

COUNTRY LIVING

80.408± Acres in Montgomery County , MS



\$229,900

Have you been searching for that hard-to-find hunting retreat and/or weekend getaway? Welcome to the Montgomery 80! This 80.408± surveyed acre property offers a place to stay, timber investment, and good hunting opportunities. The 1991 furnished mobile home features three bedrooms, two bathrooms, a nice living room with a wood burning fireplace, kitchen, and huge covered back porch overlooking a feeder in the bottom. The cabin is serviced by a private well, leased propane tank from Scott Petroleum, and Entergy Mississippi Inc. for electricity. Leaving the cabin, you will find a road leading to two sizable wildlife plots (one with an antler shed box stand), two lean-to's, and seven feeders. The timber is diverse with approximately 20± acres being select cut in 2017 and the remainder being predominantly pine. You will also find a couple of beaver pond areas that offer a great year-round water source for the wildlife. The two access points (one gated) are along the west side of Hebron Road. Deer and turkey signs were noted on the initial inspection. If you have been looking for a nice getaway with a cabin in place, come and take a look at the Montgomery 80 today! Call Michael Oswalt for your private showing. 2020 Taxes: \$1520



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Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

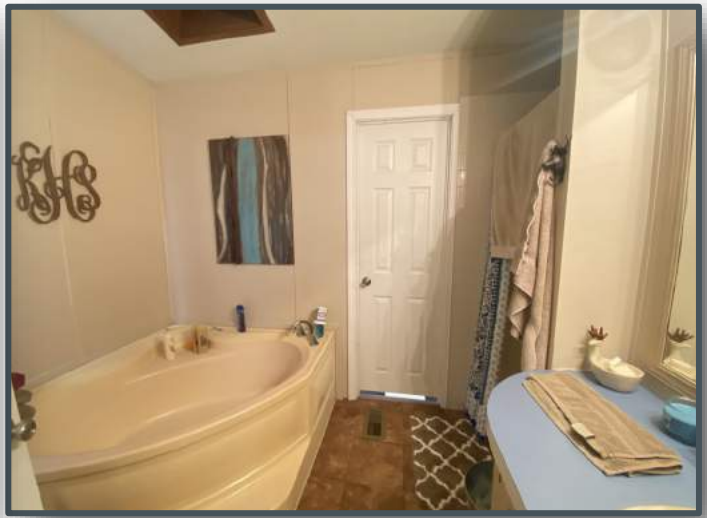


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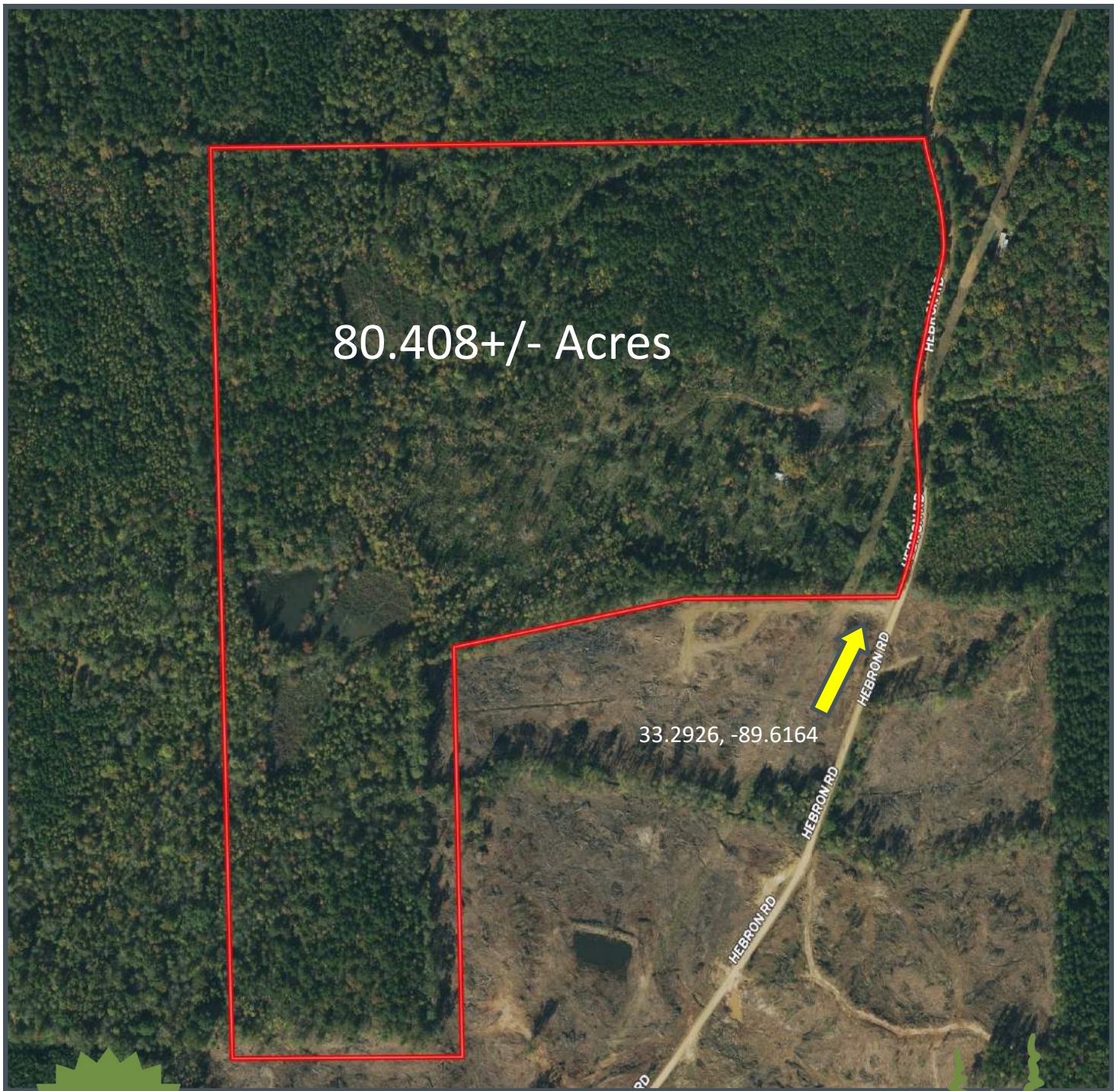
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AERIAL MAP



