

Sam Franklin  
Land Broker



Montgomery County, MS

154.0 Acres



**Americas Land Partners**

# Property Overview



Montgomery County, MS

154.0 Acres, 1 Boundary



# Property Overview



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154.0 Acres, Boundary 1 of 1



<b>Montgomery County, MS</b> Township: 018N	<b>Locations</b> 05 T18N R8E	<b>Acres</b> 154	<b>Parcel #</b> 073 050000 0000000300
<b>Owner 1</b> WOODALL TIMBER LLC	<b>Owner 2</b> -	<b>Owner Address</b> 14120 BALLANTYNE CORPORATE PL CHARLOTTE NC 28277	<b>Property Address</b> JESSICA LITTLE, MS
<b>Total Assessed Value</b> \$4,087	<b>Assessed Land Value</b> \$4,087	<b>Assessed Improvement</b> \$0	<b>Assessed Land Year</b> 2025
<b>County Use Description</b> -	<b>Legal Description</b> NW4		

# Soils



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**38.4**/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	SsE	Smithdale-Sweatman-Providence association, hilly	40.8%	62.9	7e	--	32.8
●	StF3	Sweatman and Smithdale soils, 17 to 30 percent slopes,...	17.0%	26.2	7e	--	32.8
●	Cm	Collins silt loam	16.5%	25.4	2w	--	56.5
●	SrE3	Smithdale-Providence complex, 8 to 17 percent slopes,...	9.4%	14.4	7e	--	55.3
●	SpE	Smithdale-Providence association, 8 to 35 percent slopes	8.9%	13.7	7e	--	51

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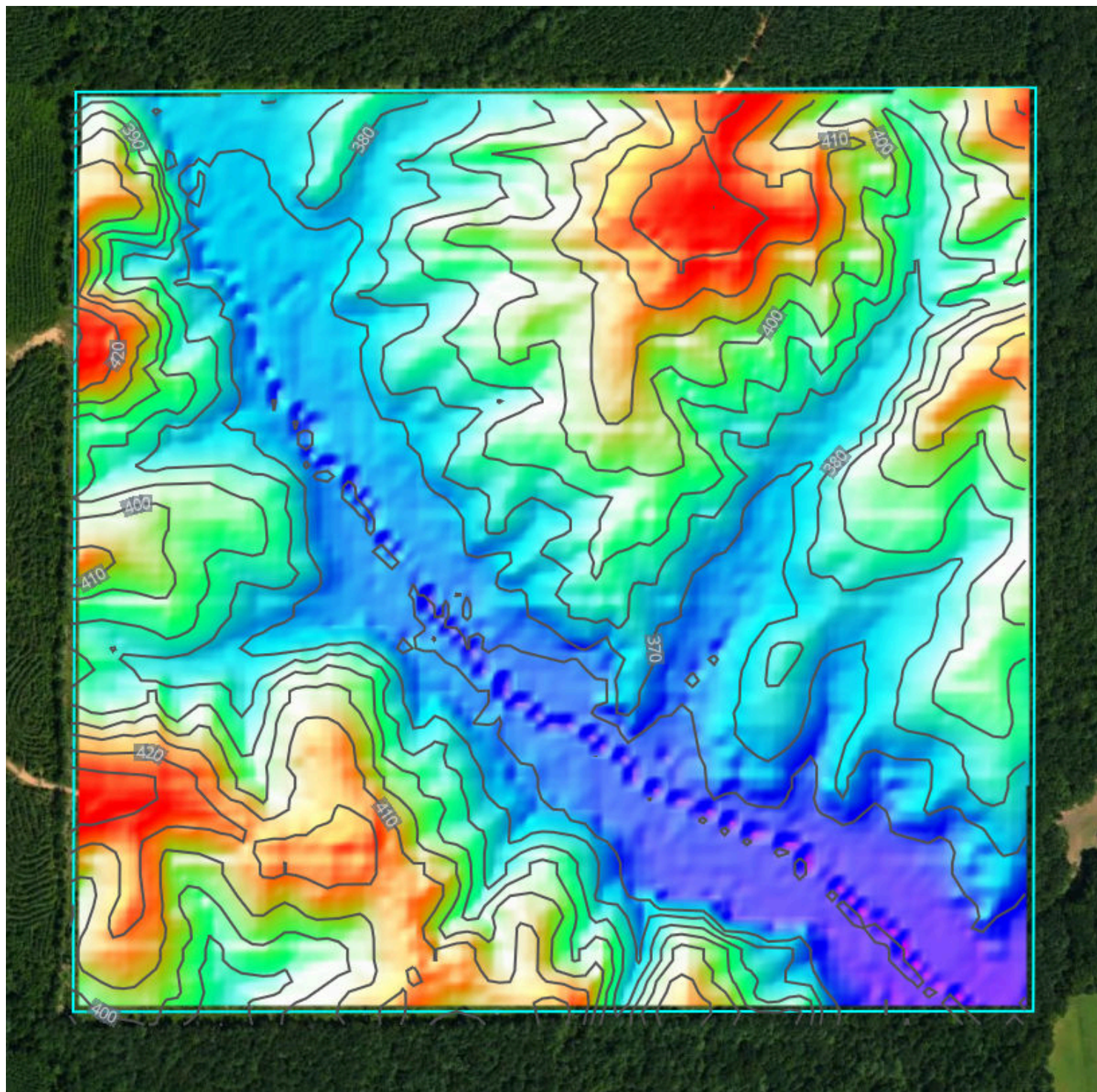
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	GuF	Gullied land-Providence complex, 5 to 25 percent slopes	7.4%	11.4	7e	--	6
●	PrC	Providence silt loam, 5 to 8 percent slopes	<0.1%	0	3e	--	47.2

# Elevation



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Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 95 feet	Min: 345.1 feet	Max: 440.1 feet
		Slope: 10.7%	Min: 0%	Max: 62.9%

# Flood (FEMA Report)











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## Flood Zone Hazard

-  0.2% annual flood hazard
-  1% annual flood hazard
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
-  Wetlands

# Historical Imagery



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2025



2023

