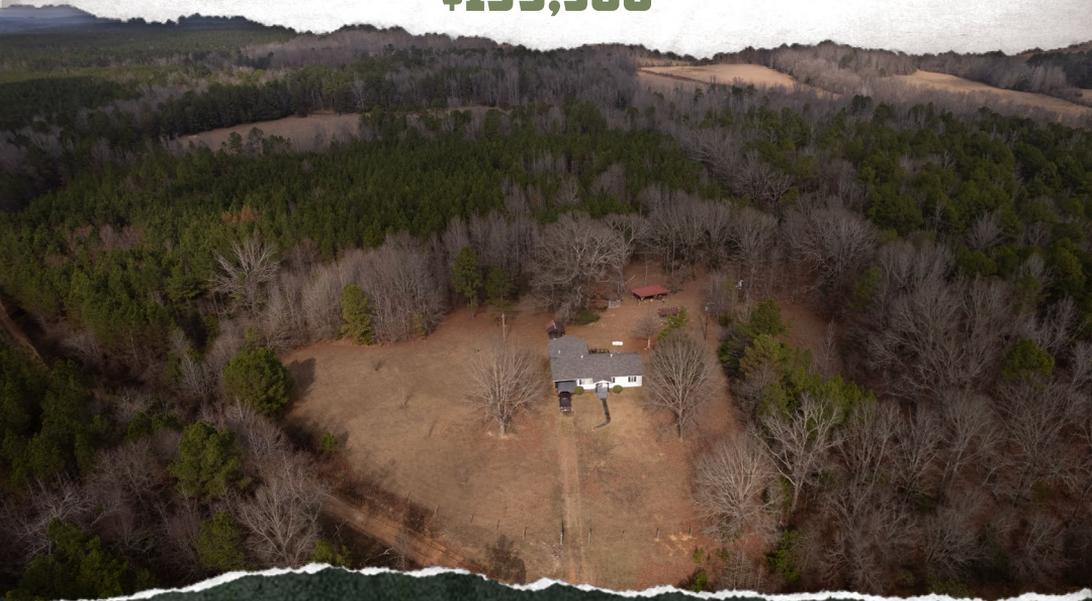




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE



32± ACRES WITH A HOME
MONTGOMERY COUNTY, MS
\$199,500



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

THE MONTGOMERY 32

PROPERTY PROFILE

LOCATION:

- 602 Ship Island Road
Duck Hill, MS 38925
- Montgomery County
- 16± Miles NE of Winona
- 18± Miles E of Duck Hill
- 30± Miles SE of Grenada

COORDINATES:

- 33.59235, -89.5299

PROPERTY USE:

- Residential
- Weekend Camp
- Hunting

PROPERTY INFORMATION:

- 32± Acres
- 1,600± SqFt Home
 - Built in 1968
 - 3 Bedrooms/2 Baths
- Primarily 15± Year-Old Pines
- Ample Road Frontage
- Multiple Outbuildings
- Small, Old Pond
- One Food Plot

TAX INFORMATION:

- Parcel: 46-140000-0000000800
- \$917.80 for 2025



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ADAM HESTER, ALC

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 32

SITUATED IN THE QUIET COUNTRYSIDE OF MONTGOMERY COUNTY, MISSISSIPPI, THIS 32± ACRE PROPERTY OFFERS THE OPPORTUNITY FOR RURAL LIVING AND RECREATIONAL ACTIVITIES. Located approximately 18 miles east of Duck Hill, 16 miles northeast of Winona, and just 30 miles southeast of Grenada, the property provides peaceful seclusion while still being within convenient driving distance of nearby towns and amenities.

Whether you're looking to settle into a full-time country home or secure a weekend getaway near one of Mississippi's best outdoor attractions, the Montgomery 32 is a strong choice. Grenada Lake, well known for its fishing and water recreation, is just a short drive away, making this an excellent basecamp for spring and summer outings. When fall and spring arrive, enjoy opportunities for deer and turkey hunting right out your back door.