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Click [HERE](#) for an Interactive Map

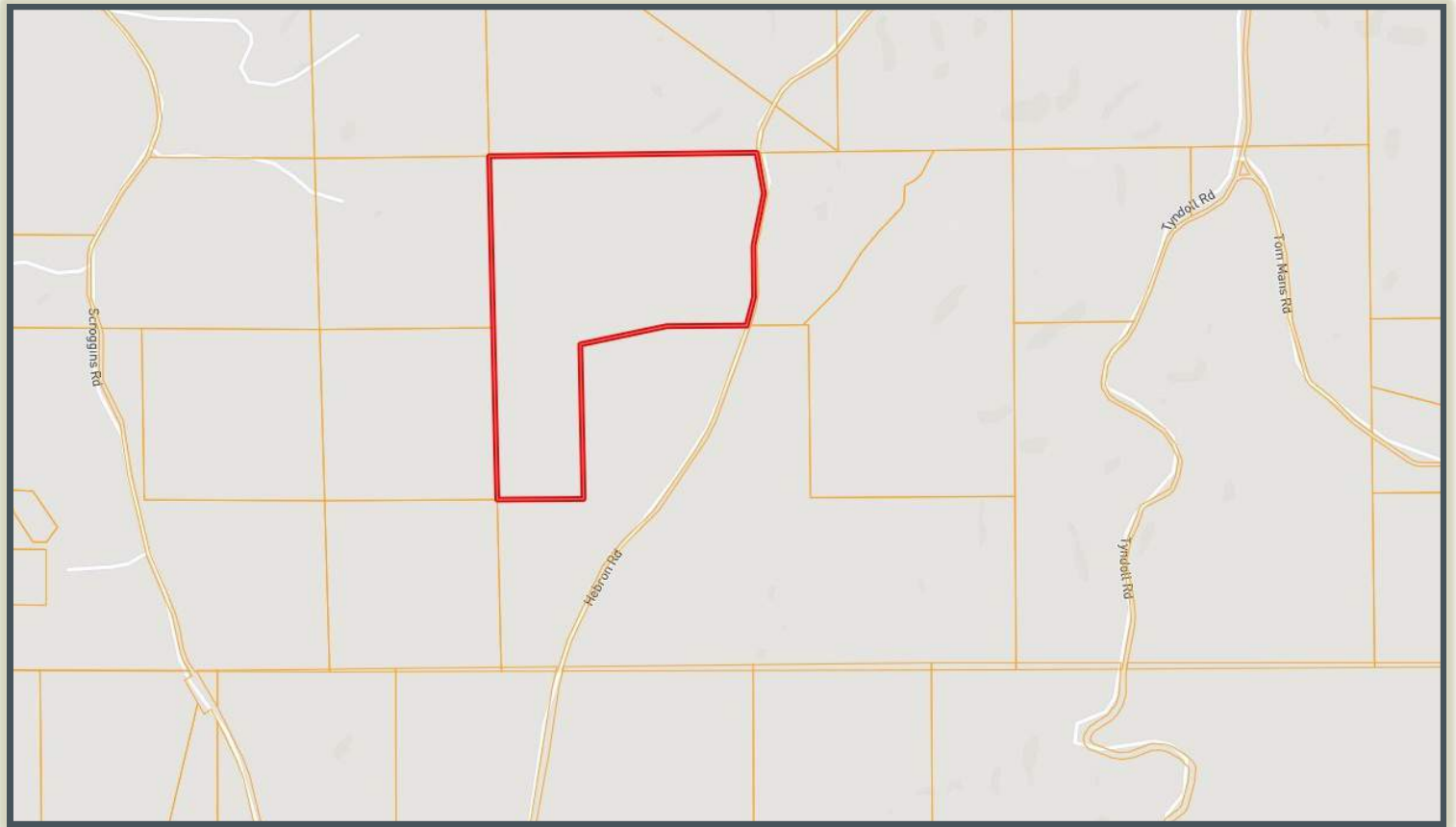
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OWNERSHIP MAP



