

93 Acre Timberland Homestead
1168 HIGHWAY 413
Kilmichael, MS 39747

\$245,000
93± Acres
Montgomery County



93 Acre Timberland Homestead
Kilmichael, MS / Montgomery County

SUMMARY

Address

1168 HIGHWAY 413

City, State Zip

Kilmichael, MS 39747

County

Montgomery County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.371494 / -89.507394

Taxes (Annually)

553

Acreage

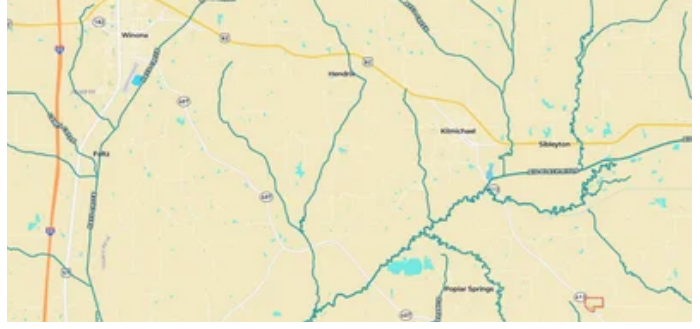
93

Price

\$245,000

Property Website

<https://www.mossyoakproperties.com/property/93-acre-timberland-homestead-montgomery-mississippi/39149/>



PROPERTY DESCRIPTION

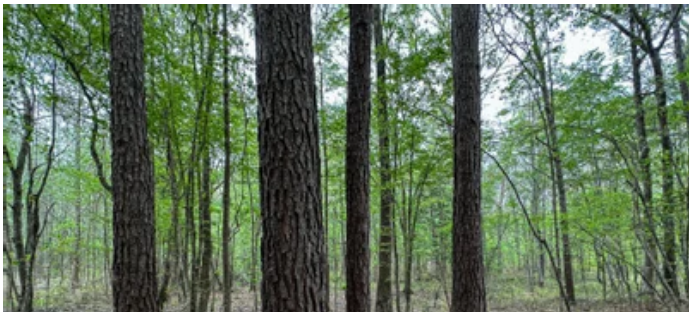
This 93 Acre Timberland Investment is located approximately 6.2 miles Southeast of Kilmichael, MS along Highway 413. Deer and Turkey sign was seen in abundance all throughout the property. Call Hunter McCool to schedule a showing today [662-295-7447](tel:662-295-7447) !

Property features include:

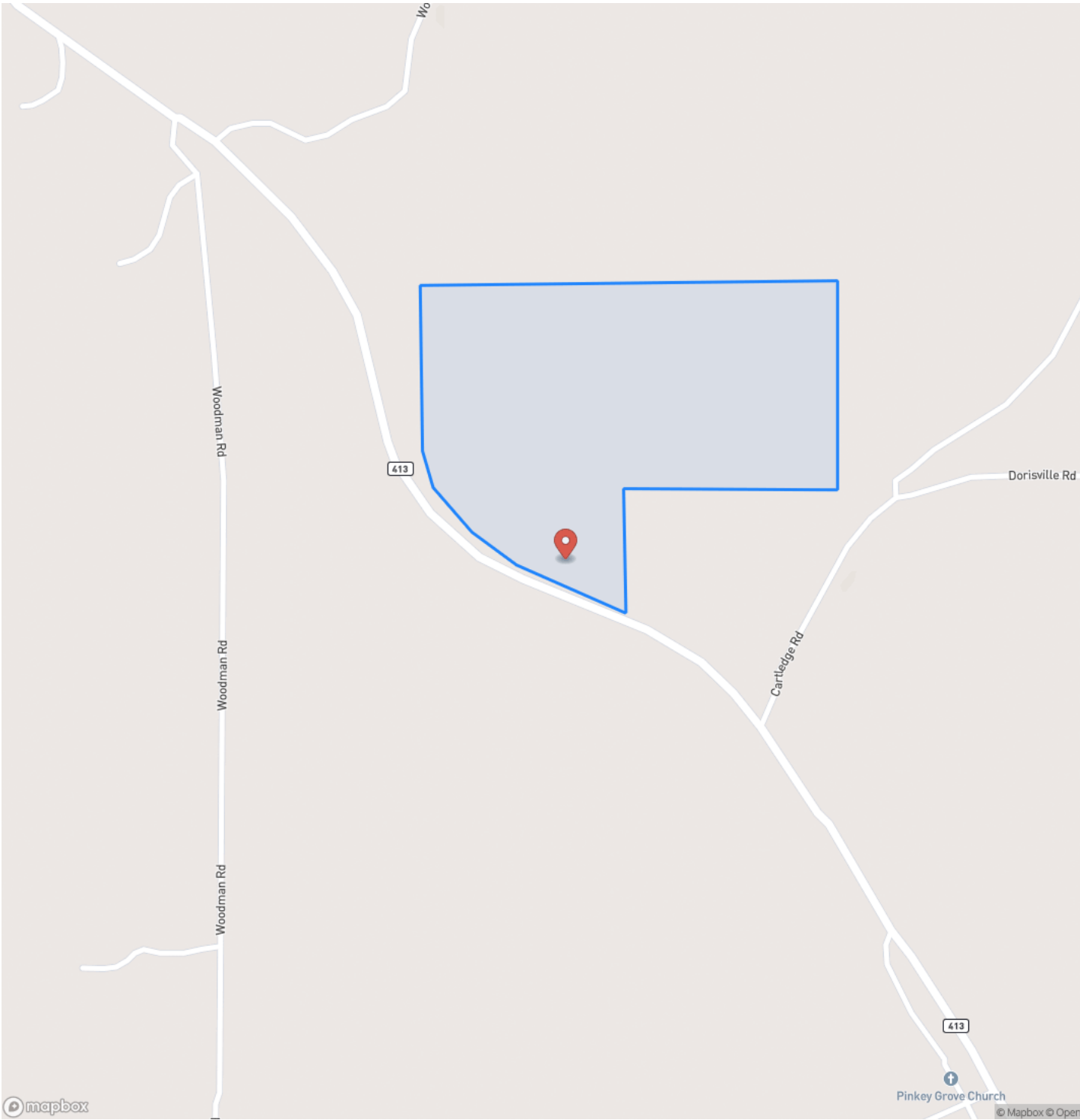
- Merchantable Pine/Hardwood
- Old house and mobile home with a pole barn type roof over top
- great house sites
- great deer and turkey hunting
- interior trails
- paved road frontage
- utilities available



