

75.9± ACRES
MONTGOMERY COUNTY, MS
\$170,775



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE MONTGOMERY 75.9

PROPERTY PROFILE

LOCATION:

- Highway 407
Kilmichael, MS 39747
- Montgomery County
- 9± Miles NW of French Camp
- 16± Miles SE of Winona
- 23± Miles NE of Kosciusko

COORDINATES:

- 33.340150, -89.536023

PROPERTY USE:

- Hunting
- Recreational
- Potential Camp/Cabin Site

PROPERTY INFORMATION:

- 75.9± Surveyed Acres
- Rolling Topography
- Pine & Hardwood Mix
- Established Food Plot
- Deer & Turkey
- Small Pond
- Seasonal Streams
- Highway 407 Frontage
- Ellis Road Frontage
- Power & Water Available Nearby

TAX INFORMATION:

- Parcel# 026-140000-0000000600
- \$301.76



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ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

/20,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 75.9

WHETHER YOU'RE LOOKING FOR A HUNTING PROPERTY OR RECREATIONAL TRACT TO DEVELOP OVER TIME, THE MONTGOMERY 75.9 OFFERS A GREAT OPPORTUNITY IN A CONVENIENT LOCATION. Situated on Highway 407 with additional frontage on Ellis Road, this 75.9± acre property in Montgomery County, Mississippi, is just minutes from both French Camp and Winona while still providing the privacy and seclusion that make spending time outdoors enjoyable.

The landscape offers a nice blend of 20± acres of bottomland hardwoods along with rolling upland terrain covered primarily in pine timber. This diversity creates the type of habitat that supports both deer and turkey, making the property well suited for year-round recreation. An established food plot is already in place, while the existing habitat leaves plenty of room for additional improvements through trail work, additional food plots, or timber management.



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MORE ABOUT THE MONTGOMERY 75.9

Old interior trails can be reclaimed to provide better access throughout the property, and a small pond along with seasonal streams add both character and wildlife value. With power and water nearby, there are potential locations that would make excellent cabin or camp sites (power and water need to be verified prior to purchase).

Whether your plans involve hunting, building a weekend getaway, or simply owning a piece of land to enjoy with family and friends, the Montgomery 75.9 offers a solid foundation with plenty of potential to make it your own.

**Call Adam Hester today to schedule a private showing
and experience #TheSmallTownWay!**



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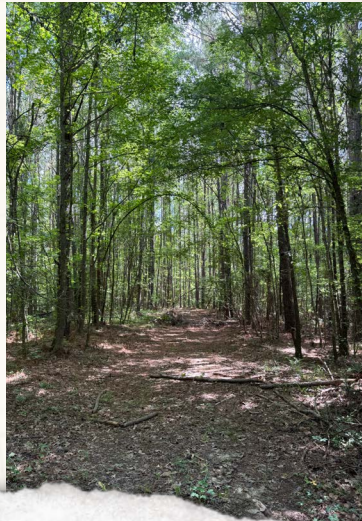
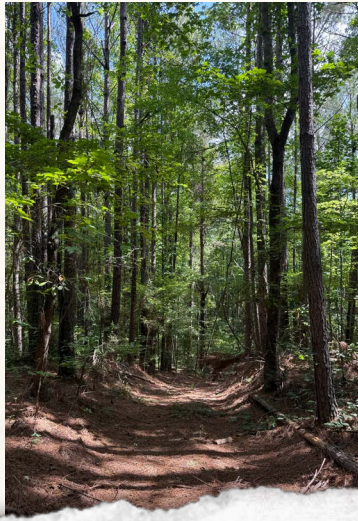
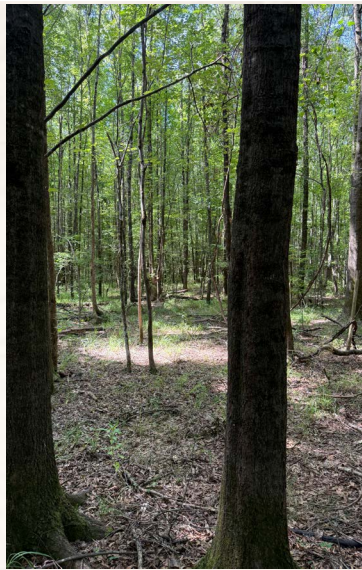
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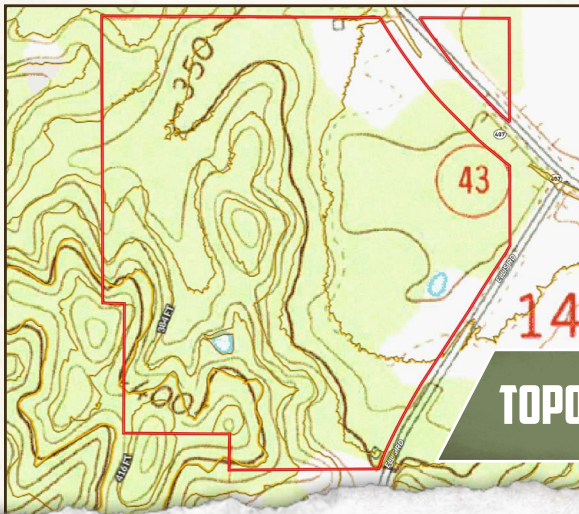
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INFRARED MAP



TOPOGRAPHY MAP



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Directions from the intersection of Highway 407 and US Highway 51 in Winona, MS: Travel south on Highway 407 for 16.4 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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