

634± ACRES WITH A LODGE MONTGOMERY COUNTY, MS

\$1,995,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE MONTGOMERY 634

PROPERTY PROFILE

LOCATION:

- Highway 51
Winona, MS 38967
- Montgomery County
- 4± Miles N of Winona
- 17± Miles S of Grenada
- 85± Miles N of Madison
- Frontage on Highway 51
and Sawmill Road

TAX INFORMATION:

2023 - \$3,270

- 139-310000-00000001500 – \$904.05
- 139-310000-00000001000 – \$54.45
- 139-310000-00000000801 – \$13.67
- 139-310000-00000000800 – \$190.70
- 139-310000-00000000900 – \$694.12
- 139-320000-00000000700 – \$287.35
- 103-050000-00000000200 – \$209.89
- 103-060000-00000000100 – \$38.11
- 103-060000-00000000400 – \$250.73
- 091-010000-00000001500 – \$180.81
- 103-060000-00000000500 – \$135.61
- 091-010000-00000001400 – \$163.09
- 103-060000-00000000600 – \$147.9

COORDINATES:

- 33.54913, -89.7112

PROPERTY INFORMATION:

- 634± Total Acres
- 3,757± Square Foot Lodge
- 2 Bedrooms/2 Bathrooms
- Large Bunk Room
- Detached Shop (Previously Used
as an Archery Shop)
- 12± Acre Lake
- Small Pond
- Live Running Creek
- Thinned Hardwood Timber
- Multiple Fields and Food Plots
- Internal Trails

PROPERTY USE:

- Weekend Getaway
- Permanent Residence
- Hunting & Fishing
- Trail Riding
- Hiking
- Potential Hunting Club



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ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 634

WHETHER YOU HAVE BEEN LOOKING FOR A FAMILY PROPERTY OR SOMEWHERE TO ENTERTAIN CLIENTS, THE MONTGOMERY 634 IS THE PLACE! Providing 365 days of enjoyment, this Montgomery County, MS turn-key property is waiting for you. This 634± acre tract can be accessed from the west off Highway 51 and from the east off Sawmill Road, just north of Winona. A 3,757± square foot lodge offers two bedrooms, two bathrooms, a large bunk room, a multi-purpose room, large living room, office, utility room and kitchen. A nice sized front porch and screened-in back porch overlook the yard. Windows and skylights throughout help provide natural lighting, and a wood burning fireplace will help keep you warm on those cold winter nights. The layout is ideal for a large family or entertaining guests. A detached workshop was once used as an operating archery shop and features three rooms, cedar walls, power and water. Behind the lodge is a nice stand of hardwood timber and a walking area that leads to a small pond.



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MORE ABOUT THE MONTGOMERY 634

From a hunting aspect, this tract has everything that deer and turkey like. The north end consists of large fields, hardwood timber and a 12± acre lake where you can enjoy both fishing and duck hunting. In 2013, a portion of the timber was thinned in a manner to optimize the wildlife habitat. In some of the fields, gum tree strips were left in place to provide a buffer and bedding area. An established trail system is in place and the rolling terrain provides great vantage points for hunting and additional bedding. This section is full of natural browse and vegetation, not to mention a large number of oak trees scattered throughout.

The south end of the property primarily consists of hardwood timber that was thinned around 2015. This section has a more dense hardwood count with rolling terrain. As with the north end, this area is full of natural browse and vegetation. You will find scattered oak trees throughout and multiple food plot locations.

As previously mentioned, the property can be accessed from multiple spots which will allow entrance based on the correct wind. Overall, this is a turn-key set up and in years past, has had low hunting pressure. The property has been in the same family for three generations and is now waiting for its new owner!

