

145± ACRES
MONTGOMERY COUNTY, MS
\$435,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE MONTGOMERY 145

PROPERTY PROFILE

LOCATION:

- Lake Road
Duck Hill, MS 38925
- Montgomery County
- 12± Miles E of Duck Hill
- 18± Miles NE of Winona

COORDINATES:

- 33.61191, -89.57072

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 145± Total Acres
- 48± Acres of 23-24 Year-Old Thinned Pine
- 35± Acres of Creek Bottom
- Mixed Regeneration
- Pockets of Hardwoods
- Stream Connecting to Mouse Creek
- Power Available at the Road
- Gravel Road Frontage
- Shared Pond Access

TAX INFORMATION:

2024 - \$516.64

- Parcel # 142-090000-0000000600



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ADAM HESTER, ALC

ASSOCIATE BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

16,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 145

IF YOU'RE LOOKING FOR A SECLUDED PROPERTY THAT OFFERS BOTH RECREATIONAL ENJOYMENT AND TIMBER INVESTMENT POTENTIAL, THIS 145± ACRE TRACT IN MONTGOMERY COUNTY, MISSISSIPPI, DESERVES YOUR ATTENTION. Located just 18± miles northeast of Winona and approximately 12 miles east of Duck Hill, the property has gravel road frontage on both Lake Road and Ship Island Road.

The land offers a mix of timber types and ages, including roughly 48 acres of 23–24-year-old pine plantation that was last thinned around 2014. This stand offers the potential for either a selective or full harvest. The remaining balance of the tract is composed of natural pine and hardwood regeneration around 15 years old, along with scattered pockets of mature timber. A small stream runs across the property and connects to Mouse Creek along the western side, where about 35 acres fall into a bottomland area. It's great habitat for wildlife and gives the land a little extra character and added recreational value.



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MORE ABOUT THE MONTGOMERY 145

For hunters, this property already supports populations of deer and turkey. With some light improvements—cutting in trails, adding food plots, selective thinning, controlled burning, etc.—you can elevate its wildlife potential even further. Spring and summer months bring added enjoyment with roughly 5± acres of lake ownership in a larger lake on adjacent 16th Section land, perfect for fishing or relaxing by the water. Power runs along the road frontage, offering the option to build a cabin or hunting camp.

Whether you're looking for a long-term investment, a quiet weekend getaway, or a hunting and fishing property, this tract offers a versatile blend of features in a private Montgomery County setting.

Contact Adam Hester today to schedule a personal tour!



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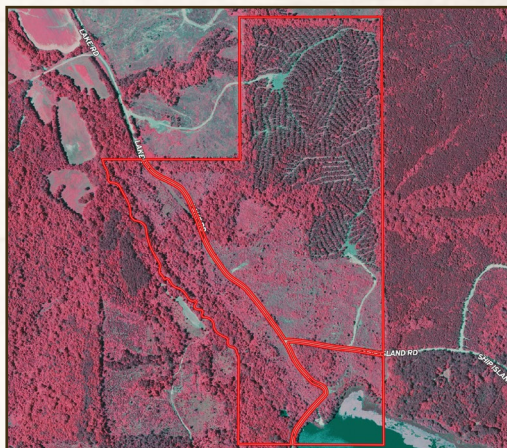
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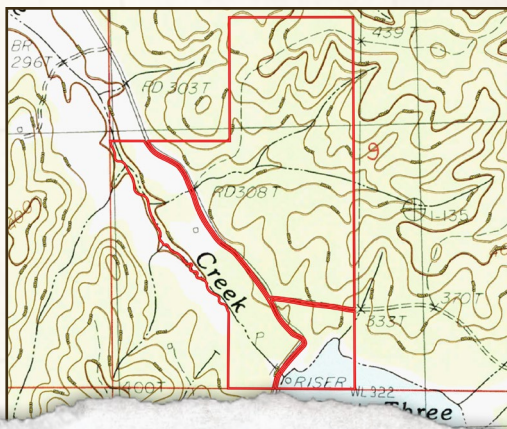
145± ACRES MONTGOMERY COUNTY, MISSISSIPPI

land id. LINK

INFRARED MAP



TOPOGRAPHY MAP



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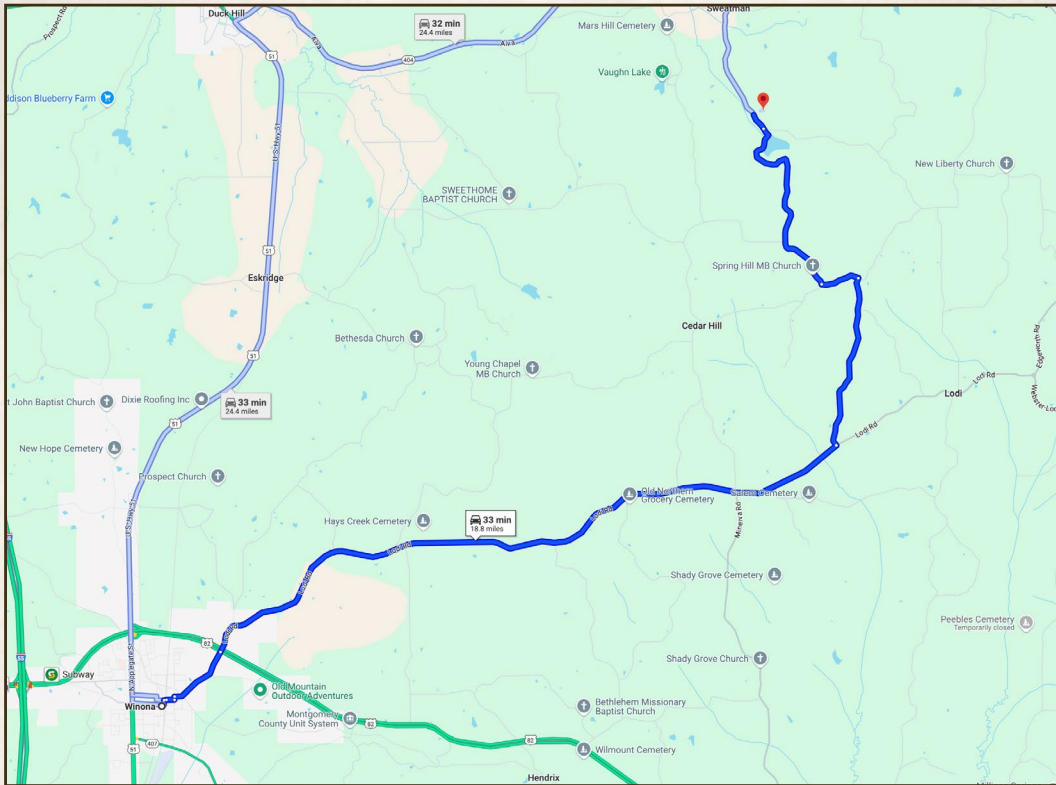
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145± ACRES**MONTGOMERY COUNTY, MISSISSIPPI**

Directions From the Intersection of Highway 82 and Lodi Road in Winona, MS:
Drive north on Lodi Road 12 miles. Turn left on Loggins Road which will dead-end into Spring Hill Road. Turn left on Spring Hill Road and travel to Lake Road (first road on your right). Turn right on Lake Road and the property will be on your right at the corner of Lake Road and Ship Island Road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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