

**80± Acres with a Home**  
**Montgomery County, MS**  
**\$210,000**



**SMALLTOWN**  
**HUNTING PROPERTIES**  
**& REAL ESTATE<sup>SM</sup>**

**Office 769.888.2522**

# Property Profile

## The Montgomery 80

### Location:

- 545 Fishers Crossing Road Duck Hill, MS 38925
- Montgomery County
- 3.5± Miles Southeast of Duck Hill

### Coordinates:

- 33.5904, -89.6709

### Property Information:

- 80± Acres
- Natural Regenerated Timber Harvested 2020/21
- Larger Timber Along the Creek Boundaries
- 20± Farmland Accessed from the East Side
- Mobile Home with 3Bed/2Bath (Sold As Is)
- Paved Road Frontage
- Good Deer and Turkey Hunting
- Electricity Provided by Delta EPA
- High Speed Fiber Internet Provided by DE Lightspeed
- Water (Hayes Creek Water Association) Available
- Septic Sewer

### Property Use:

- Residential/Recreational
- Timberland
- Hunting
- Investment

### Tax Information:

- Parcel #: 135-210000-0000000200
- 2023 Taxes: 378.12 (Homestead)



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**MICHAEL OSWALT, ALC**

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Information is believed to be accurate but not guaranteed.

Welcome to 545 Fishers Crossing Road in Duck Hill, Mississippi. This 80± acre Montgomery County tract features a mobile home, live creek, 20± acres of farmland, and natural regeneration timber. The 1996 Fleetwood mobile home offers 1,960 square feet with three bedrooms, two bathrooms, and a back porch (the improvements need work and will be sold as is). The utility providers include Hayes Creek Water Association, Delta EPA, and septic sewer. Out back you will find a few storage sheds and an old horse barn. The farmland portion of the property, which makes for a beautiful wildlife plot, is accessed from the east side, and is currently rented for \$1,000 annually on a year-to-year basis. The remainder of the land is made up of natural regeneration timberland that looks to have been cut around 2020/2021 with some bigger timber along the creek boundaries. This area is known to have good deer and turkey numbers with tons of tracks noted on the initial inspection. The property enjoys frontage along three paved roads: Fishers Crossing to the north, Dividing Ridge Road on the east, and Miers Road to the west. Accessing the property for farming or hunting will be a breeze. The location is convenient being just 3.5± miles southeast of Duck Hill and about 30± miles northeast of Greenwood. A small portion of the northern boundary is in the FEMA flood plain. If you have been looking for a place in the country, give Michael Oswalt a call today for your private tour of the Montgomery 80!



