



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

405.1± ACRES
WITH A CABIN & MOBILE HOME
MONTGOMERY COUNTY, MS
\$1,053,260

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE MONTGOMERY 405.1

PROPERTY PROFILE

LOCATION:

- Seymour Road
Kilmichael, MS 39747
- Montgomery County
- 1± Mile E of the Big Black River
- 10± Miles NE of Vaiden
- 10± Miles SW of Kilmichael

COORDINATES:

- 33.346305, -89.630822

PROPERTY USE:

- Hunting
- Recreational



PROPERTY INFORMATION:

- 405.1± Total Acres
- 60± Acres Of 4-Year-Old Pine Regrowth
- 70± Acres Of 11-Year-Old Hardwood Regrowth
- 212± Acres Of 20-Year-Old Pine
- 1,100± SqFt Mobile Home
 - 3 Bedrooms/2 Baths
- 640± SqFt Cabin
 - 1 Bedroom/1 Bath
 - Utility Room
- Hardwood Bottoms
- Rolling Terrain, Hills, & Bottomland
- Double County Road Frontage
- Clear Creek Frontage
- Internal Trail System
- Deer & Turkey
- Small Pond
- Food Plots

TAX INFORMATION:

- Tax Year 2025
- Parcel: 011-110000-0000000500, \$592.51
- Parcel: 011-110000-0000000510, \$163.95
- Parcel: 011-110000-0000000400, \$1,070.29
- Parcel: 016-140000-0000000100, \$124.83
- Parcel: 011-110000-0000000510, \$163.95
- Parcel: 011-110000-0000000520, \$15.18
- Parcel: 011-120000-0000000900, \$146.76
- Parcel: 016-130000-0000000200, \$135.02
- Parcel: 011-120000-0000001100, \$462.79
- Parcel: 011-120000-0000001200, \$162.64



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ADAM HESTER, ALC

PARTNER | COO

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

f/20,000+ Followers



WELCOME TO THE MONTGOMERY 405.1

LOCATED IN MONTGOMERY COUNTY, MISSISSIPPI, JUST EAST OF VAIDEN, SOUTH OF KILMICHAEL, AND LESS THAN A MILE FROM THE RENOWNED BIG BLACK RIVER, THIS 405.1± ACRE PROPERTY OFFERS AN EXCEPTIONAL OPPORTUNITY FOR THE SERIOUS OUTDOORSMAN. With graveled county road frontage along both Pine Bluff Road and Seymour Road, access is reliable year-round.

This turnkey recreational tract has a proven history of producing quality deer and turkey, supported by diverse terrain and ideal habitat conditions. The proximity to the Big Black River enhances wildlife movement and quality, which further establishes this property as a great hunting retreat.

The Montgomery 405.1 is divided by Seymour Road, offering two distinct setups. The main cabin sits on the west side of Seymour Road on approximately 130± acres and includes roughly 640 square feet with one bedroom, one bathroom, a kitchen, a living area, and a utility room. On the east side of Seymour Road, the remaining acreage features a secondary 1,100± square foot mobile home with three bedrooms and two bathrooms, providing additional space for family and guests.



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MORE ABOUT THE MONTGOMERY 405.1

The landscape offers a mix of hills, rolling terrain, and bottomland areas, creating both scenic appeal and diverse hunting opportunities. An established internal trail system allows for easy access throughout a majority of the property. The timber composition is well-balanced, featuring approximately 60± acres of four-year-old pine regrowth, 70± acres of 11-year-old hardwood regrowth, and 212± acres of 20-year-old pine. The remaining acreage consists of a few food plots, pockets of mature timber, and an old beaver pond bottom that could be converted into a potential duck hole. Water resources include a small pond and a branch off the Big Black River known as Clear Creek, supplying a consistent water source for wildlife and year-round enjoyment for the property owner.

Whether you're searching for a quiet recreational retreat or a turnkey hunting property in an area near the Big Black River, the Montgomery 405.1 is ready to deliver.

Contact Adam Hester today to schedule a private showing and experience #TheSmallTownWay.



