, and agricultural uses. A detached two-car carport provides covered parking, while a storage shed and covered storage area offer plenty of space for tools, supplies, recreational gear, and farming equipment. For those looking to maintain animals or pursue a rural lifestyle, the land includes 7± acres of pasture and a barn, making it perfect for a hobby farm or small livestock operation. A water well is already on-site and can be reactivated, adding valuable utility for gardening, livestock watering, or expanded outdoor use. A fire hydrant on-site provides an additional level of practicality that is rarely found on rural tracts.

From a land and wildlife standpoint, this property is truly a standout. The acreage consists of pines and mixed hardwoods, providing excellent habitat, cover, and scenic beauty throughout the tract. Wildlife is abundant, with deer, turkey, and small game frequently seen, making the Winston 52.04 an outstanding option for hunting and outdoor recreation. One of the most valuable features is that the property borders the Tombigbee National Forest, giving you direct access to approximately 67,000 acres of public hunting, hiking trails, and recreational activities.

Contact Derek Eaves today to schedule a private showing and make the Winston 52.04 yours!



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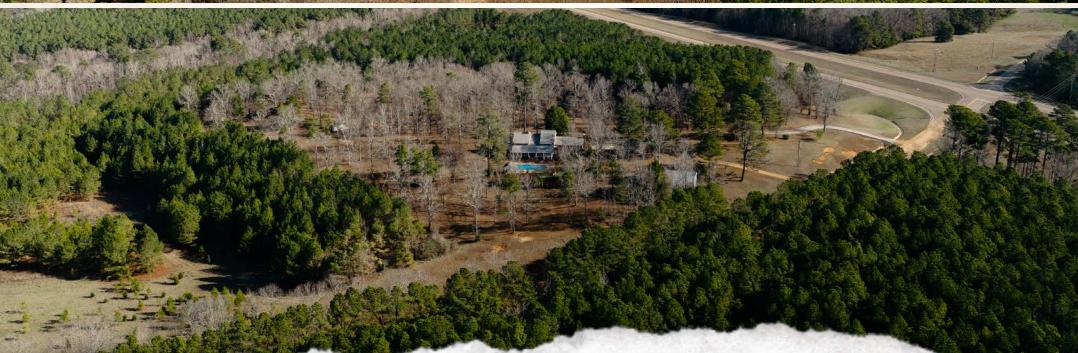
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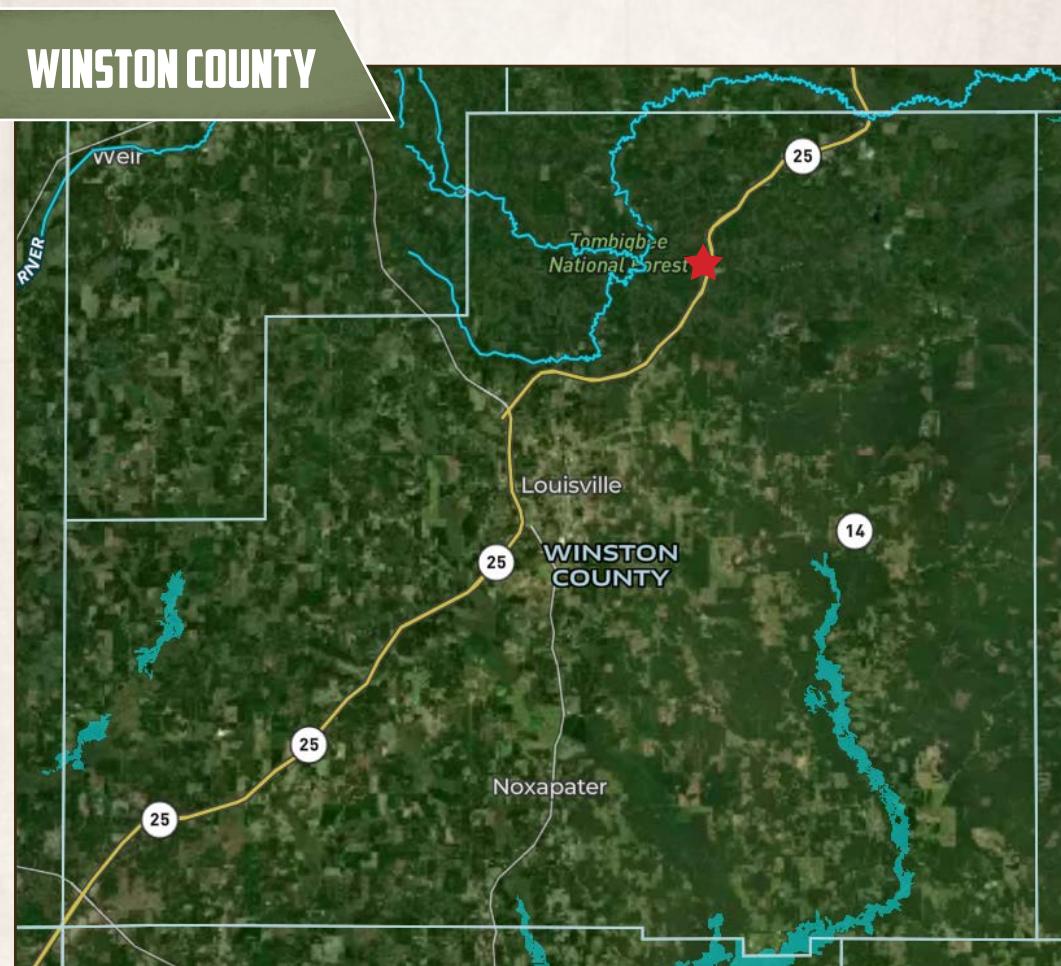
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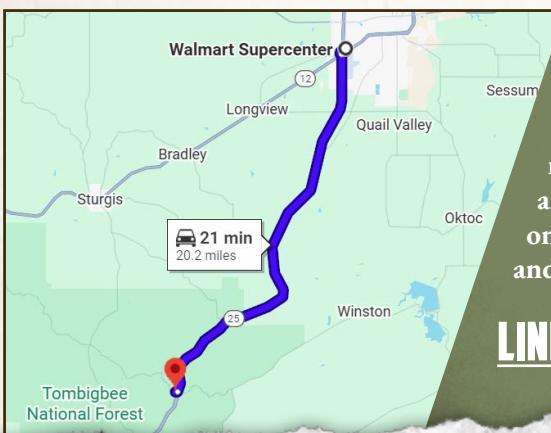
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land **id.** **LINK**



Directions From Starkville, MS:
Travel on Louisville Street for 3 miles.
Continue onto Old Highway 25 for 3.2 miles.
Turn left onto Highway 25 South and proceed for 14.6 miles.
Turn right onto Gum Branch to Highway 25 Road and the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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