

135.5± ACRES WITH A CABIN

MONTGOMERY COUNTY, MS

\$470,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE MONTGOMERY 135.5

PROPERTY PROFILE

LOCATION:

- 910 Harmony Road
Duck Hill, MS 38925
- Montgomery County
- 14.7± Miles E of Duck Hill
- 21.6± Miles SE of Grenada
- 26.3± Miles NE of Winona
- 50± Miles NW of Starkville
- 117± Miles N of Jackson

COORDINATES:

- 33.66005, -89.51555

PROPERTY USE:

- Recreational
- Residential
- Hunting & Fishing
- Weekend Getaway
- Investment

PROPERTY INFORMATION:

- 135.5± Total Acres
- 4± Acre Lake
- Renovated Cabin
 - 1 Bedroom/1 Bath
 - Full Kitchen/Living Area
- Small Pond
- Frontage on Harmony Road
- Two Storage/Equipment Sheds
- Majority Hardwood Timber
- Mixed Regeneration
- Deer, Turkey & Small Game

TAX INFORMATION:

- 2024 - \$887.81



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BARRY HOLT

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 135.5

WELCOME TO THE MONTGOMERY 135.5, LOCATED AT 910 HARMONY ROAD IN DUCK HILL, MISSISSIPPI. This 135.5± acre recreational and investment tract in Montgomery County has everything you need for year-round enjoyment. The property features a newly renovated hunting camp, a beautiful 4± acre lake, two small ponds, hardwood timber, and excellent hunting and fishing.

Hunting history shows great deer, turkey, and small game populations, while the lake and pond add great fishing options. After a day outdoors, enjoy watching the football game in the newly renovated cabin, which features one bedroom, one bathroom, a full kitchen, and a living area. There are also two storage/equipment sheds for your tractors, side-by-sides, or implements. A tractor and attachments are available to purchase with an accepted offer.



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MORE ABOUT THE MONTGOMERY 135.5

With both recreational and long-term investment potential, this tract is truly an all-in-one package. Formerly surrounded by a seven-foot-tall fence, the current owners have taken down several sections of fencing to allow enhanced deer movement through certain parts of the property. New owners could erect or remove fencing accordingly to improve movement in particular areas and force deer through certain pinch points.

Conveniently located less than 15 miles east of Duck Hill, 21.6 miles southeast of Grenada, 26.3 miles northeast of Winona, 50 miles northwest of Starkville, and 117 miles north of Jackson, it offers easy access while still giving you the privacy and seclusion you want in a hunting property.

Whether you're chasing whitetails, yelping up turkeys, casting a line, or just looking for a place to slow down with family and friends, the Montgomery 135.5 is worth considering!

Contact Barry Holt today to schedule a private tour!



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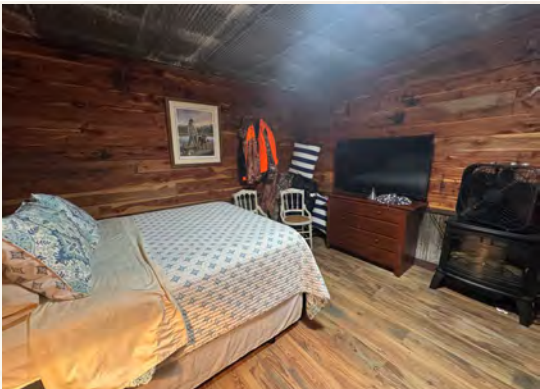
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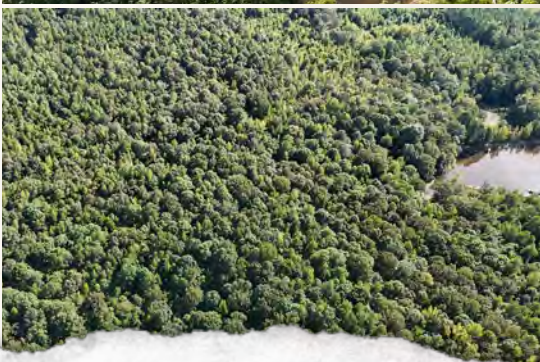
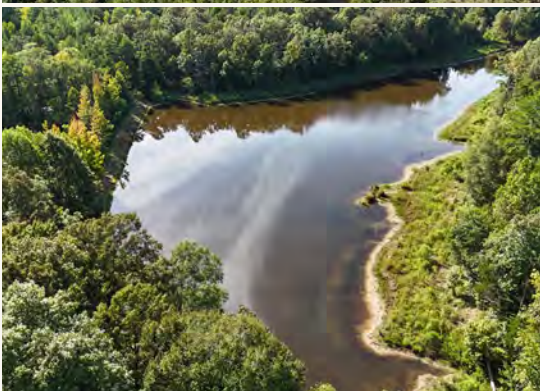
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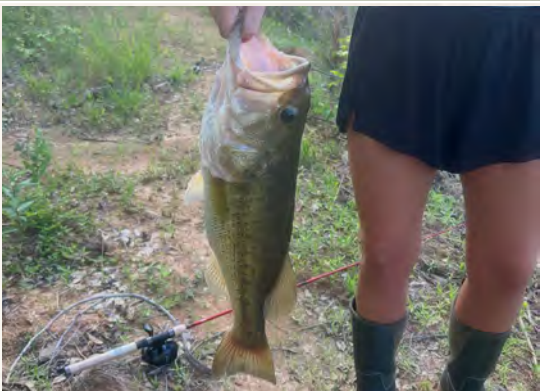
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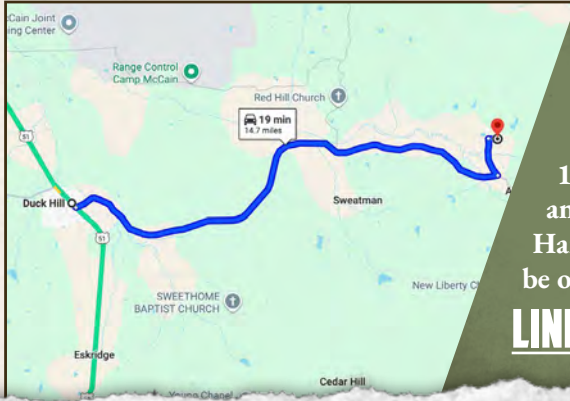
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land id. **LINK**



Directions From Duck Hill, MS:
Travel 0.2 miles southeast on N State Street toward S Binford Ave. Turn left on MS-404 E/Alva and proceed 13.2 miles. Turn left on Wilson Road and continue 1.1 miles. Turn right on Harmony Road and the destination will be on the left in 0.2 miles.

LINK TO GOOGLE MAP DIRECTIONS



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