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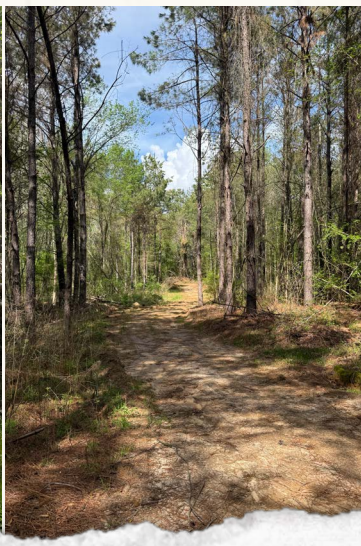
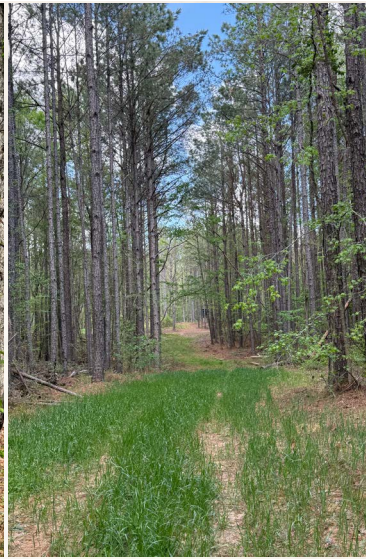
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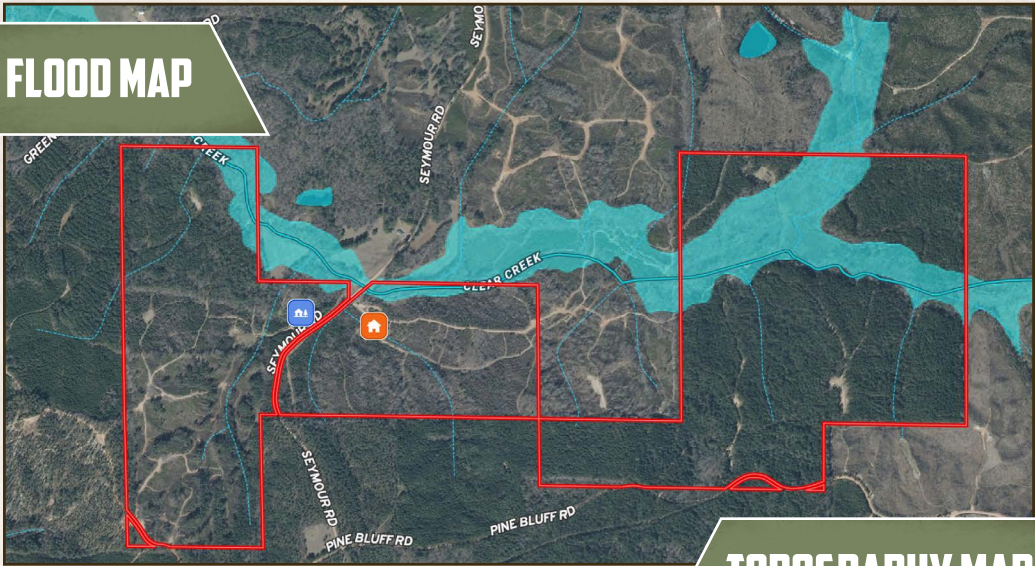
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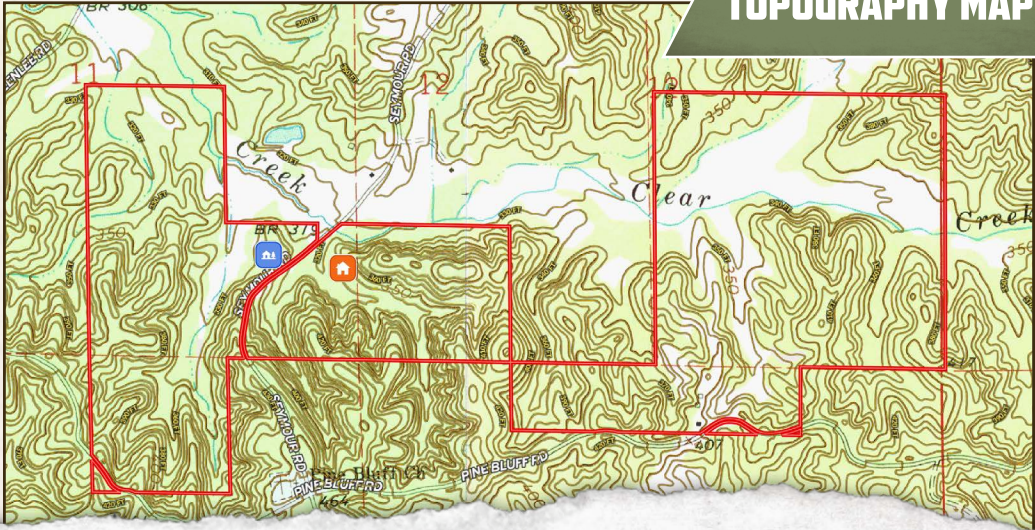
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FLOOD MAP



