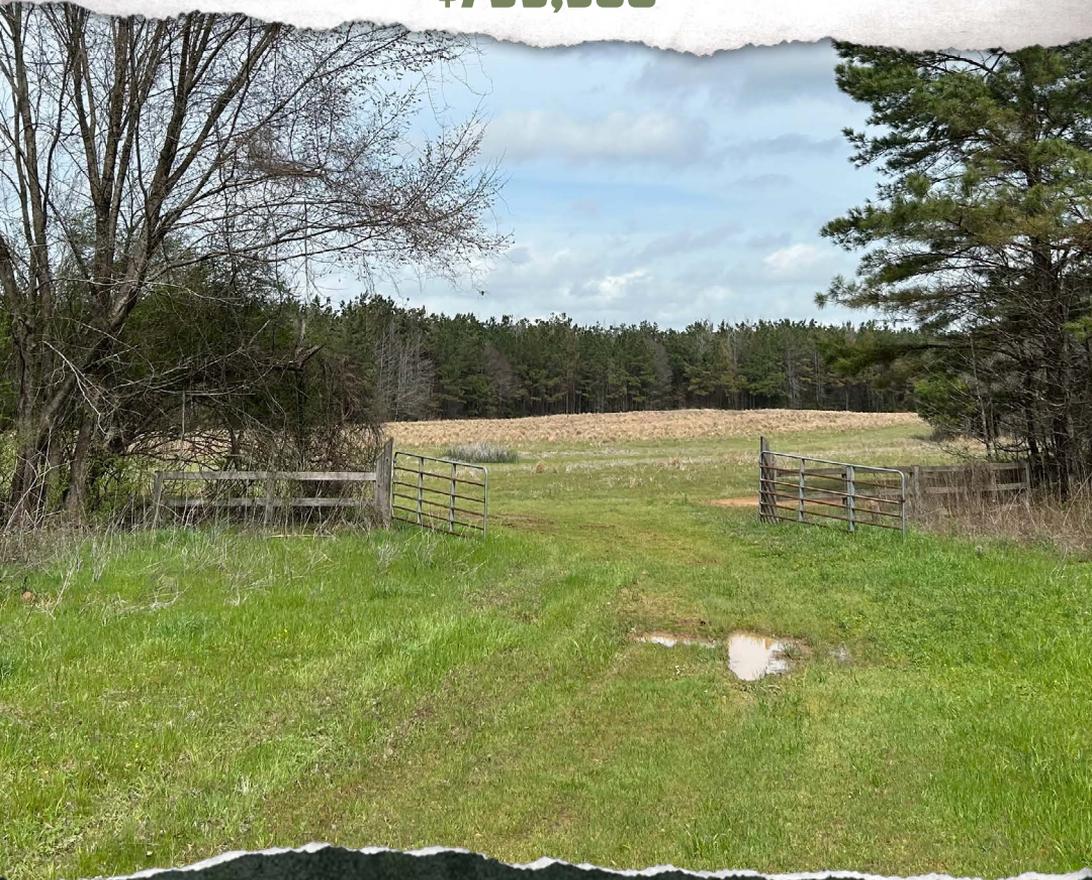




# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**379± ACRES**  
**MONTGOMERY COUNTY, MS**  
**\$799,900**



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# THE MONTGOMERY 379

## PROPERTY PROFILE

### LOCATION:

- Robinson-Thompson Road  
Winona, MS 38967
- Montgomery County
- 3.6± Miles NW of Kilmichael
- 7± Miles NW of Winona
- 88± Miles NE of Jackson

### COORDINATES:

- 33.4961, -89.6029

### PROPERTY USE:

- Farmland
- Hunting
- Investment
- Recreational

### PROPERTY INFORMATION:

- 379± Total Acres
- 62.95± Tillable Acres
- Timber
- Established Wildlife Plots
- Multiple Access Points
- Power Provided by Delta EPA

### TAX INFORMATION:

- Parcel #1: 114-180000-0000001100
- Parcel #2: 114-190000-0000000200
- Parcel #3: 106-240000-0000000100
- Parcel #4: 106-130000-0000001000
- Taxes 2025: \$1,542.57



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**MICHAEL OSWALT, ALC**

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# WELCOME TO THE MONTGOMERY 379

**WELCOME TO THE MONTGOMERY 379, AN EXCELLENT BLEND OF FARMLAND, TIMBER INVESTMENT, AND RECREATIONAL OPPORTUNITIES.** Located just 3.6 miles northwest of Kilmichael, Mississippi, in Montgomery County, the 379± acre tract consists of farmland and pine timber that was planted around 2007, making it an appealing option for buyers looking for both income and long-term growth. If you have been searching for a recreational timberland tract that also produces income, the Montgomery 379 deserves a look.

