



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

243.3± ACRES
MONTGOMERY COUNTY, MS
\$675,000



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

THE MONTGOMERY 243.3

PROPERTY PROFILE

LOCATION:

- Hwy 51
- Duck Hill, MS 38925
- Montgomery County
- 14± Miles SE of Grenada
- 82± Miles NE of Madison

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Potential Homesite

TAX INFORMATION:

- Parcel #1: 134-170000-0000000501
- Parcel #2: 134-180000-0000001301
- 2025 Taxes: \$1,135

COORDINATES:

- 33.5975, -89.6984

PROPERTY INFORMATION:

- 243.3± Acres
- 60± Acres of Tillable Ground
- 2.5± Acres of Pasture
- Barn
 - 3 Horse Stalls
 - Storage Area
 - 1/2 Bath
 - Community Water and Sewer System in Place
- Live Creek
- Pine and Hardwood Timber
- Excellent Internal Road System
- Wildlife Plots
- Pond
- Deer & Turkey



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WELCOME TO THE MONTGOMERY 243.3

WELCOME TO THE MONTGOMERY 243.3, LOCATED JUST SOUTHEAST OF DUCK HILL, MISSISSIPPI. This 243.3± acre hill region farm features a buffet for the outdoorsman—a barn, small pasture area, farmland, live creek, pond, timber, wildlife plots, and great hunting opportunities. If you're looking for a diverse property in the Mississippi Hill Region, we need to put the Montgomery 243.3 on the list!

As you arrive at the property, you will notice the horse barn with horses currently enjoying the pasture area. The three-stall barn features concrete floors, a storage room, and one ½ bath. The pasture area encompasses a little over 2.5 acres with a three-rail wood fence.

As you leave the barn area to the east, you will cross about 42 acres of the tillage ground before you arrive at Eskridge Creek, a beautiful live creek meandering through the property from north to south. It's hard to beat a live creek in the summer months, not to mention the added value it brings for the wildlife. The farmland has previously been leased by a local producer on a year-to-year basis for \$4,500 annually.



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MORE ABOUT THE MONTGOMERY

After crossing the low water at the creek, you will access the timbered area, which is the eastern portion of the property. The timber make-up is mostly a mature mixed pine/hardwood stand offering the perfect diversity for a deer and turkey tract. You will find an excellent road system allowing you to reach most areas of the property. Wildlife plots are scattered about with opportunities to hunt every wind direction. From a turkey hunting standpoint, they can't not be in there—big timber, big ridges, big bottoms, and open ground...it's the recipe you want! There is also a small pond within the timber area that is full of bass. Lastly, a 18± acre farmland area is on the east side of the creek that you could leave in production or convert to a monster wildlife plot.

If you're looking to build, this area is serviced by Entergy Mississippi Inc. and Eskridge-Rose Hill Water Association. The barn already has community water and a septic sewer in place. The location is convenient, with the property being located along the east side of Highway 51, just 14 miles southeast of Grenada and 82 miles northeast of Madison.

If you have been looking for a truly diverse Mississippi Hill Tract, call Michael Oswalt or Brooks Poole for your private tour today!