TOPOGRAPHY MAP



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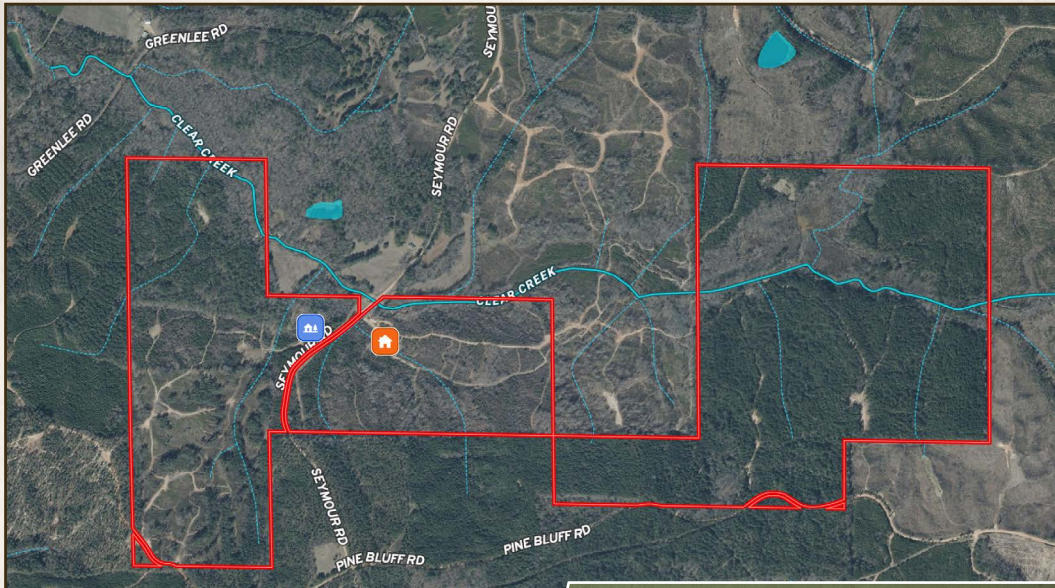
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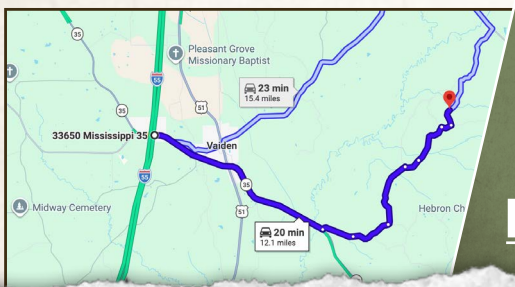
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Directions From I-55 North in Vaiden, MS: Travel south on MS-35 for 5.6 miles. Turn left onto County Road and drive for 2 miles. Take a slight left onto County Road 8 and continue for 1.9 miles. Turn right onto County Road 6/Ferguson Road and proceed for 1.8 miles. Turn right onto Pine Bluff Road and travel for 0.3 miles. Turn left onto Seymour Road, and the property will be on your left in 0.5 miles.

LINK TO GOOGLE MAP DIRECTIONS



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