

85± ACRES
MONTGOMERY COUNTY, MS
\$199,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE MONTGOMERY 85

PROPERTY PROFILE

LOCATION:

- Highway 407
French Camp, MS 39745
- Montgomery County
- 20± Miles SE of Winona
- 43± Miles W of Starkville
- 85± Miles NE of Madison
- 90± Miles S of Oxford

COORDINATES:

- 33.33506, -89.50925

TAX INFORMATION:

2024 - \$501.42

- Parcel # 026-130000-0000001000
- Parcel # 026-130000-0000001004

PROPERTY USE:

- Recreational
- Hunting
- Potential Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 85± Total Acres
- 2± Acre Build Site
- Utilities Accessible
- Highway 407 Frontage
- Poplar Creek Frontage
- Hardwood Mix
- Excellent Deer
& Turkey Hunting



HENRY MOSCO | MANAGING BROKER
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WELCOME TO THE MONTGOMERY 85

WELCOME TO THE MONTGOMERY 85, LOCATED ALONG HIGHWAY 407 JUST OUTSIDE OF FRENCH CAMP IN MONTGOMERY COUNTY, MISSISSIPPI. This 85± acre tract is ideal for hunters, investors, and anyone looking to carve out a place in the woods.

The property features a 2± acre home site directly across the highway from the 83± acre block of woods. This provides the opportunity for a cabin or home site, all while not disturbing the recreational aspect of the property. Utilities are accessible along the highway. With a solid mix of hardwoods, frontage on Poplar Creek, and excellent access via Highway 407, this tract is relatively raw and ready for you to put your personal touch on it.



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MORE ABOUT THE MONTGOMERY 85

Whether you're chasing whitetails in the fall or gobblers in the spring, this area is known for its healthy deer and turkey population. With Starkville just 43 miles east and Oxford only 90 miles to the north, it's a convenient drive from several key towns—perfect for a weekend getaway or your forever home. This land also holds long-term investment potential with residential appeal and timber value. Don't miss your chance to own a slice of Mississippi land in a proven hunting corridor.

**Contact Billy Carpenter or Henry Mosco
today to learn more and schedule a private tour.**



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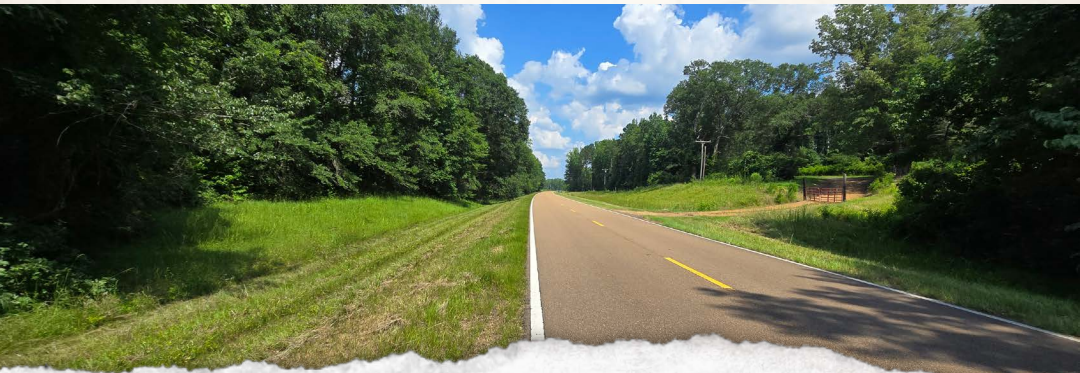
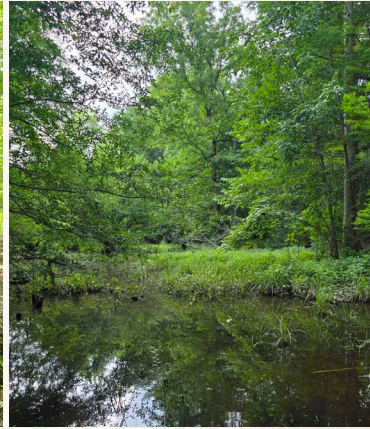
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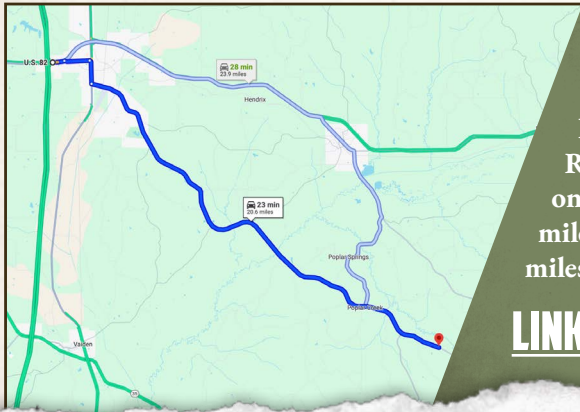
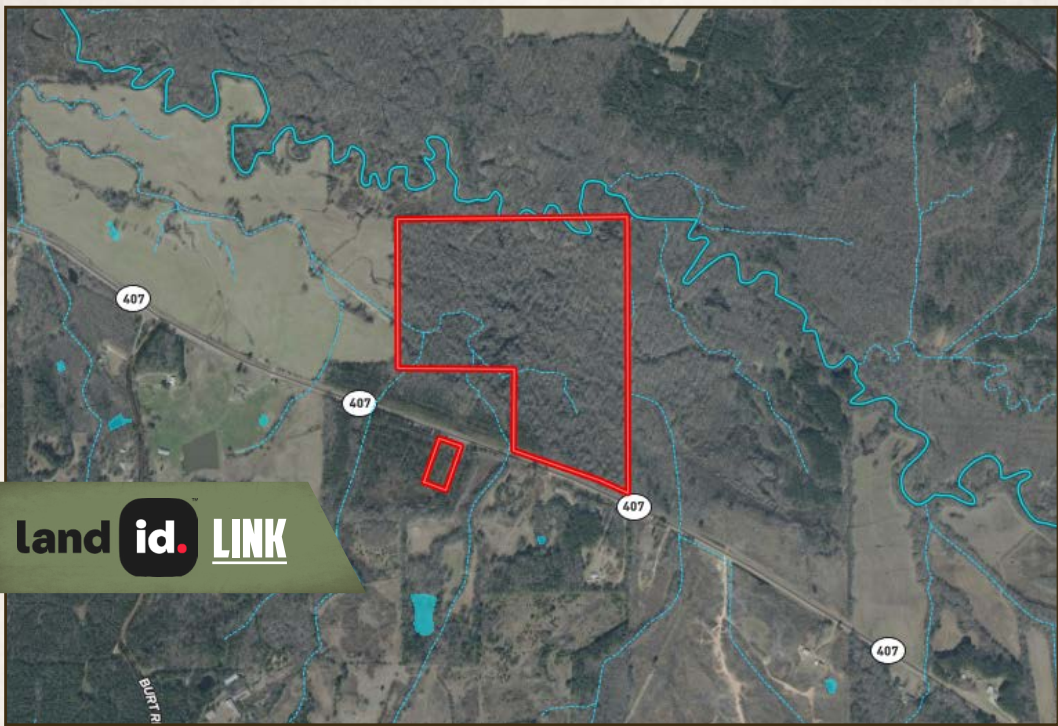
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Directions From Highway 82 and Interstate 55: Travel 0.4 miles east on Hwy 82. Turn right onto Middleton Road and continue 1.0 mile. Turn right onto Applegate Street and proceed 0.9 miles. Turn left on MS-407 and travel 18 miles to the property on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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