

40± ACRES
MONTGOMERY COUNTY, MS
\$79,800



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE MONTGOMERY 40

PROPERTY PROFILE

LOCATION:

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

COORDINATES:

- 33.3446723, -89.5412121

PROPERTY USE:

- Hunting
- Recreational

PROPERTY INFORMATION:

- 40± Acres
- Pine & Hardwood Mix
- Established Food Plot Area
- Little Poplar Creek Frontage
- Level Topography
- Deer & Turkey
- Power Available

TAX INFORMATION:

- Parcel#
022-100000-0000002600
- \$185.39



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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

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 40

IF YOU'RE LOOKING FOR A MANAGEABLE-SIZED PROPERTY WITH THE POTENTIAL TO BECOME YOUR OWN HUNTING GETAWAY, THIS 40± ACRE TRACT IN MONTGOMERY COUNTY, MISSISSIPPI, IS WORTH A LOOK. Conveniently located on Winfrey Road, approximately 9 miles northwest of French Camp, 16± miles southeast of Winona, and 23± miles northeast of Kosciusko, the property offers an easy drive while still providing the privacy and seclusion.

Little Poplar Creek meanders through the center of the property, creating a natural division between the two sides of the tract. A healthy mix of pine and hardwood timber provides quality wildlife habitat, while an established food plot offers a head start for the next owner. With a little planning and improvement, the Montgomery 40 has the potential to become a very enjoyable recreational tract with opportunities to pursue both deer and turkey.



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MORE ABOUT THE MONTGOMERY 40

The level topography makes the property easy to navigate and opens the door for additional food plots, trail improvements, or even a future cabin or campsite. Power is available along Winfry Road, adding convenience if you decide to further develop the property.

Whether you're searching for a weekend retreat, your first hunting property, or a small acreage investment you can improve over time, this Montgomery County tract offers plenty of potential in a size that's manageable and affordable.

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



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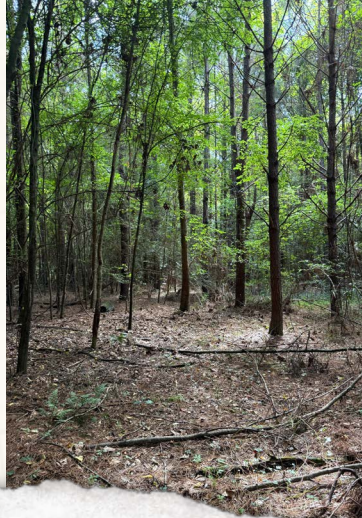
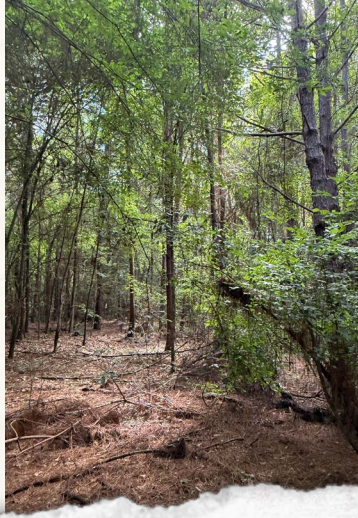
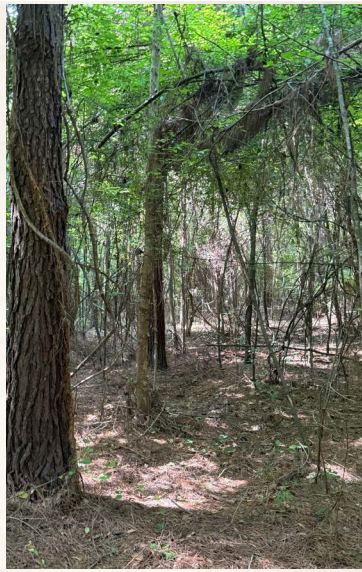
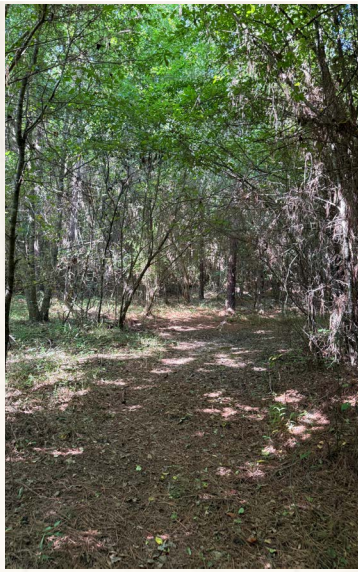
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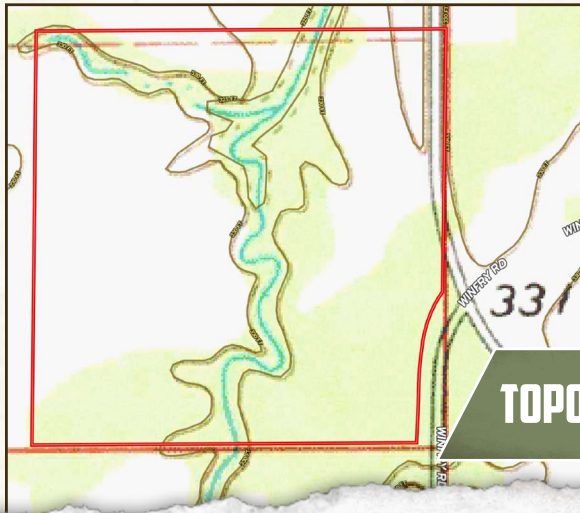
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INFRARED MAP



TOPOGRAPHY MAP



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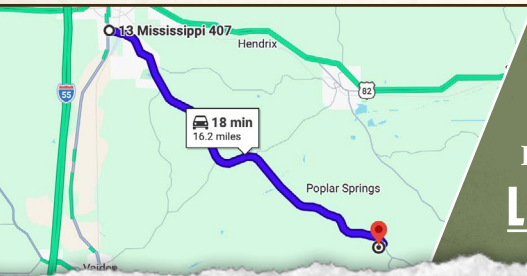


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MONTGOMERY COUNTY, MISSISSIPPI



land id. LINK



Directions from the intersection of Highway 407 and US Highway 51 in Winona, MS: Travel south on Highway 407 for 15.9 miles. Turn right onto Winfrey Road, and the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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