A HOME ON 10.76± ACRES
WINSTON COUNTY, MS

$520,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE WINSTON 10.76

PROPERTY PROFILE

LOCATION:

- 144 Gum Branch to Hwy 25 Road Louisville, MS 39339
- Winston County
- 8.2± Miles NE of Louisville
- 20.2± Miles SW of Starkville
- 122± Miles NE of Jackson

PROPERTY USE:

- Residential
- Hunting
- Recreational
- Hobby Farm

TAX INFORMATION:

- • Parcel 161390029-0000100: $95 for 2025
- • Parcel 161340020-0000200: $3,310 for 2025

PROPERTY INFORMATION:

- 10.76± Acres
- 7± Acres of Pasture with a 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
- 1,180'± Frontage on Highway 25
- Pines & Mixed Hardwoods
- Deer, Turkey, & Small Game
- Fire Hydrant
- Water Well
  - Can be Reactivated for Hobby Farm

COORDINATES:

- 33.2198, -88.98775



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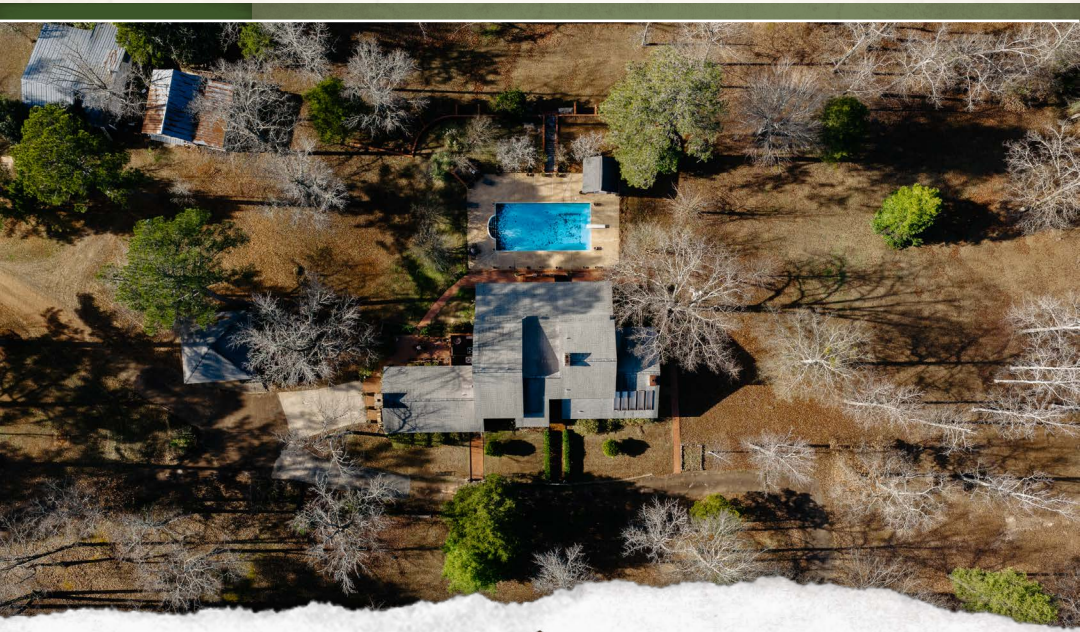
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 10.76

LOCATED IN WINSTON COUNTY, MISSISSIPPI, THIS IMPRESSIVE ESTATE OFFERS A RARE COMBINATION OF COMFORT, PRIVACY, AND RECREATIONAL OPPORTUNITY WITH DIRECT ACCESS FROM 144 GUM BRANCH TO HIGHWAY 25 IN LOUISVILLE. The property is conveniently situated 8.2± miles northeast of Louisville, 20.2± miles southwest of Starkville, and 122± miles northeast of Jackson, making it an ideal full-time residence, weekend getaway, or legacy tract in a highly desirable region of Mississippi.

Set on 10.76± surveyed acres, the property features a spacious 4,987± square foot two-story home with an incredible 1,180'± of frontage on Highway 25. The home offers five bedrooms, four full baths, and a half bathroom, providing ample space for a large family, hosting guests, or entertaining. A standout feature is the large primary suite, complete with an oversized bath for added comfort and privacy. 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.