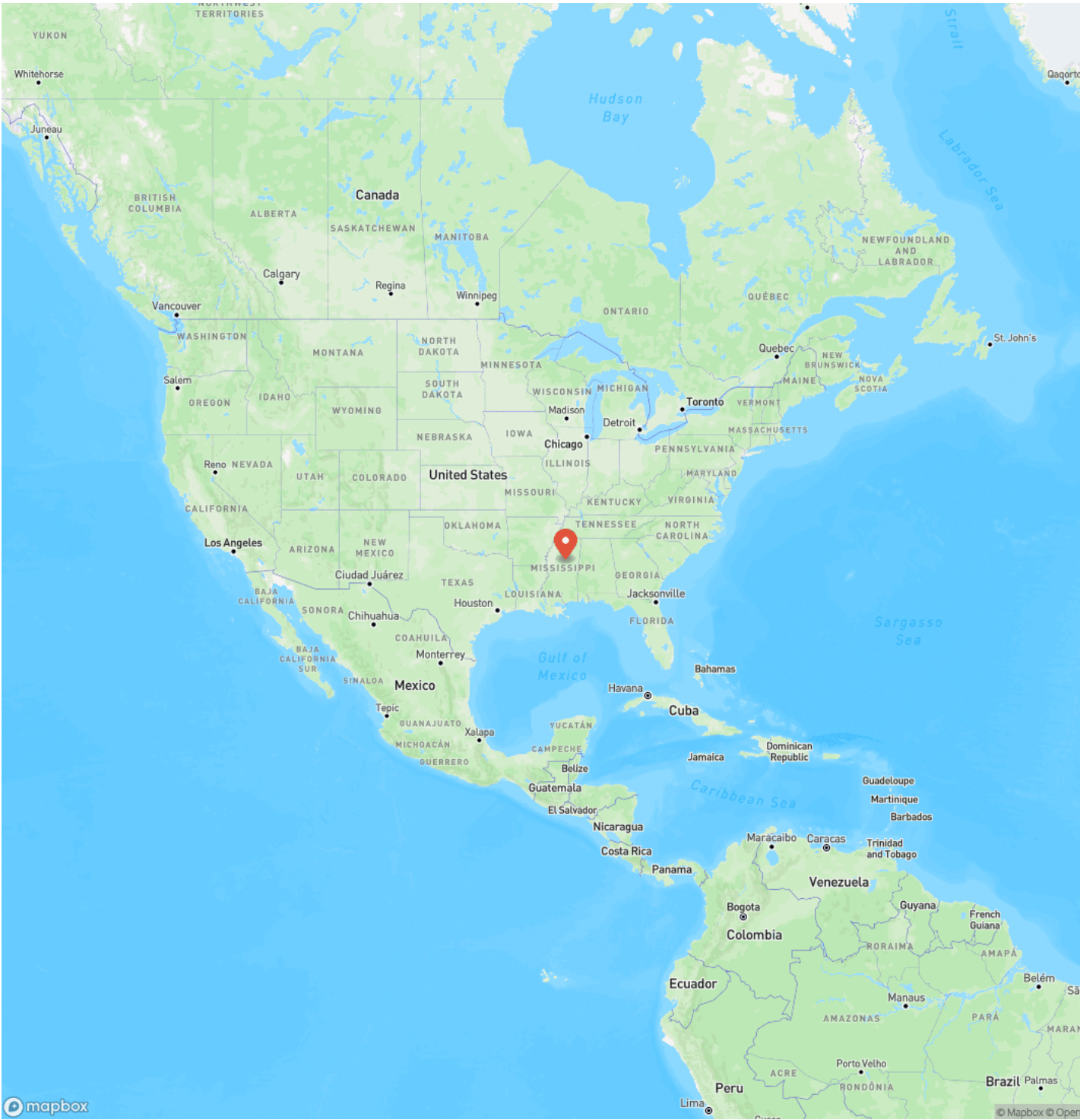
93 Acre Timberland Homestead
Kilmichael, MS / Montgomery County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter McCool

Mobile

(662) 295-7447

Email

hmccool@mossyoakproperties.com

Address

128 W Franklin Street

City / State / Zip

Carthage, MS 39051

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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