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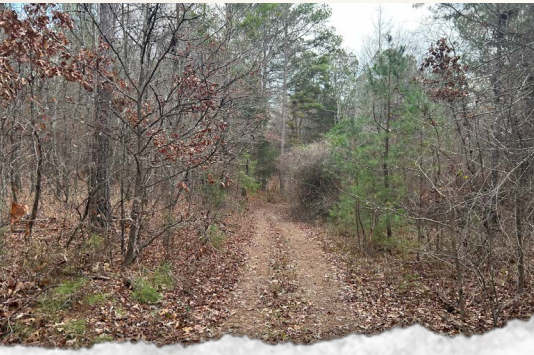
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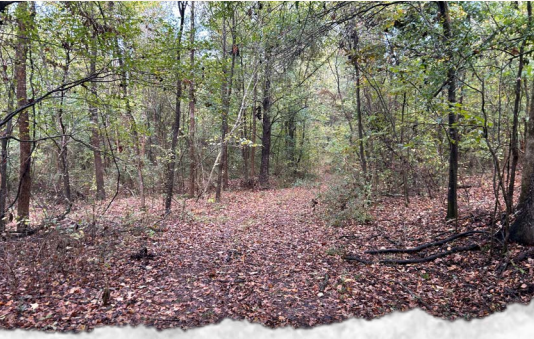
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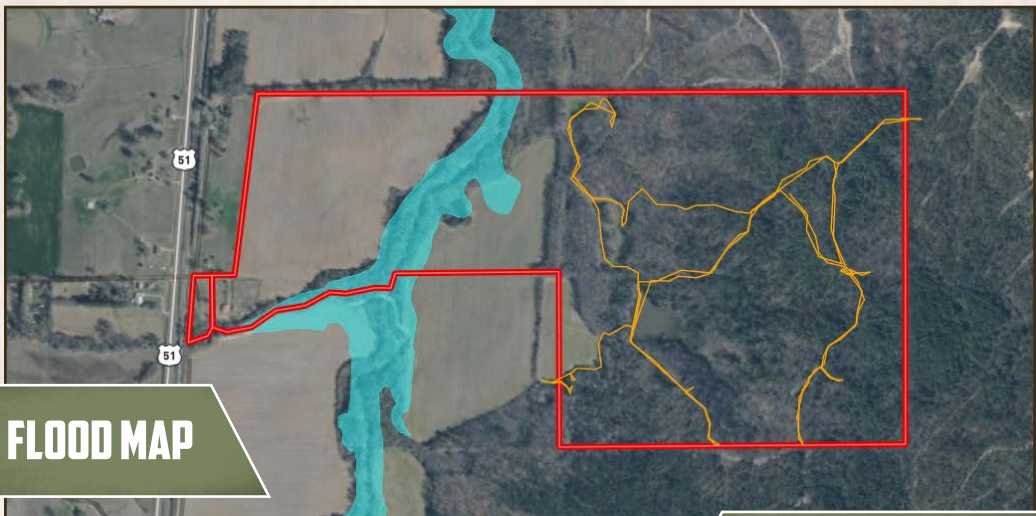
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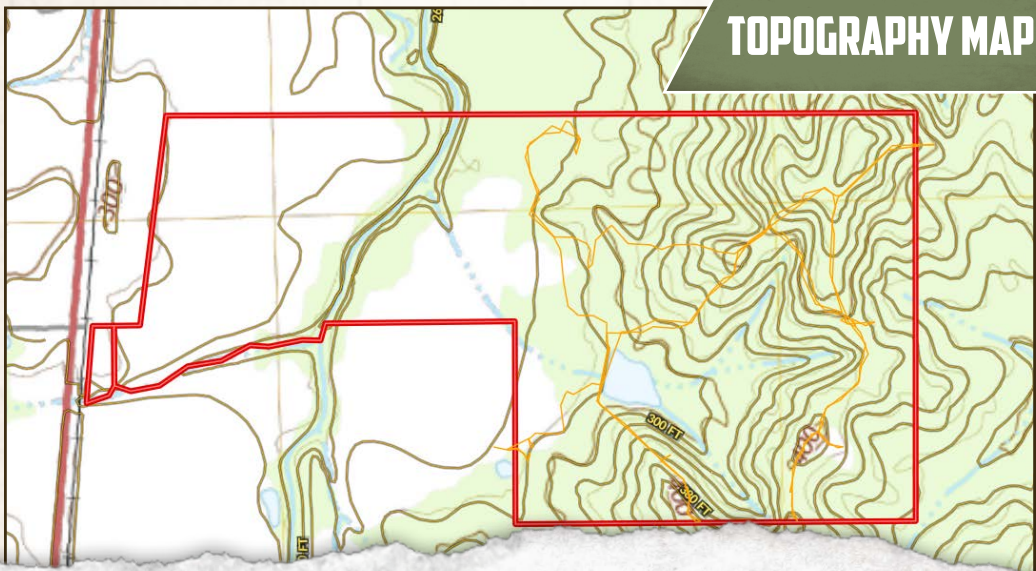
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FLOOD MAP



TOPOGRAPHY MAP



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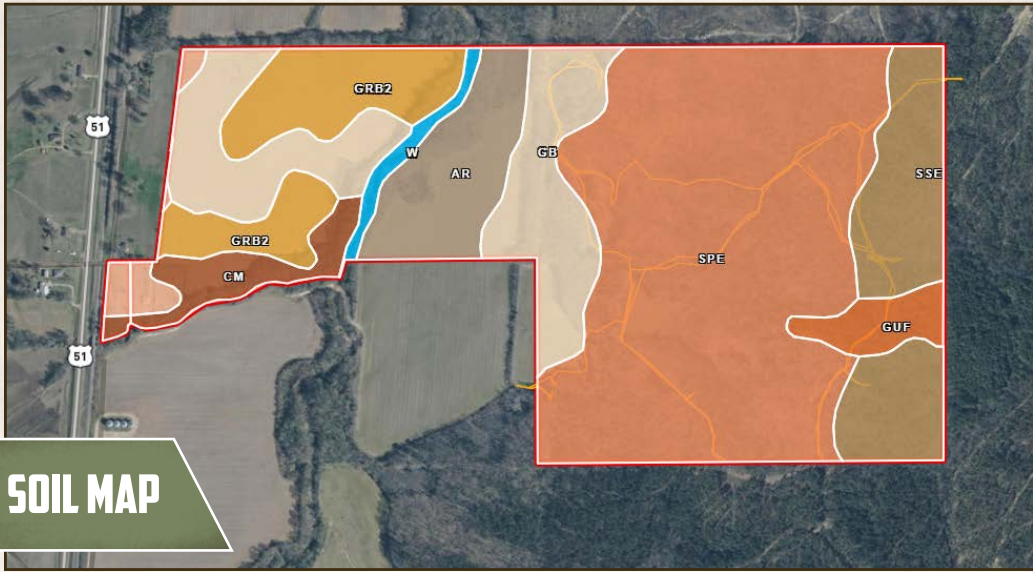