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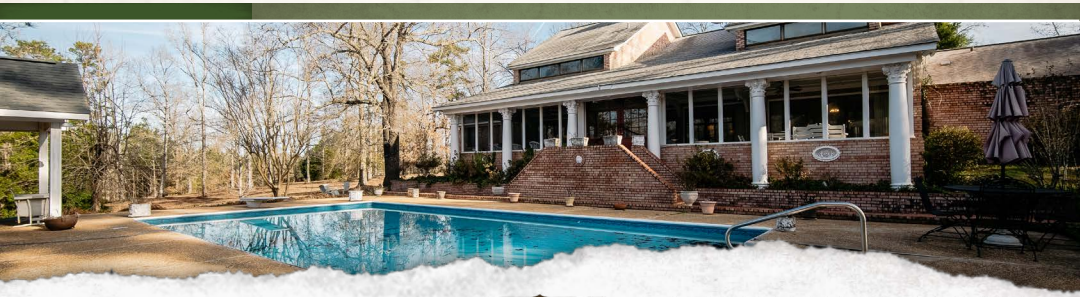
MORE ABOUT THE WINSTON 10.76

Inside, the home showcases timeless craftsmanship and warmth with hardwood flooring and ceramic tile throughout, offering both beauty and durability. Four fireplaces create a cozy atmosphere across multiple rooms, adding charm and character while enhancing comfort during the cooler months. The layout and size of the home make it ideal for both everyday living and large gatherings, with plenty of room to spread out while still feeling connected.
Step outside and you'll find 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.

The property is also well equipped with functional improvements for storage, equipment, and agricultural use. A detached 2-car carport provides covered parking and easy access, while a storage shed and covered storage area offers 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 approximately 7± acres of pasture and a barn, making it well suited 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.

Whether you're seeking a spacious residential estate or a property that supports both recreation and a hobby farm lifestyle, this Winston County tract is a solid choice!

Contact Derek Eaves today to schedule a private showing and make the Winston 10.76 yours!