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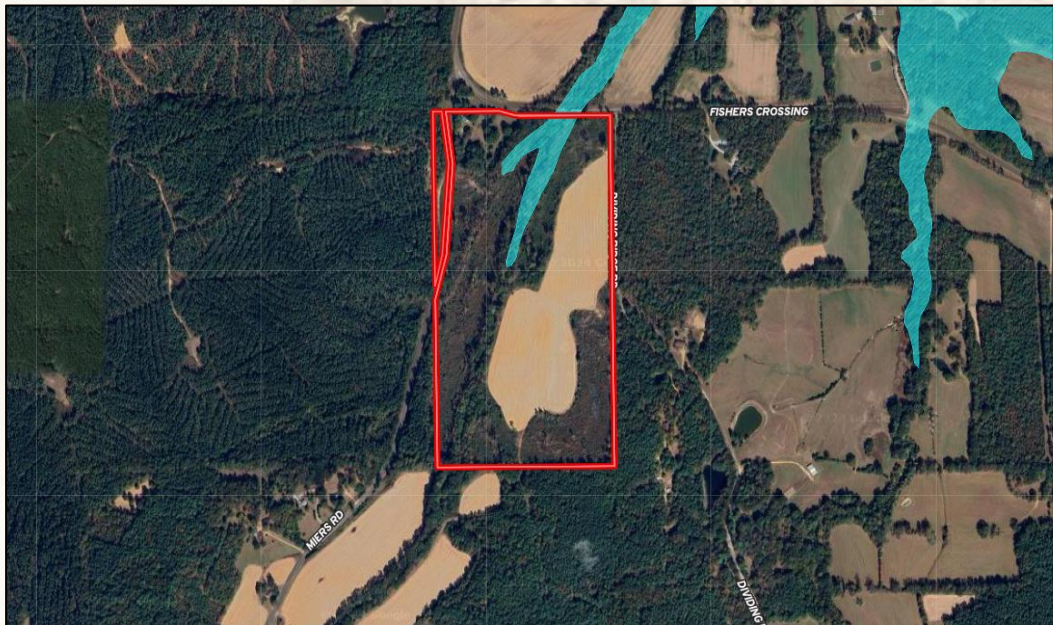
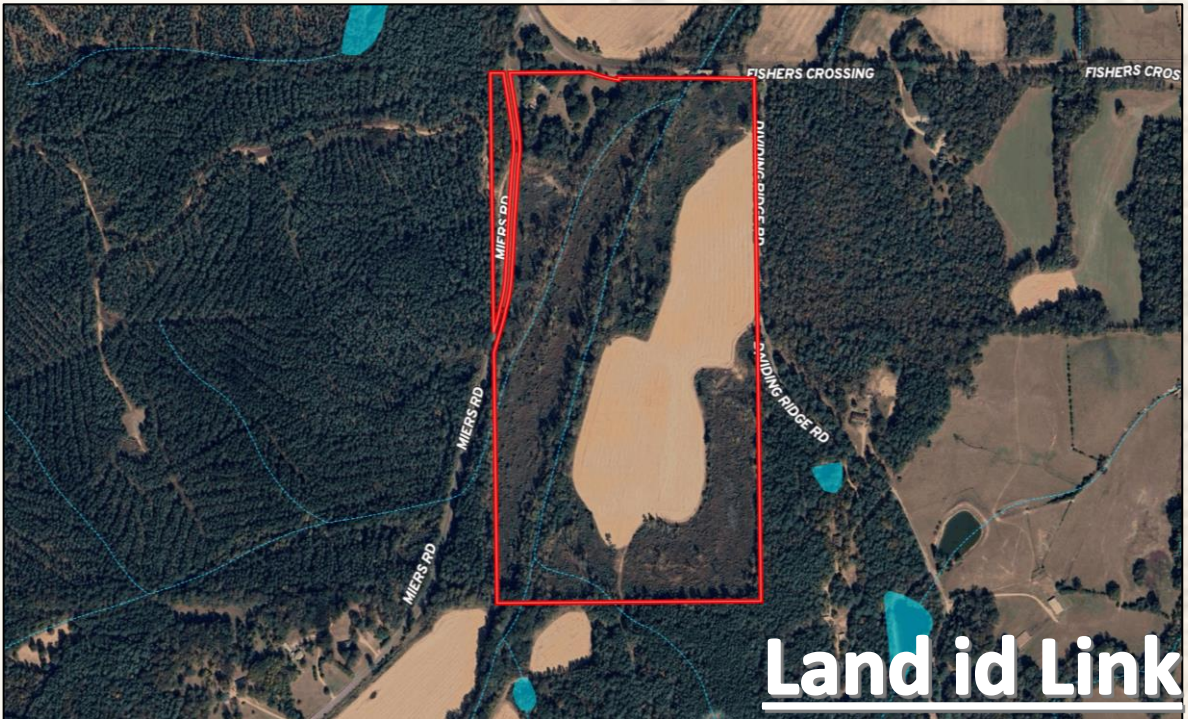
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# Aerial Map and Flood Map



