

82± ACRES
MONTGOMERY COUNTY, MS
\$184,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE MONTGOMERY 82

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:

- 82± 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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 82

WHETHER YOU'RE LOOKING FOR A HUNTING PROPERTY OR RECREATIONAL TRACT TO DEVELOP OVER TIME, THE MONTGOMERY 82 OFFERS A GREAT OPPORTUNITY IN A CONVENIENT LOCATION. Situated on Highway 407 with additional frontage on Ellis Road, this 82± 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.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA


C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /20,000+ Followers

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE MONTGOMERY 82

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 82 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!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

82± ACRES

MONTGOMERY COUNTY, MISSISSIPPI



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

82± ACRES

MONTGOMERY COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

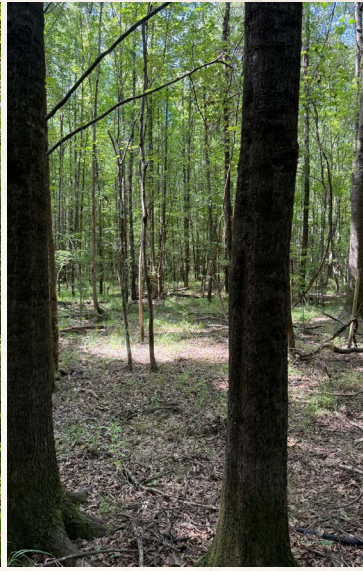
smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

82± ACRES

MONTGOMERY COUNTY, MISSISSIPPI



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

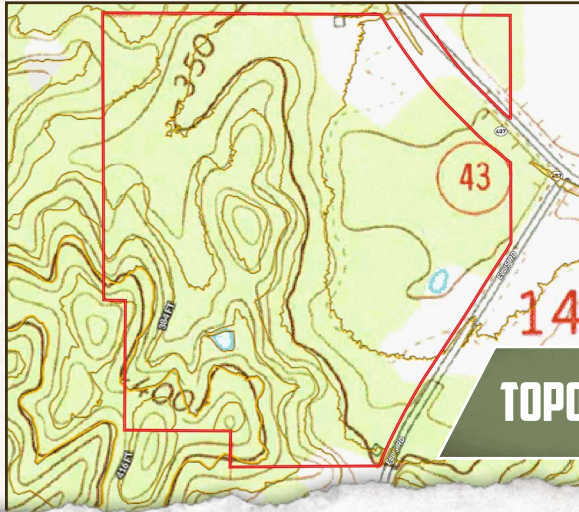
Information is believed to be accurate but not guaranteed.

82± ACRES

MONTGOMERY COUNTY, MISSISSIPPI



INFRARED MAP



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

 /20,000+ Followers



82± ACRES

MONTGOMERY COUNTY, MISSISSIPPI



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](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



/20,000+ Followers