



Farm, Timber & Recreational Land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Montgomery Timber, comprised of 2,155 +/- total acres, located along the Big Black River, in central Mississippi. Consisting of +/- 1,640 acres of bottomland hardwood and 515 acres of upland mixed timber. The property has over 10 miles of well maintained, all access roads, with many more improved trails and secondary roads. Two large duck impoundments, with levee systems and water control structures, allowing for easy access and water management for summertime planting and tillage work. Consistent deer management over the last 15 years has produced outstanding deer hunting. The buck to doe ratio is excellent, producing quality bucks annually. The property's management capability is enhanced by a game fence protecting the property on three sides, leaving the river side open and offering over 5 miles of Big Black River frontage.

The uniqueness of the Montgomery Timber property is its location. Being, an equal distance between the two major waterfowl flyways of Mississippi. The upper Big Black River, attracts ducks migrating from the Black Prairie region; as well as the Yazoo/Mississippi Delta flyway. The habitat diversity of Montgomery Timber provides quality opportunity for deer, duck and turkey hunting in one place, a unique offering sought-after by recreational investors.

Timber Data:

- Mature bottomland hardwood +/- 1,640 acres
 - Upland pine and mixed hardwood forest +/- 515 acres
- (June 2022 timber cruise available. Ready for timber harvest on approximately 600 acres.)*

Improvements:

- 10 miles improved roads system.
- Improved levee system & water control structures
- 12 Miles of perimeter fencing
- Gated access points with all-weather surfacing
- Utilities available onsite.
- 30 acres of wildlife food plots.
- 15 years of consistent wildlife management



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Physical location: 2 miles south of Kilmichael, MS. Sections 20,21,27,28,29,30,31, and 32 Township 18 North, Range 7 East Montgomery County, MS.

Metropolitan distances: 1.5 hours from Jackson, MS, 1 hour from Starkville, MS, 1.5 hours from Oxford, MS, 2.5 hours from Tuscaloosa, AL. 2 miles south of MS Highway 82.

Property Tax: \$8,940

Price: \$5,700,000

Contact:

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Interactive Map Link: [Montgomery Timber](#)

Property video Link:

All information contained herein is believed to be accurate but is not guaranteed by Sartains Heritage Properties, LLC or its licensees.
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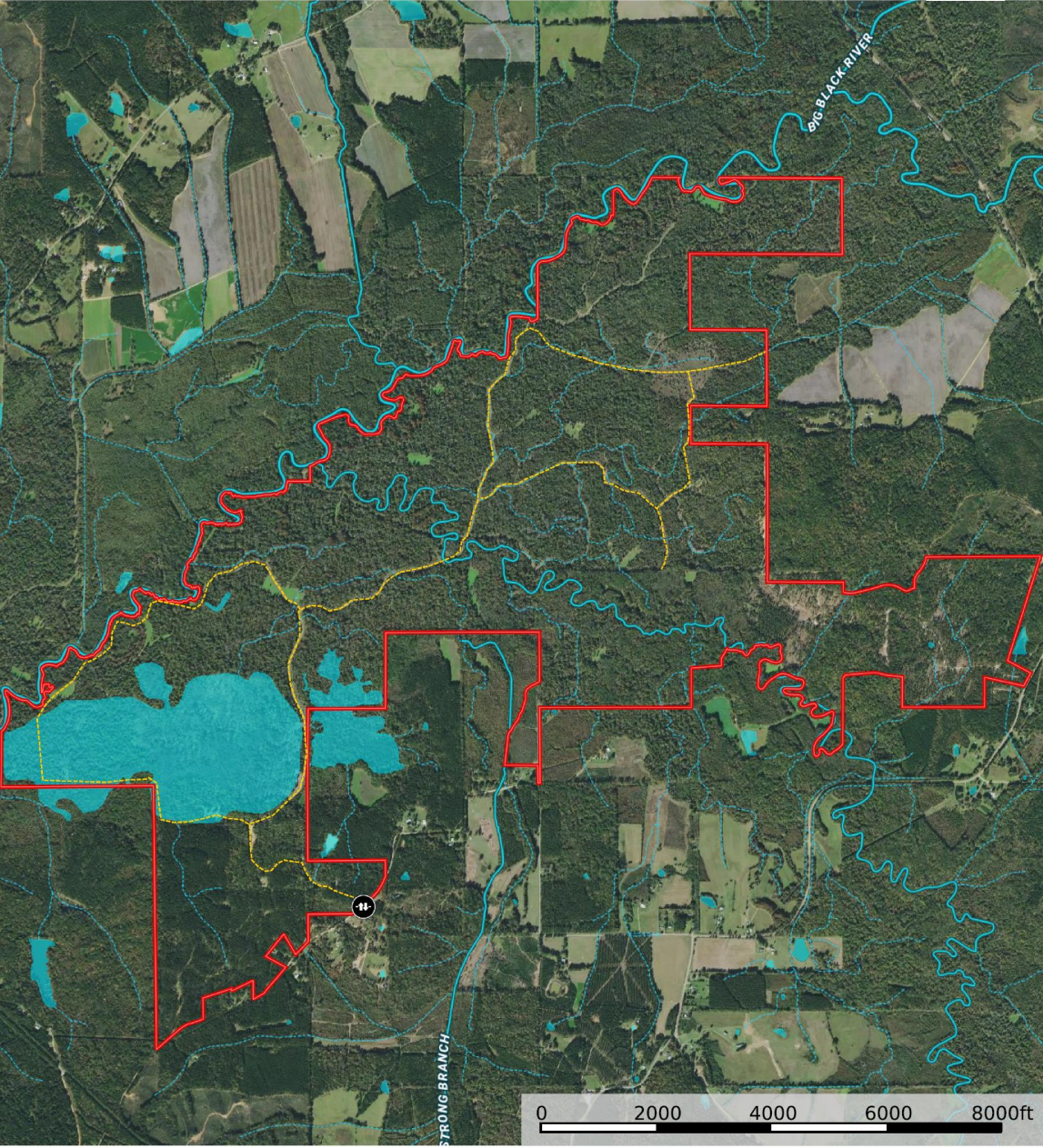








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Montgomery County, Mississippi, 2155 AC +/-



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