**To schedule a private showing of the
Montgomery 634, call Adam Hester today!**



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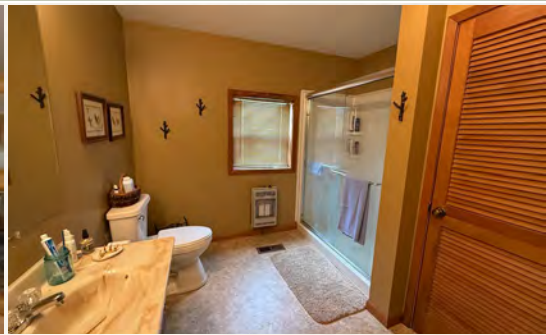
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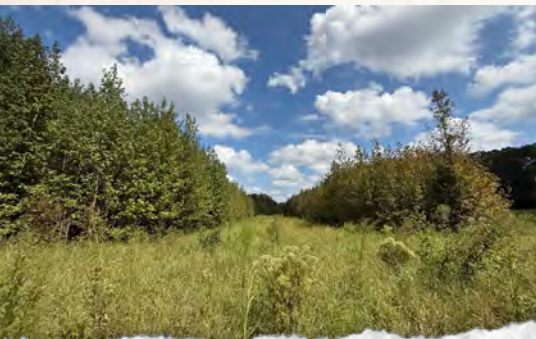
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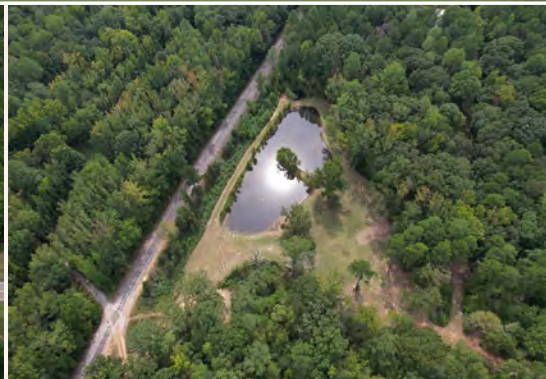
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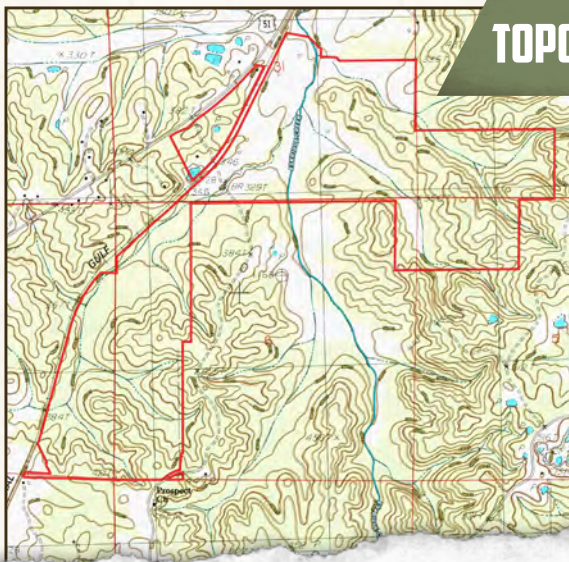
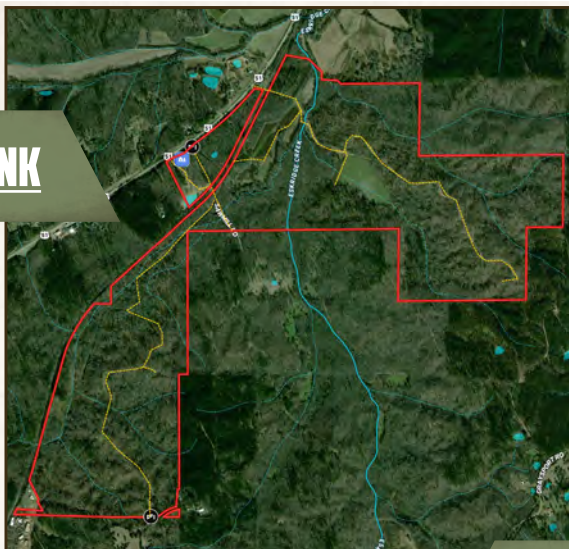
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land id. LINK



TOPOGRAPHY MAP



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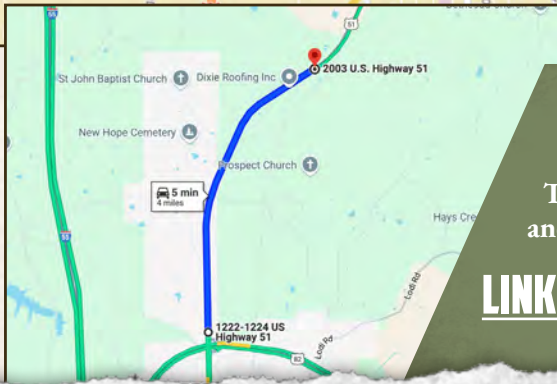
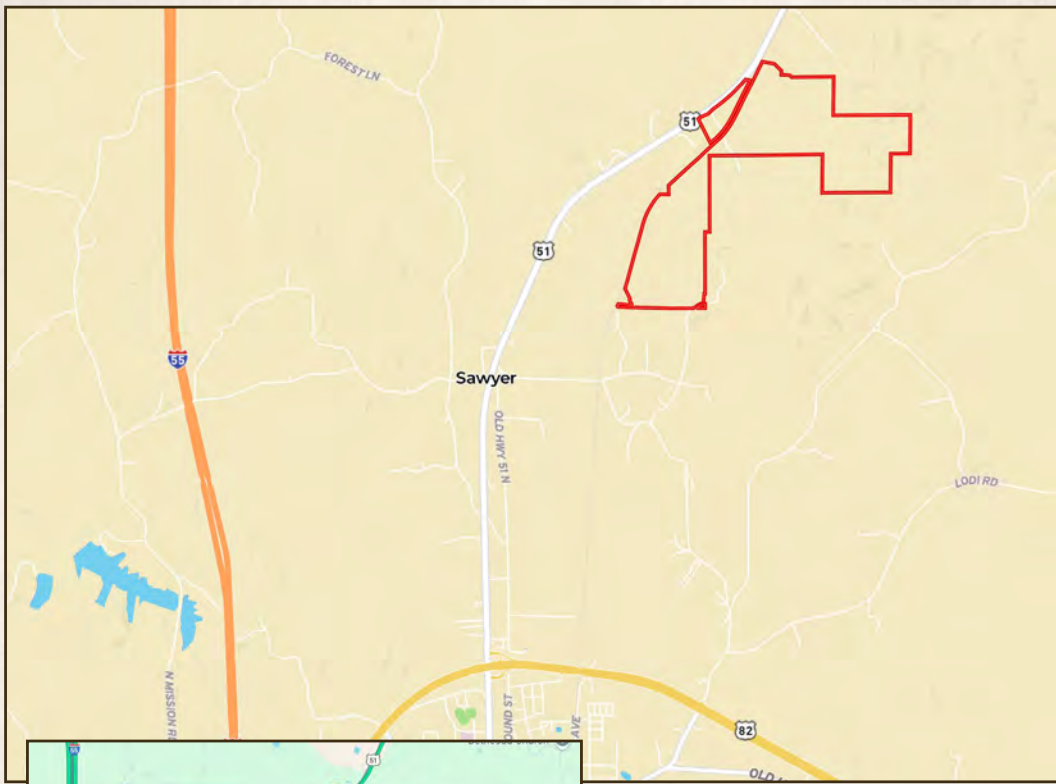
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Directions From the Intersection
of US-82 and US-51 in Winona, MS:
Travel north on US-51 for 4.1 miles
and the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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