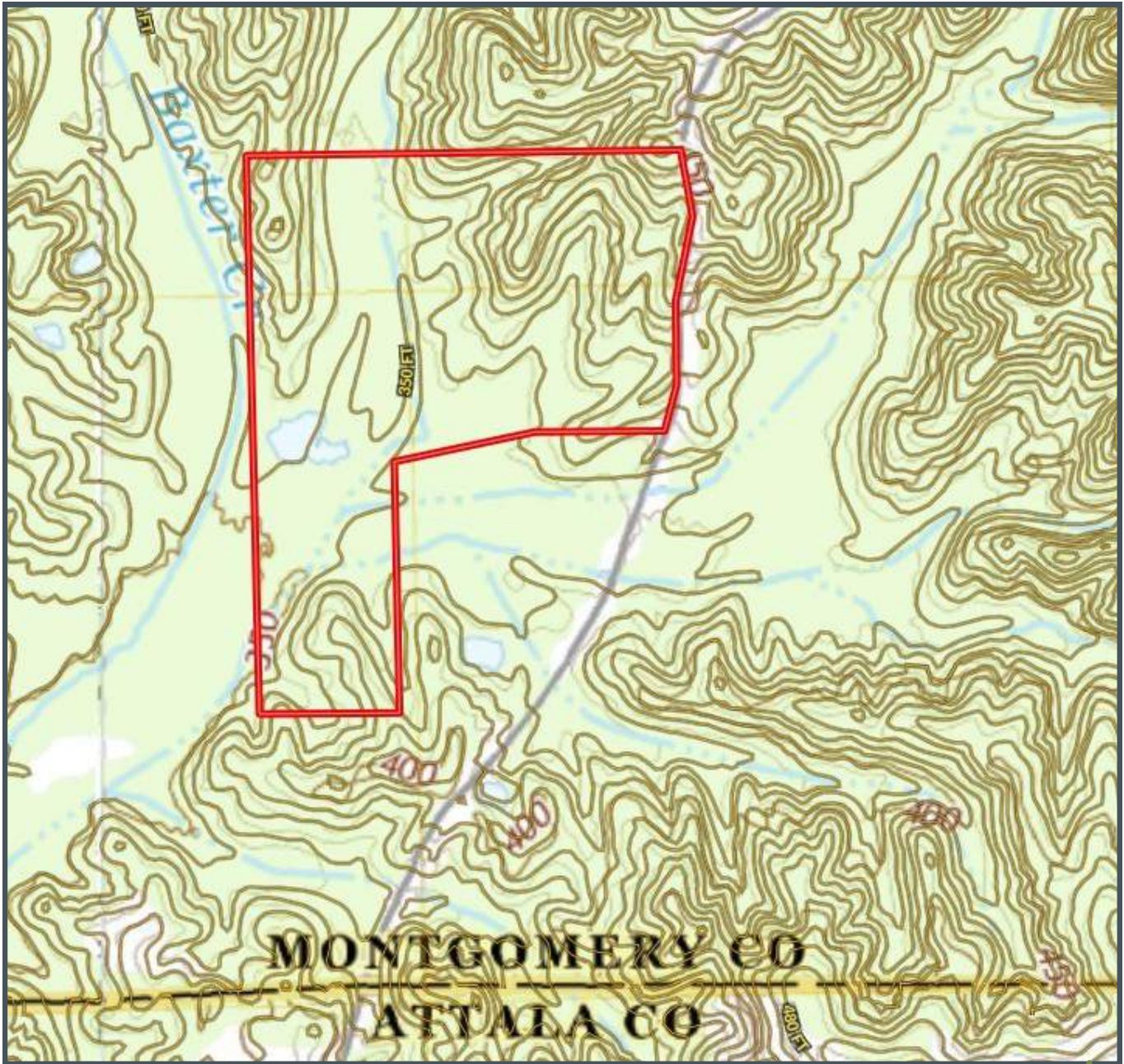
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TOPO MAP



