



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

495 AUSTIN PLACE | FRENCH CAMP
MONTGOMERY COUNTY, MS
A HOME ON 14.28± ACRES | \$285,000



OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE MONTGOMERY 14.28

PROPERTY PROFILE

LOCATION:

- 495 Austin Place
French Camp, MS 39745
- Montgomery County
- 5.7± Miles NE of French Camp
- 20± Miles W of Ackerman
- 20± Miles SE of Winona

COORDINATES:

- 33.31835, -89.48595

PROPERTY USE:

- Residential
- Homestead
- Recreational

PROPERTY INFORMATION:

- 14.28± Acres
- 2,100± SqFt Home
- 4 Bedrooms/2 Baths
- Spacious Laundry Room
- Gas Log Fireplace
- Plenty of Storage
- 2-Car Garage
- Metal Roof
- Fenced Pasture
- Blackberry Bushes
- Barn Area/Chicken Coop
- French Camp School District

TAX INFORMATION:

- Parcel ID: 034-200000-
0000000604
- 2025 Taxes: \$1,816.01



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WELCOME TO THE MONTGOMERY 14.28

WELCOME TO THE MONTGOMERY 14.28 IN FRENCH CAMP, MISSISSIPPI! This Montgomery County property, located at 495 Austin Place, features a 2,100± square foot home with four bedrooms and two bathrooms, along with a functional layout with plenty of space for comfortable family living.

The home features a stunning living room, a spacious laundry room with built-in storage, and a two-car garage complete with an additional storage room. A gas log fireplace creates a warm and inviting gathering space, perfect for relaxing with family and friends.



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MORE ABOUT THE MONTGOMERY 14.28

Outside, the property truly shines with a fenced pasture providing room for livestock, horses, or other outdoor pursuits but is mostly comprised of timber that can be perfect for other recreational hobbies. A barn area and chicken coop add to the property's versatility and make it well-suited for a small farm or homestead. Blackberry bushes provide a unique bonus for enjoying fresh fruit right from your own property.

With 14.28± acres, a spacious home, multiple storage options, and desirable placement in the French Camp School District, the Montgomery 14.28 offers the space, privacy, and rural lifestyle you've been looking for. Make 495 Austin Place your family home with acreage and room to grow!

Call Ameila Sansing or Adam Hester today to schedule a private showing and experience #TheSmallTownWay!