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SOIL MAP

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-----|-------|------|
| SpE | Smithdale-Providence association, 8 to 35 percent slopes | 110.45 | 45.33 | 0 | 51 | 7e |
| Gb | Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded | 38.99 | 16.0 | 0 | 40 | 2w |
| SsE | Smithdale-Sweetman-Providence association, hilly | 28.17 | 11.56 | 0 | 33 | 7e |
| GrB2 | Grenada silt loam, 2 to 5 percent slopes, eroded | 24.82 | 10.19 | 0 | 48 | 2e |
| Ar | Ariel silt loam | 18.88 | 7.75 | 0 | 76 | 2w |
| Cm | Collins silt loam | 8.89 | 3.65 | 0 | 56 | 2w |
| GuF | Gullied land-Providence complex, 5 to 25 percent slopes | 6.46 | 2.65 | 0 | 6 | 7e |
| LoC2 | Loring silt loam, 5 to 8 percent slopes, moderately eroded, central | 3.8 | 1.56 | 0 | 48 | 4e |
| W | Water | 3.17 | 1.3 | 0 | - | - |
| TOTALS | | 243.63(*) | 100% | - | 47.07 | 5.05 |



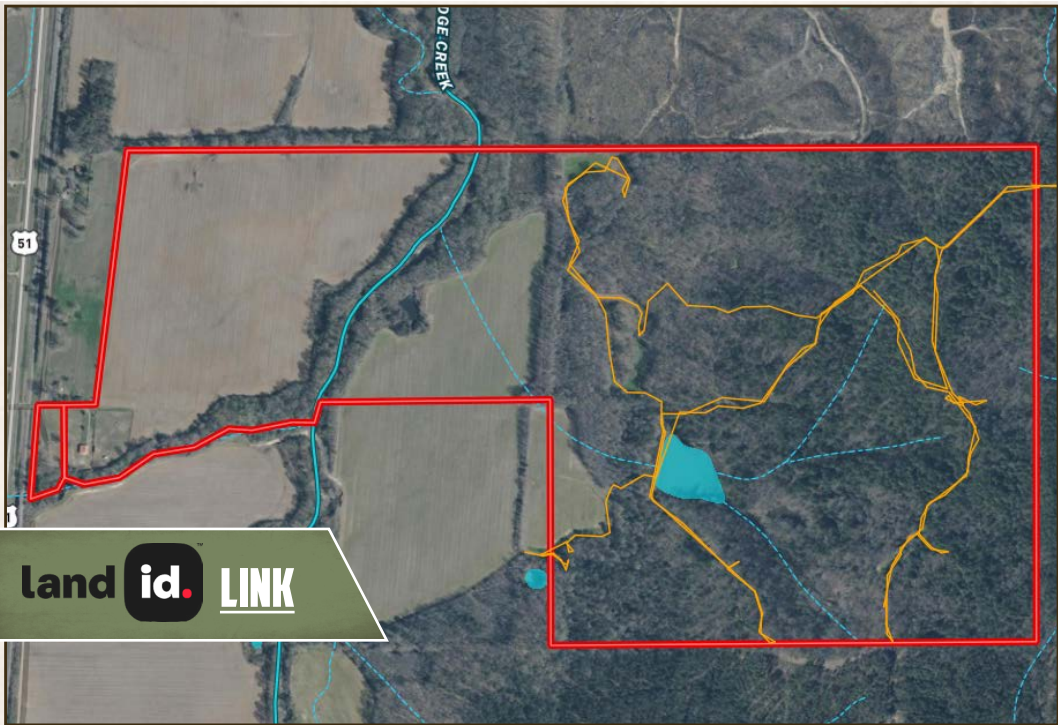
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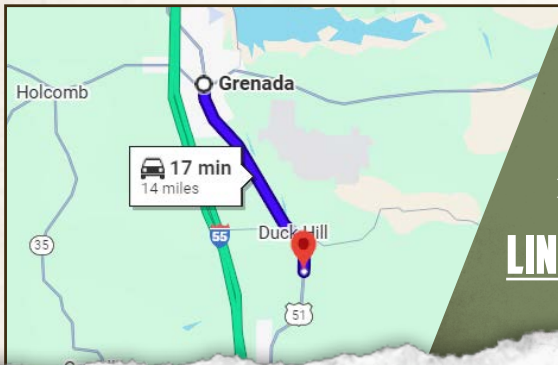
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land id. LINK



Directions From the Intersection of Commerce Street and US-51: Travel 14 miles south on US-51 S. to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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