

MIDWEST LAND GROUP PRESENTS

34 ACRES IN

WINSTON COUNTY MISSISSIPPI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMBERLAND WITH HOMESITE POTENTIAL AND ROAD FRONTAGE

Discover the potential of this beautiful timberland property featuring road frontage, access to utilities, and a desirable mix of mature pines and hardwoods. The gently rolling topography offers a scenic natural setting with the potential for a homesite, making it an excellent opportunity for those looking to build a country home, establish a weekend getaway, or invest in recreational land.

Enjoy the privacy and natural beauty of the outdoors while remaining conveniently located near several

surrounding communities. The property is just 4.8 miles from downtown Noxapater, 11 miles from Louisville, 22 miles from Philadelphia, 39 miles from Carthage, and 40 miles from Starkville.

Whether you're searching for a potential homesite, a timber investment, or a tract of land to enjoy for years to come, this property offers a versatile combination of natural beauty, convenient access, and rural charm in central Mississippi.

PROPERTY FEATURES

COUNTY: **WINSTON** | STATE: **MISSISSIPPI** | ACRES: **34**

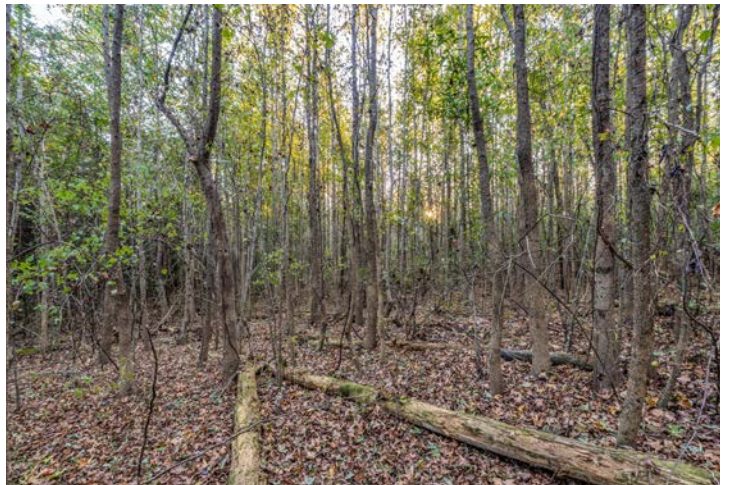
- Road frontage
- Access to utilities
- Potential homesite
- Mature pines and hardwood mix timber
- Gently rolling topography
- 4.8 miles to downtown Noxapater, MS
- 11 miles to Louisville, MS
- 22 miles to Philadelphia, MS
- 39 miles to Carthage, MS
- 40 miles to Starkville, MS



