

135.5± Acres In Montgomery County, MS

\$369,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Cell 601-613-2288

Property Profile

The Montgomery 135.5

Location:

- Montgomery County, MS
- Located Near Duck Hill
- Approximately 30 Minutes Southeast Of Grenada
- Frontage On Harmony Road

Coordinates:

- 33.6576, - 89.5157

Property Information:

- 135.5± Acres
- Heavily Timbered (Mainly Hardwood)
- Abundant Wildlife (Deer, Turkey, and Small Game)
- Stocked Lake (Bass and Brim)
- Cabin Under Construction

Property Use:

- Investment
- Hunting
- Fishing
- All Around Recreation

Tax Information: 2021 - \$497

- Parcel #: 177-250000-0000000400



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BARRY HOLT
LAND SPECIALIST

C: 601-613-2288

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

If you have been looking for a diverse hardwood tract in the hills, this is the place for you! Situated in Montgomery County, MS, this 135.5± acre property offers hunting, fishing, recreation and a cabin site. Approximately 100 acres is mature hardwood including white oak, red oak, hickory, and various other species. The southwest corner consists of pine and gum thicket allowing for ample wildlife bedding areas.



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The property offers ample frontage along Harmony Road and an internal trail system allows you to traverse the tract with ease. For year-round enjoyment, a spectacular 7-acre lake is stocked with bass and brim. Adjacent properties consist of soybean and sweet potato crops along the south border, and to the east is new cutover. Both areas serve as a natural attraction to the deer population. A partially constructed cabin is on site and being sold "as-is". This affordable hardwood hunting tract is located approximately 30 minutes southeast of Grenada. To schedule a private showing of the desirable Montgomery 135.5, call Barry Holt today!!



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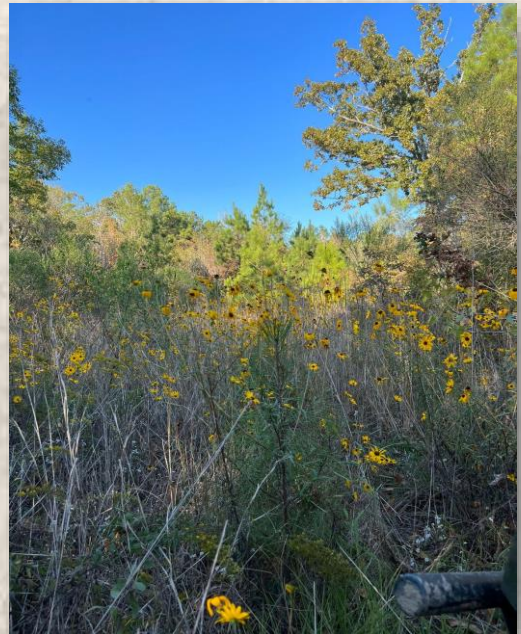
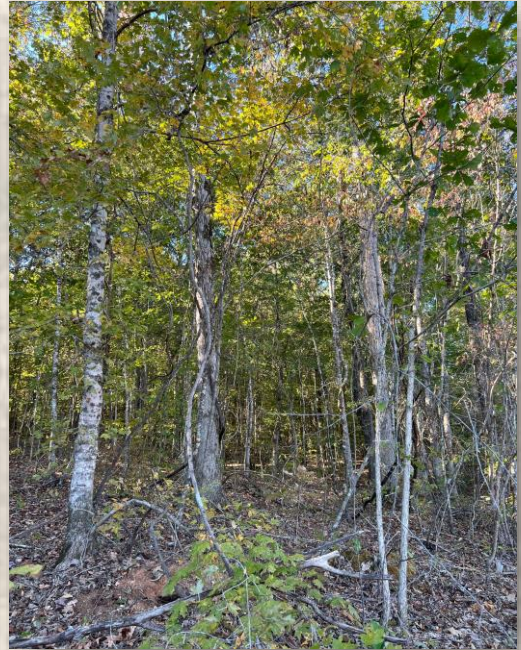
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Cabin under construction to be sold "as is".



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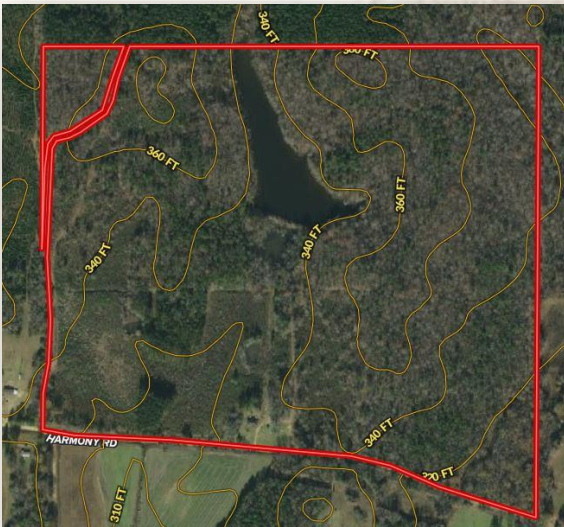
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MapRight
Link



Topo Map



Infrared Map



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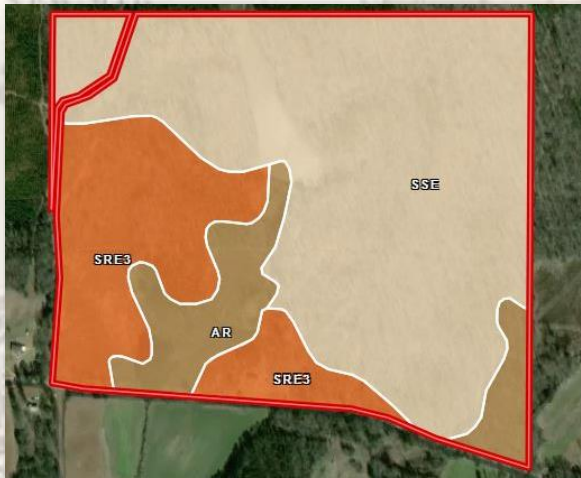
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Soil Map & Report



Montgomery 135.5 Myers: 127.97 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	
SsE	Smithdale-Sweatman-Providence association, hilly	80.53	62.93%	-	33	7e	?
SrE3	Smithdale-Providence complex, 8 to 17 percent slopes, severely eroded	31.73	24.8%	-	55	7e	?
Ar	Ariel silt loam	15.71	12.28%	-	76	2w	?

Google Map Directions Link



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