



# SMALLTOWN

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

**18± ACRES**  
**MONTGOMERY COUNTY, MS**  
**\$54,000**



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# THE MONTGOMERY 18

## PROPERTY PROFILE

### LOCATION:

- I-55, Winona, MS 38967
- No Deeded Access
- Montgomery County
- 4.7± Miles S of Winona
- 8.5± Miles N of Vaiden
- 38± Miles S of Grenada
- 86.2± Miles N of Jackson
- 137± Miles S of Memphis

### COORDINATES:

- 33.42621, -89.76723

### PROPERTY USE:

- Investment
- Recreational

### PROPERTY INFORMATION:

- 18± Acres
- 600± Yards of I-55 Frontage
- Mixed Timber
- Deer/Turkey Sign

### TAX INFORMATION:

- 2024 - \$59.60



**BARRY HOLT** | LAND SPECIALIST  
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**HUNTER ROBISON** | LAND SPECIALIST  
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4848 Main St. - Flora, MS 39071 | O: 769-888-2522

*Information is believed to be accurate but not guaranteed.*



# WELCOME TO THE MONTGOMERY 18

**WELCOME TO THE MONTGOMERY 18, LOCATED BETWEEN THE WINONA AND VAIDEN EXITS ON THE WEST SIDE OF INTERSTATE 55.** This 18± acre Montgomery County tract offers prime investment and recreational potential. Stretching over 600 yards along Mississippi's busiest highway, this high-visibility frontage could be ideal for billboards or other income opportunities. The property consists of a mix of hardwood and pine trees, with deer signs scattered throughout the area. While there's currently no deeded access, entry is possible via I-55.

Whether you're looking for a hunting spot, a long-term investment, or both, check out the Montgomery 18.

**Contact Barry Holt or Hunter Robison today and experience #TheSmallTownWay!**



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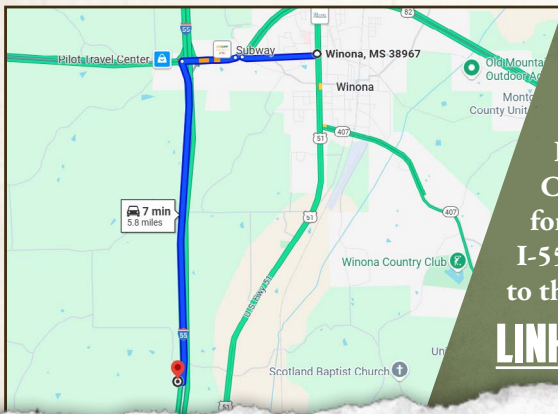
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18± ACRES

MONTGOMERY COUNTY, MISSISSIPPI

land **id.** LINK



**Directions From Winona, MS:**  
Travel 1 mile southwest on Middleton Road. Turn left on Dr Martin Luther King Jr Blvd and proceed 0.1 mile. Continue on US-82 W/Middleton Road for 0.7 miles. Turn left to merge onto I-55 S toward Jackson and travel 4.1 miles to the destination on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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