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MORE ABOUT THE MONTGOMERY 32

A well-maintained home, constructed circa 1968, features 1,600± square feet with three bedrooms and two bathrooms, offering comfortable accommodations for a family, guests, or a hunting camp setup. A large yard surrounds the home, providing ample space for outdoor gatherings, gardening, or simply enjoying the quiet pace of country life. There is an old pole barn and small storage buildings for your equipment.

The 32± acres consist primarily of pine timber approximately 15 years of age, spread across fairly flat terrain. An old pond sits on the property, adding character and potential for restoration. In the back, a small open field presents an ideal location for a wildlife food plot, further enhancing the habitat for deer and turkey and adding to the property's recreational appeal.

The Montgomery 32 offers versatility all wrapped into one well-rounded country property. To schedule a private tour, call Adam Hester today!



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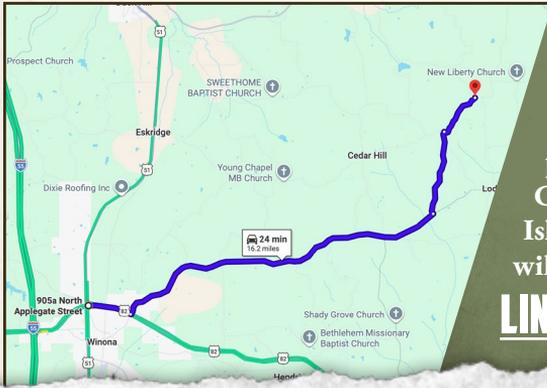
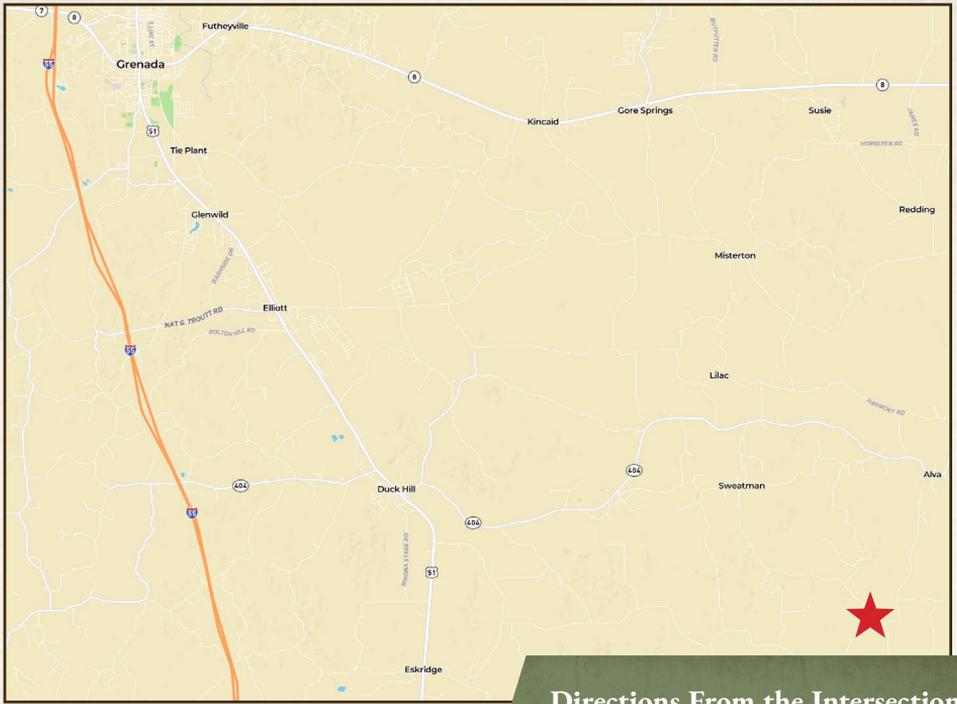
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Directions From the Intersection of US-51 and US-82 in Winona, MS: Travel 1.3 miles east on US-82. Turn left on Lodi Road and continue 10.6 miles. Turn left on Loggins Road and proceed 2.7 miles. Turn right on Young Chapel Road and travel 1.6 miles. At Ship Island Road turn left and the property will be on both sides of Ship Island Road.

LINK TO GOOGLE MAP DIRECTIONS



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