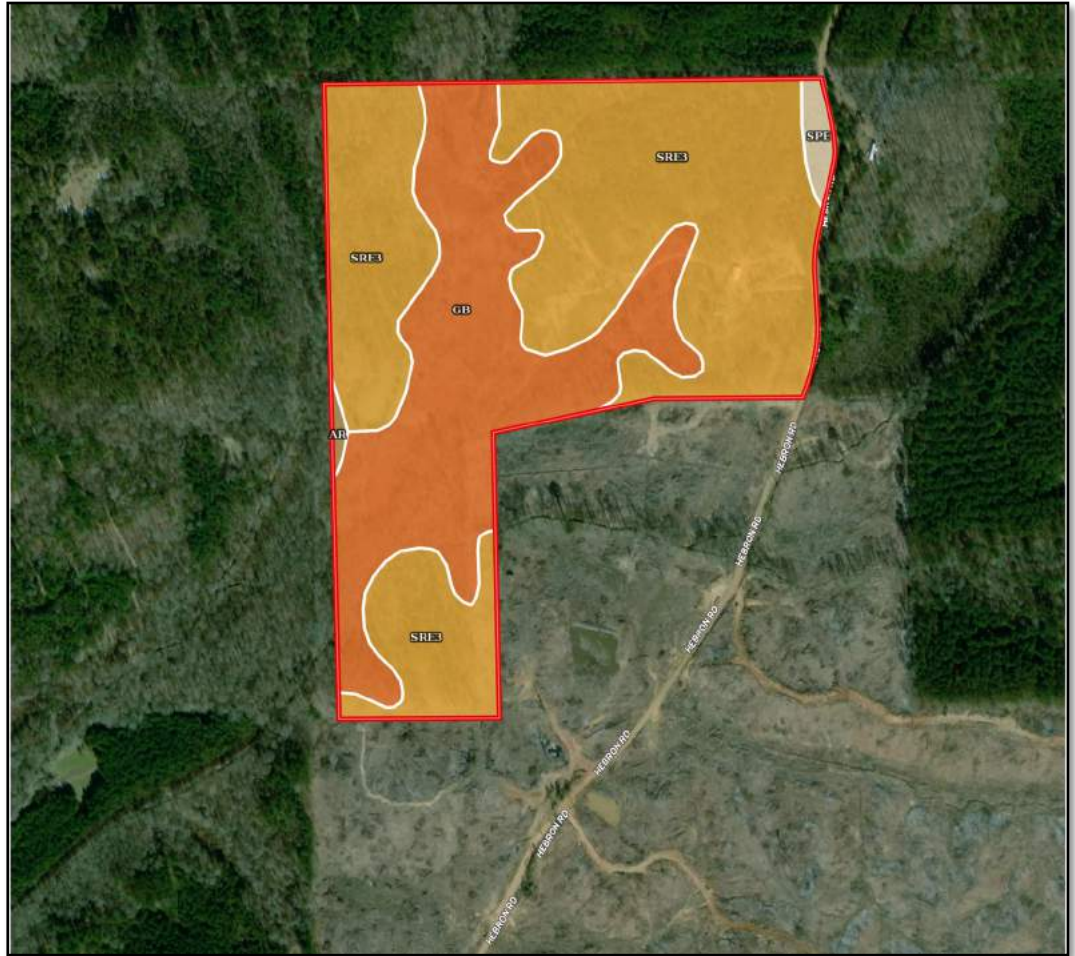
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SrE3	Smithdale-Providence complex, 8 to 17 percent slopes, severely eroded	49.05	61.64	0	55	7e
Gb	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	29.03	36.48	0	41	2w
SpE	Smithdale-Providence association, 8 to 35 percent slopes	1.16	1.46	0	51	7e
Ar	Ariel silt loam	0.35	0.44	0	76	2w
TOTALS		79.58(*)	100%	-	49.93	5.15