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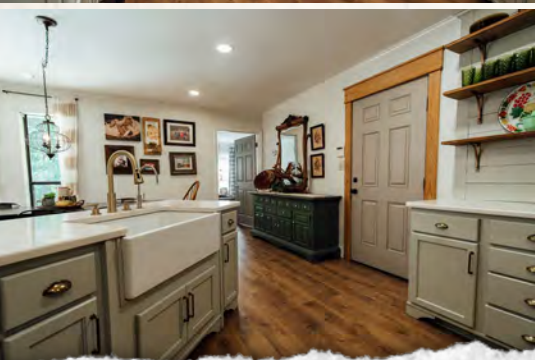
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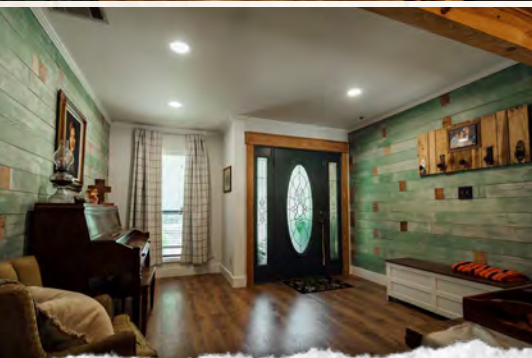
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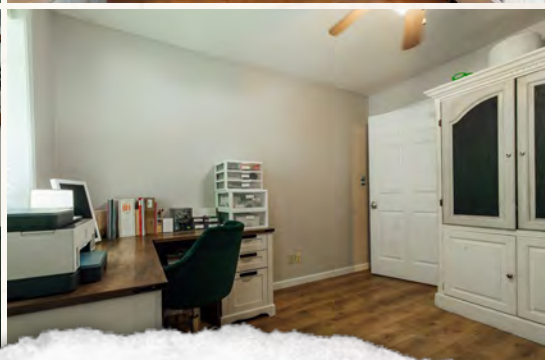
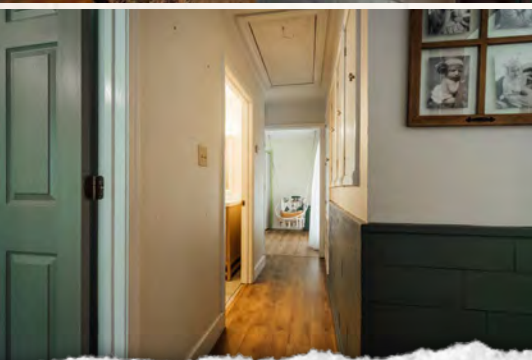
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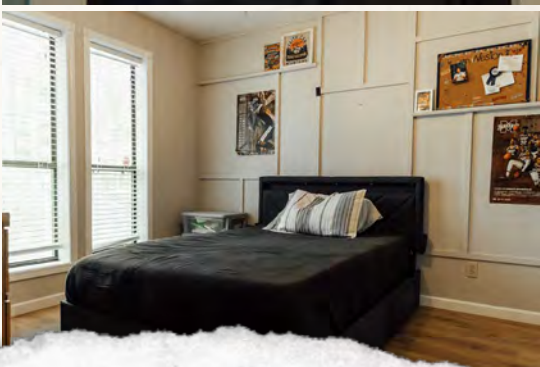
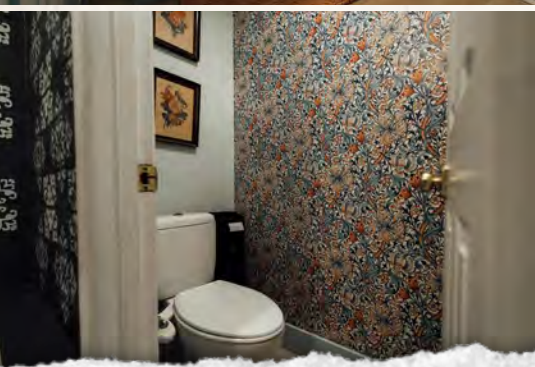
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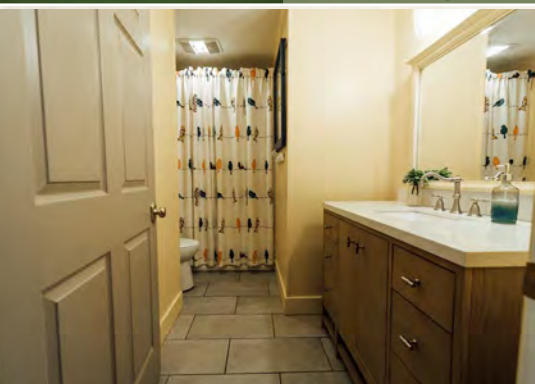
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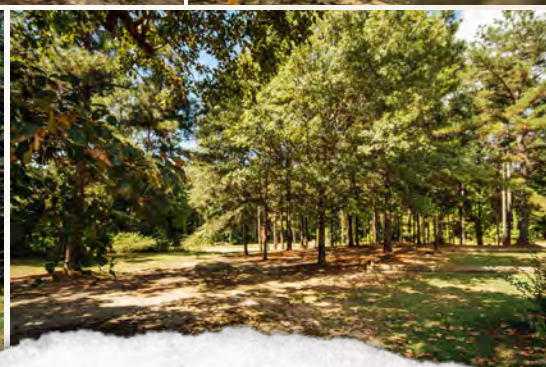
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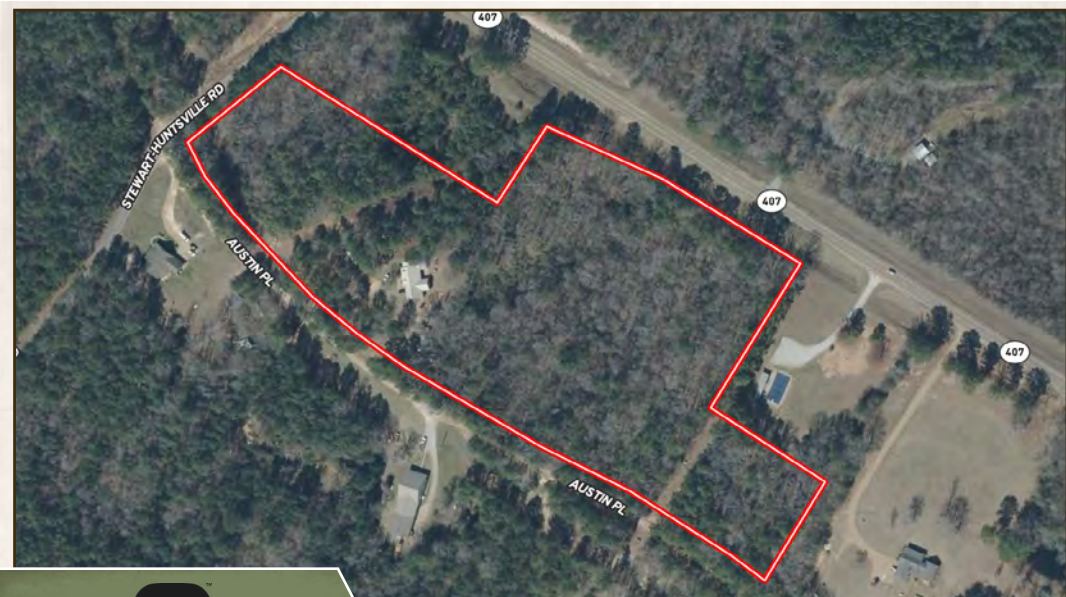
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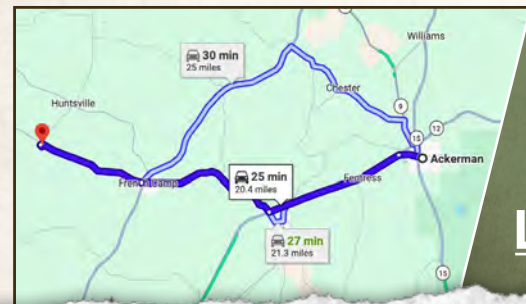
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land id. LINK

Directions From Ackerman, MS:
Travel on W Main Avenue for 1.1 miles. Turn left onto MS-12 and continue west for 6.8 miles. Turn right onto MS-413 and proceed north for 7.1 miles. Continue north onto MS-407 and travel for 5.2 more miles. Turn left onto Stewart-Huntsville Road and then immediately turn left again onto Austin Place, where the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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