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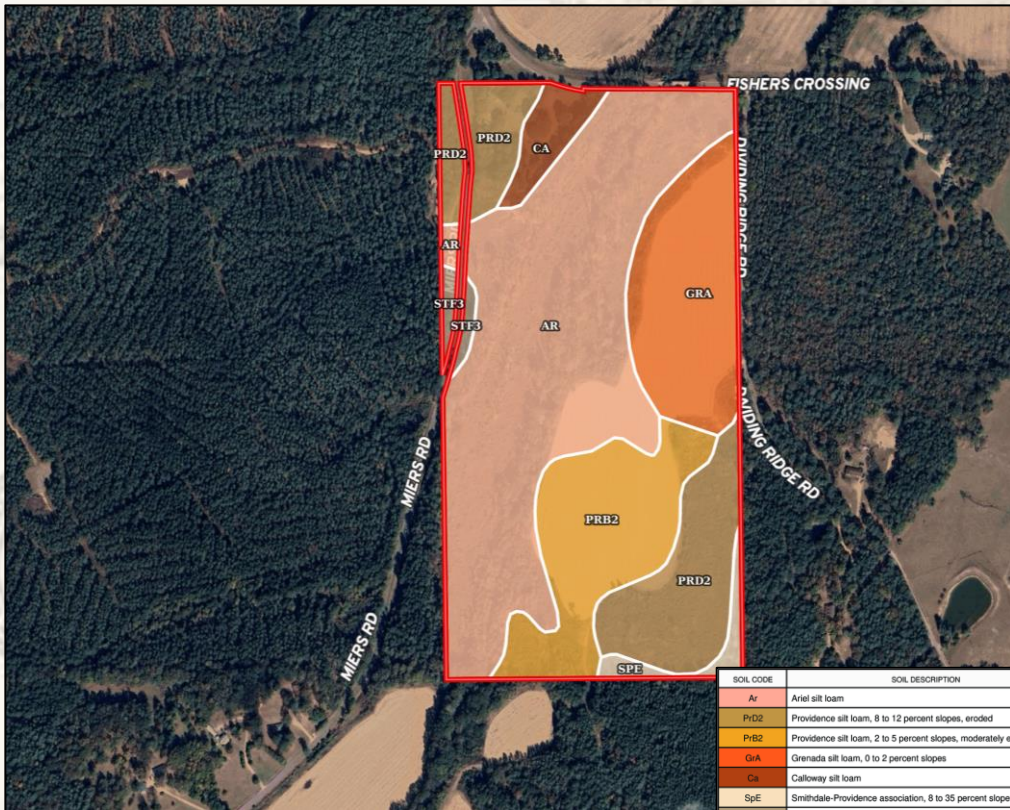
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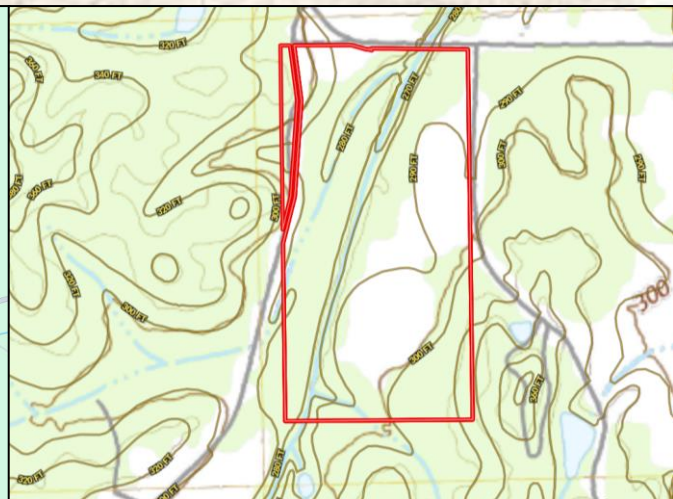
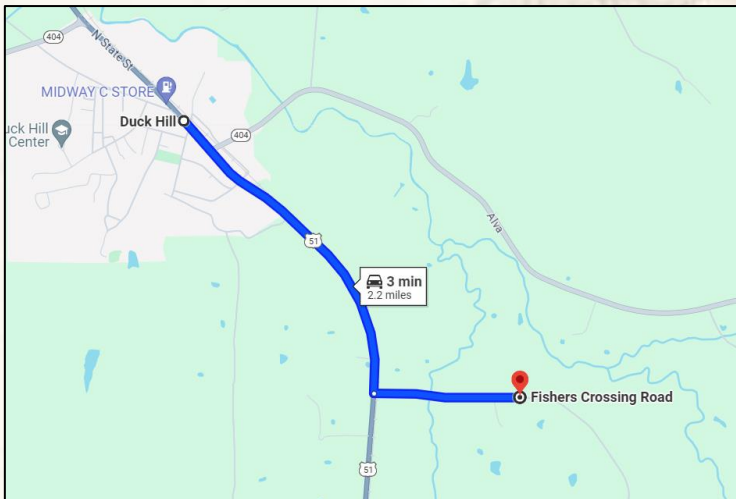
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# Soil and Topo Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NOCP	CAP
Ar	Ariel silt loam	36.18	46.18	0	76	2w
PRD2	Providence silt loam, 8 to 12 percent slopes, eroded	12.96	16.54	0	37	4e
PRB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	12.3	15.7	0	34	2e
GrA	Grenada silt loam, 0 to 2 percent slopes	11.78	15.04	0	63	2e
Ca	Calloway silt loam	2.52	3.22	0	51	2e
SpE	Smithdale-Providence association, 8 to 35 percent slopes	1.53	1.95	0	51	7e
SIF3	Sweetman and Smithdale soils, 17 to 30 percent slopes, severely eroded	1.06	1.35	0	33	7e
TOTALS		78.33	100%	-	59.12	2.5



Google [Map](#) Directions



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