According to FSA maps, the property includes 62.95± tillable acres featuring predominantly Class II Collins silt loam soils. Currently, the farmland is on a year-to-year handshake agreement lease and is suitable for typical hill-region dryland crops such as cotton, corn, and soybeans. The pine plantation is approaching its first thinning, which should help promote healthy growth as the timber progresses toward the chip-and-saw stage, adding to the investment appeal of the property.



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# MORE ABOUT THE MONTGOMERY 379

From a recreational standpoint, this area is known for deer and turkey hunting. The property already has a couple of established wildlife plots in place, with plenty of room to expand. Portions of the farmland could also easily be converted into seasonal fall and winter food plots, enhancing the hunting potential even further.

The farm offers excellent access from Hammond Road and Robinson-Thompson Road along the west, south, and east sides of the property. Power is available through Delta EPA, and water will need to be supplied by a well if you decide to build. The location is convenient, being just seven miles northeast of Winona and approximately 88 miles northeast of Jackson, Mississippi.

**If you've been looking for a recreational timberland investment, contact Michael Oswalt today to schedule your private tour of the Montgomery 379.**



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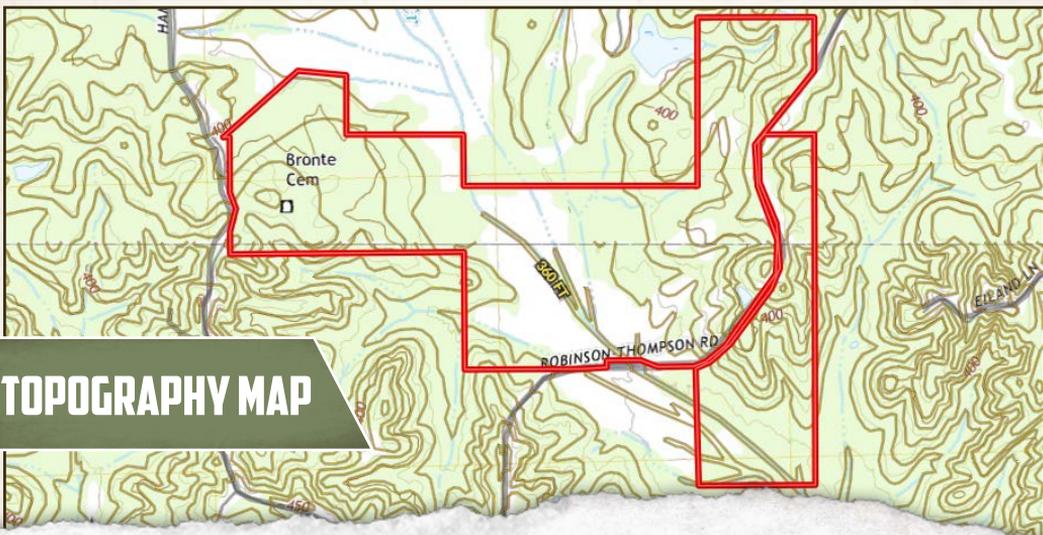
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FLOOD MAP



TOPOGRAPHY MAP



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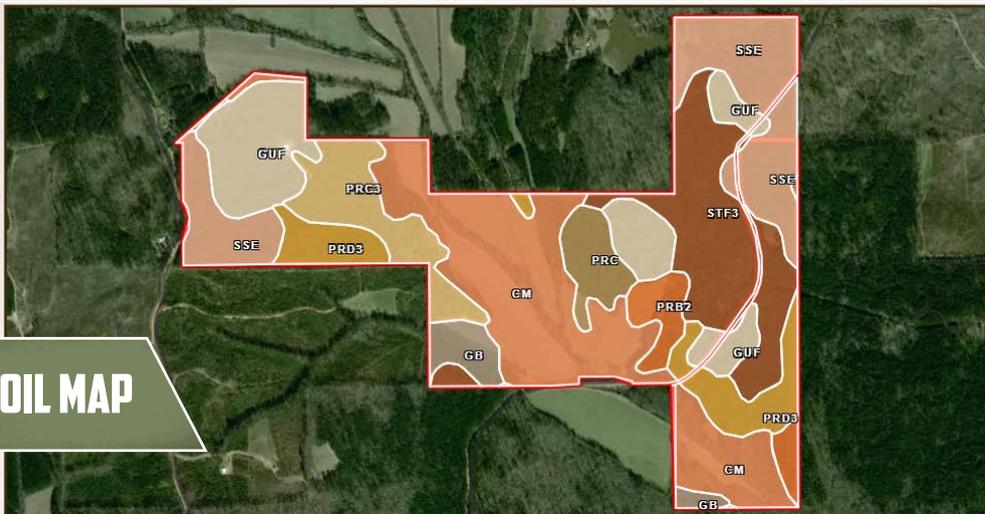
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## SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cm	Collins silt loam	102.78	26.92	0	56	2w
SsE	Smithdale-Sweatman-Providence association, hilly	61.37	16.08	0	33	7e
StF3	Sweatman and Smithdale soils, 17 to 30 percent slopes, severely eroded	61.19	16.03	0	33	7e
GuF	Gullied land-Providence complex, 5 to 25 percent slopes	54.71	14.33	0	6	7e
PrD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	31.12	8.15	0	32	6e
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	29.59	7.75	0	32	4e
PrC	Providence silt loam, 5 to 8 percent slopes	14.57	3.82	0	47	3e
PrB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	14.51	3.8	0	34	2e
Gb	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	11.58	3.03	0	40	2w
SrE3	Smithdale-Providence complex, 8 to 17 percent slopes, severely eroded	0.31	0.08	0	55	7e
TOTALS		381.7	100%	-	35.97	4.85