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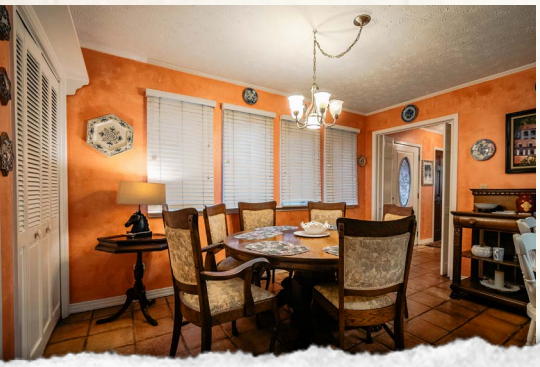
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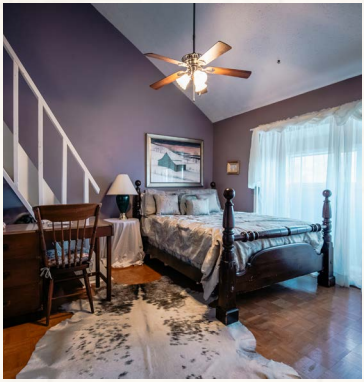
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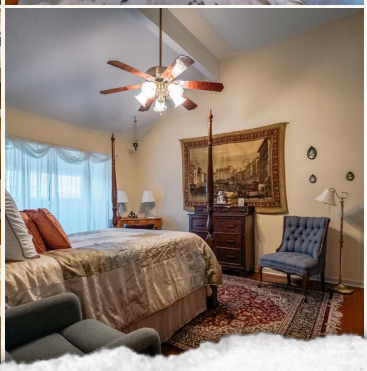
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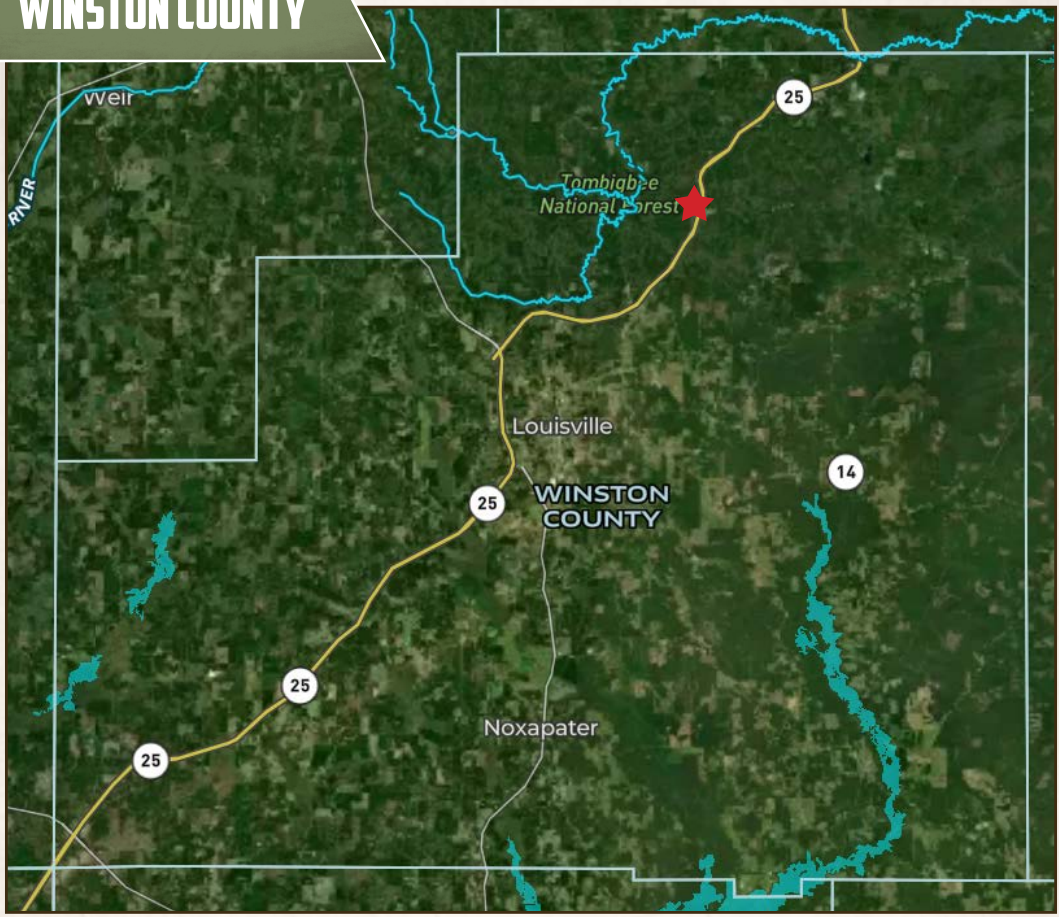


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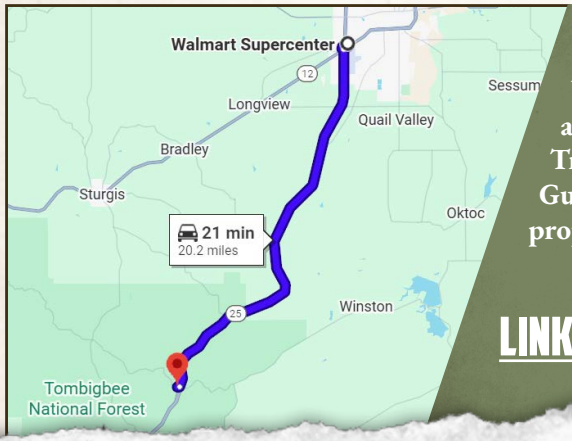
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Directions from the Starkville, MS Walmart: Travel west on Highway 12 and merge onto Highway 25 South. Travel 19.7 miles and turn right onto Gum Branch to Highway 25 Road. The property and sign will be on your right.

LINK TO GOOGLE MAP DIRECTIONS



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