ROAD FRONTAGE

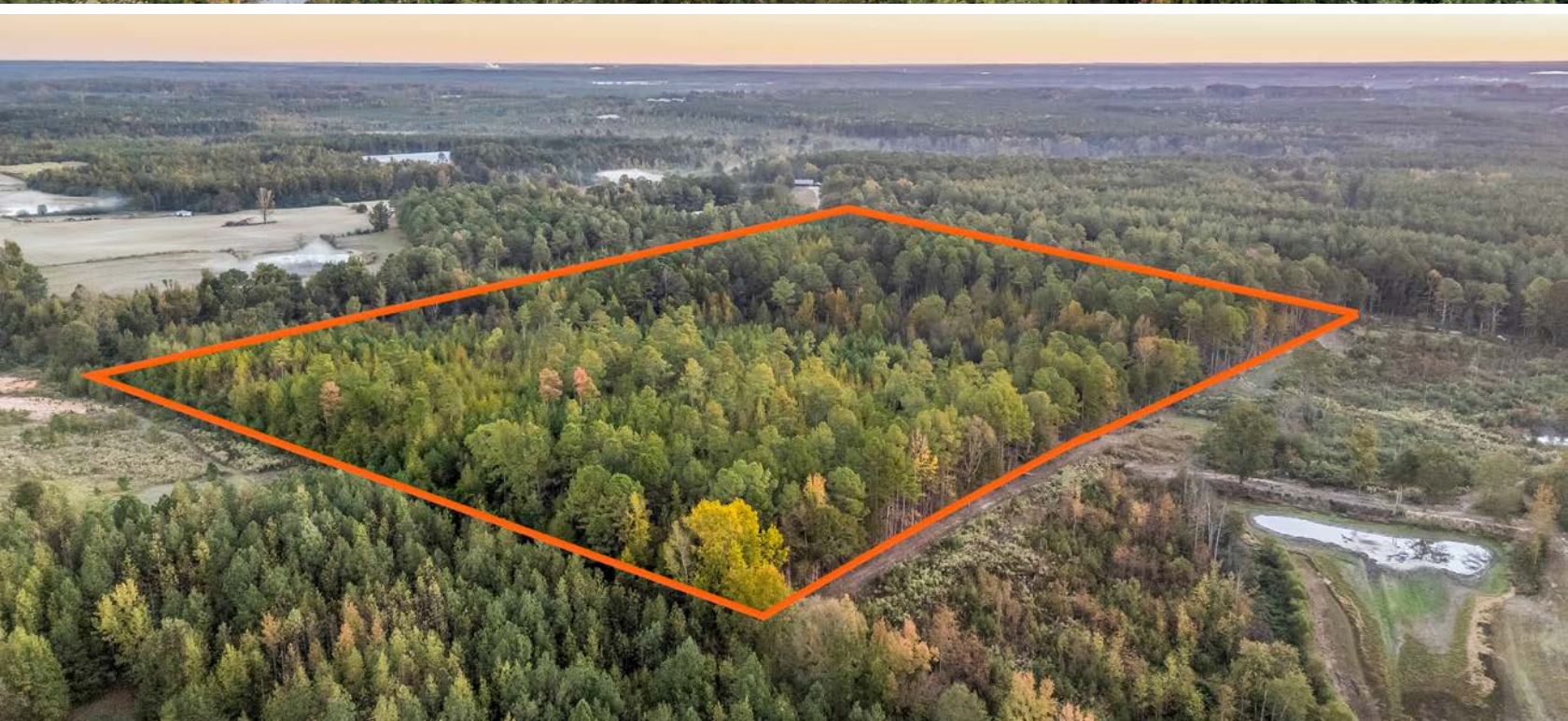


MATURE PINES & HARDWOOD MIX TIMBER

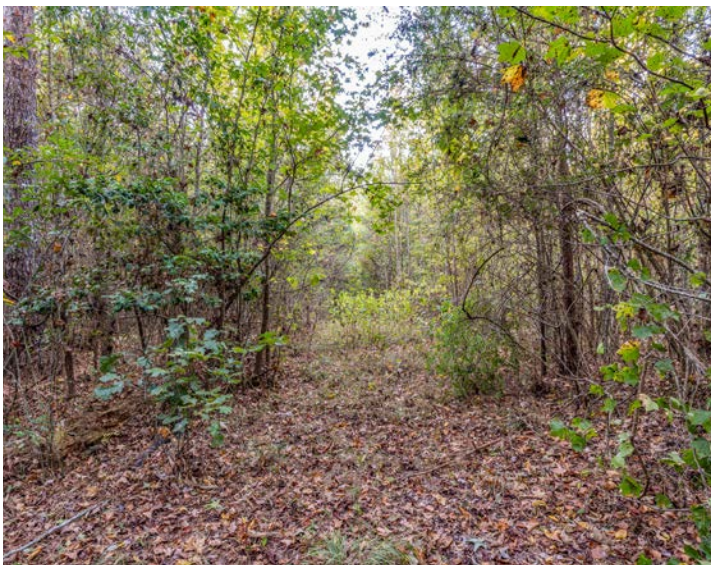


GENTLY ROLLING TOPOGRAPHY

The gently rolling topography offers a scenic natural setting with the potential for a homesite, making it an excellent opportunity for those looking to build a country home, establish a weekend getaway, or invest in recreational land.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 469.9