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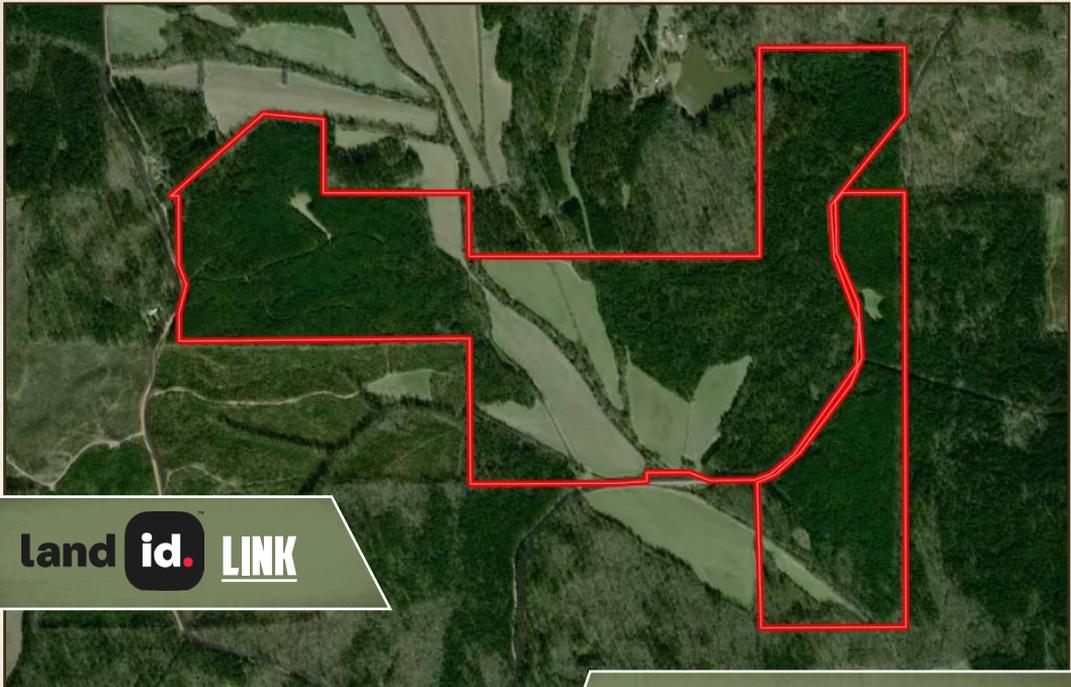
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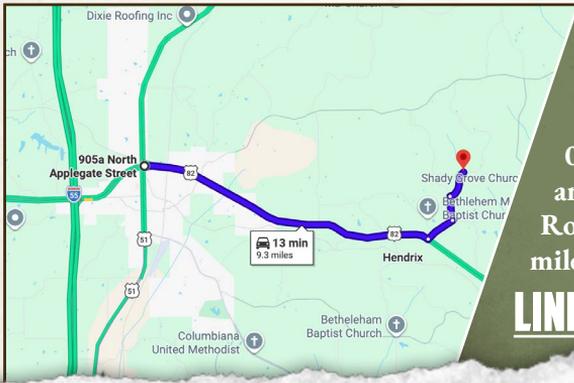


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land id. LINK



Directions From the Intersection of US-51 and US-82 E in Winona, MS: Travel 7.2 miles on US-82 E. Turn left on Mayfield Road and continue 0.8 miles. Turn left on Hammond Road and proceed 0.6 miles. Turn right on Robinson-Thompson Road and in 0.7 miles the destination will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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