



212 Acres - Timberland & Recreational Retreat - Winston County, MS. This 212 acre tract in Winston County, Mississippi, is an opportunity to own a property that combines strong timber investment potential with outstanding recreational value. Ideally located just 2 miles north of Louisville and 25 miles south of Starkville, this property boasts easy access with over 4,100 feet of frontage on Highway 25 and 1,200 feet on Firetower Road. The land is a carefully managed mix of 145 acres of 18-year-old planted pine nearing its first thinning, along with 65 acres of mature hardwoods that provide both immediate and long-term value. This timber diversity not only enhances the property's income potential but also creates excellent wildlife habitat. Adding to its natural appeal, the tract features 3,750 feet of frontage on the Little Noxubee River, offering scenic views, a reliable water source for wildlife, and a natural corridor for game. For the sportsman, the property is a proven destination for deer and turkey hunting. With three food plots, abundant natural browse, and diverse cover, the hunting potential here is exceptional. The Little Noxubee River provides additional recreational enjoyment, making this property a true year-round retreat. Beyond its recreational and lifestyle value, this tract represents a solid investment in land and timber. In today's economy, real estate, especially income-producing timberland remains one of the most reliable hedges against inflation. Unlike paper assets, land is a tangible, limited resource that holds and grows in value over time. Owning timberland provides not only recreational enjoyment but also a renewable commodity with income opportunities. Whether you're seeking a timber investment, hunting property, or legacy tract to pass down for generations, this Winston County property offers location, accessibility, and long-term security.

Highway 25, Louisville, MS

33.1731, -89.0746 GPS



**\$499,000**

212± Acres  
MLS #25-1989



**Patrick Gibson**  
[patricklgibson@gmail.com](mailto:patricklgibson@gmail.com)  
 Office: (601) 250-0017  
 Cell: (601) 248-9232  
[SouthernStatesRealty.com](http://SouthernStatesRealty.com)