Max: 516.9

Range: 47.0

Average: 489.8

Standard Deviation: 11.38 ft

0ft 285ft 569ft



10/14/2026

1-13N-11E
Winston County
Mississippi

Boundary Center: 33° 0' 55.73, -89° 7' 17.64

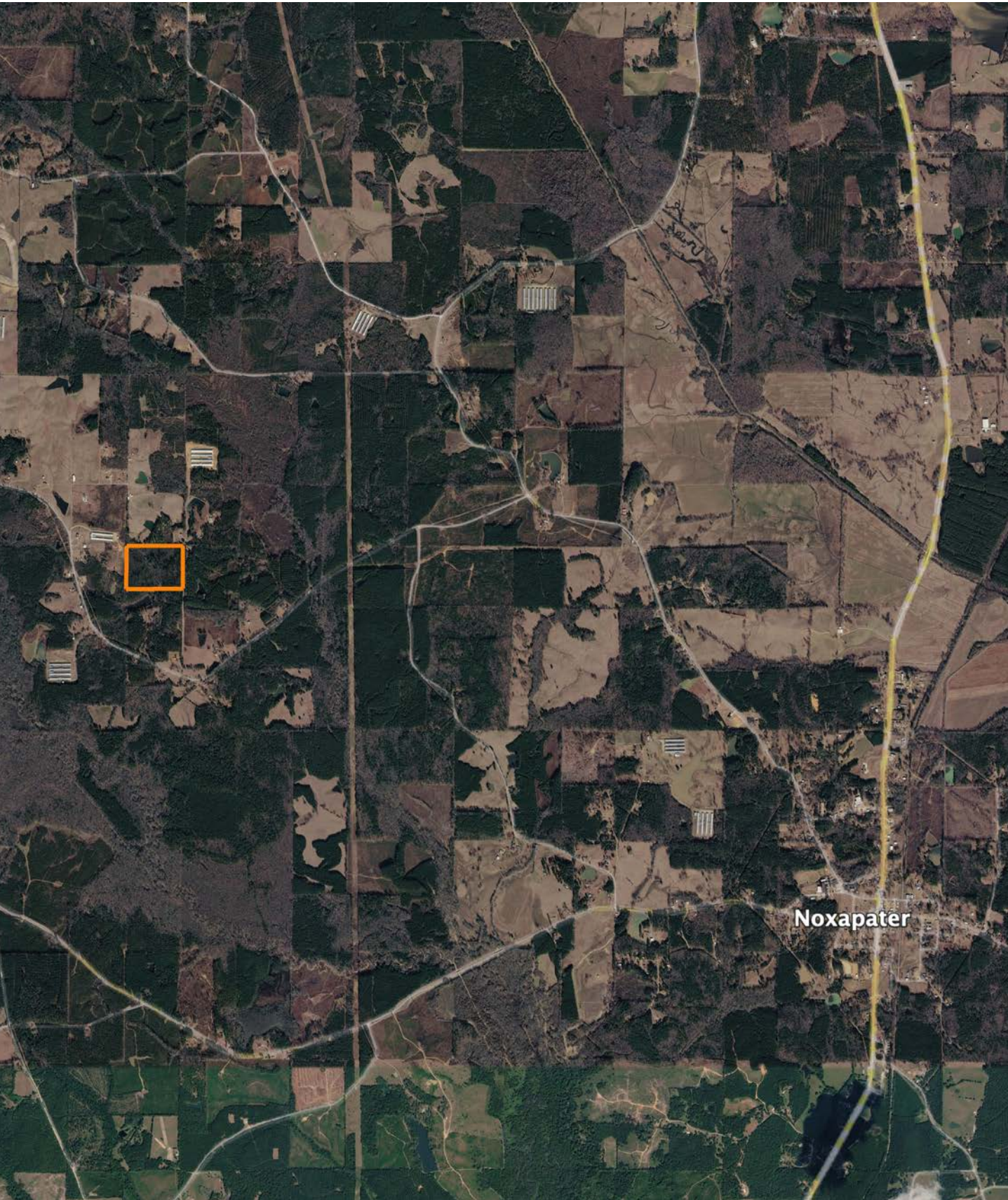
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

OVERVIEW MAP



AGENT CONTACT

Born and raised in Millport, Alabama, Trenton Wilson grew up where hunting, fishing and quality time with family in the outdoors weren't hobbies, they were a way of life. His upbringing left him with a lot more than memories – it gave him a soul-level understanding of the land, and a lifelong respect for the people who care for it.

After earning a degree from the University of Alabama, Trenton built a career in sales by doing things the right way – showing up, listening close, and delivering what he said he would. Those same values guide him today as a land agent. He takes the time to get to know his clients, how to market a property with purpose, and how to match a buyer to the kind of ground that fits their life.

Trenton serves all of Alabama and Mississippi with a sharp eye and steady hand. He's an active member of Springhill Baptist Church and the kind of guy who believes that trust isn't given, it's earned.



TRENTON WILSON

LAND AGENT

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