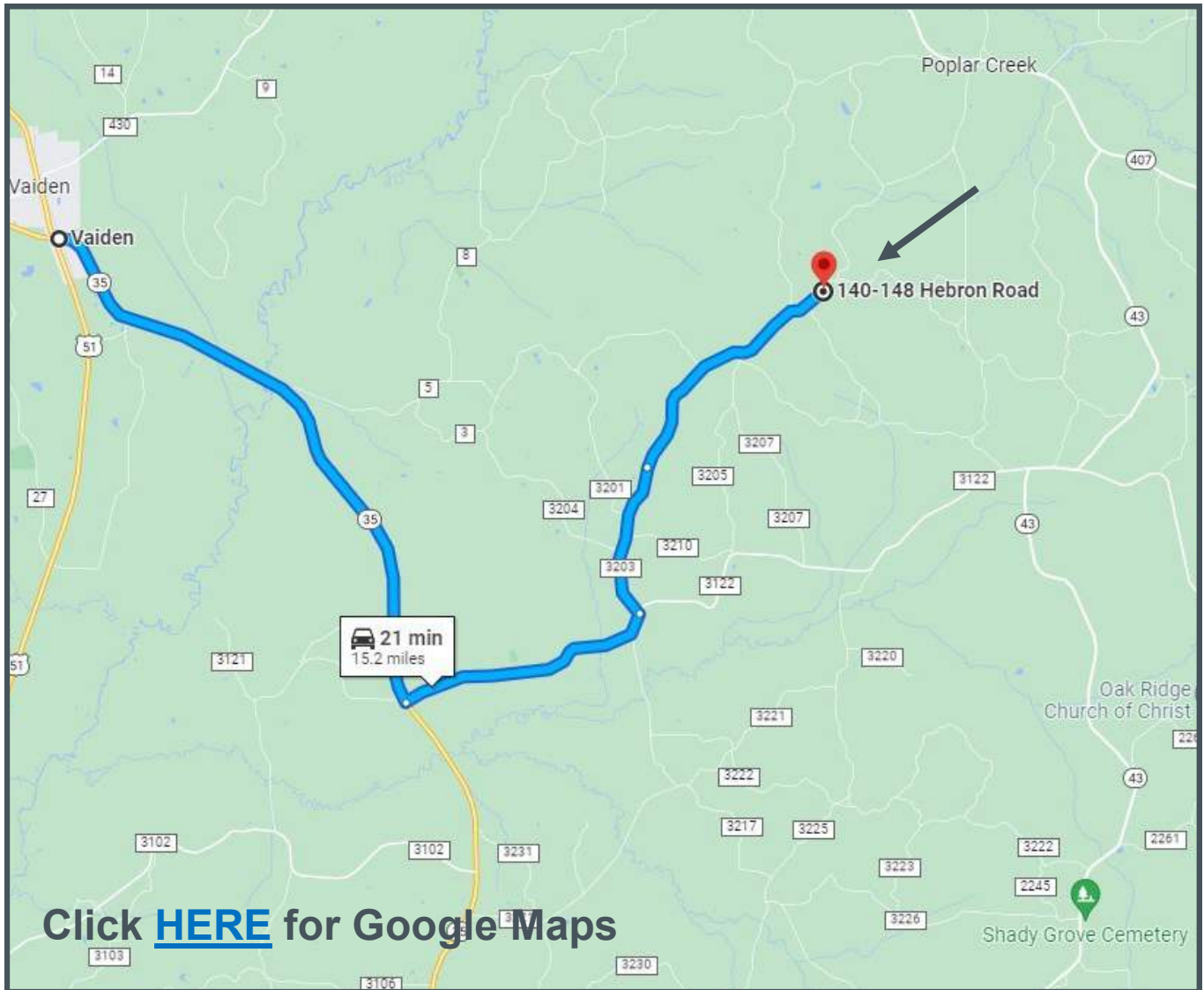
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DIRECTIONAL MAP



Click [HERE](#) for Google Maps

Directions From the Intersection of MS-35 S and US 51 in Vaiden, MS: Travel east on MS-35 S toward Court Street for 7.2 miles. Turn left onto Co Rd 3122 and travel 3.0 miles. Turn left onto Co Rd 3203 and travel 1.8 miles. Continue straight onto Hebron Road and travel for 3.1 miles. The property is located on the left.

Physical Address: 60 Hebron Road, Vaiden, MS, 39176



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