

WALKER FARMS SOUTH

2,155± Acres in Montgomery County, MS



\$6,500,000

- **Mostly Enclosed by a High Game Fence**
- **Large Wildlife Plots with Stands**
- **Exceptional Deer, Duck and Turkey Hunting**
- **515± Acres of Hill Land**
- **1,640± Acres of Bottomland**
- **5± Miles of Big Black River Frontage**
- **Extensive Road and Trail System**
- **Dividing Possible**



- **1 ½ Hours North of Jackson, MS**
- **2 Hours South of Memphis, TN**
- **3 Hours West of Birmingham, AL**
- **4 Hours North of Baton Rouge, LA**

Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

ANDREW LOCICERO, REALTOR

Andrew.LoCicero@me.com

601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

If you have been looking for a recreational property that can provide it all, look no further than this 2,155± acre tract in Montgomery County, MS. Located near the town of Winona, this tract is situated approximately 1 ½ hours north of Jackson, MS, 2 hours south of Memphis, TN, 3 hours west of Birmingham, AL and 4 hours north of Baton Rouge, LA. There are multiple lodge sites and utilities are located at the road.

Hunters love tracts along the Big Black River. Here you get to enjoy around five miles of the river as it borders the 2,155± acres providing a hunting property that literally checks all the boxes. The land primarily consists of 1,640± acres of river bottomland and 515± acres of hardwood-pine mixed hill land. Certain locations have that Central Mississippi feel with rolling terrain, while other areas feel like the middle of the Mississippi Delta! Travel the property with ease along the several miles of highly improved roads and trails. Large food plots are scattered throughout and are overlooked by a combination of shooting houses and ladder stands which stay with the property. The deer herd has been intensively managed for the past several years from a combination of year-round nutrition and proper herd management. To better help with proper management, the property is mostly enclosed by 12± miles of high game fence. The diversity of the land allows you to hunt pine timber and oak ridges in the hills, or along the riverbank, hardwood thickets, and oak flats in the bottoms.

The main focus of Walker Farms has not only been to grow and intensively manage for trophy whitetails, but also provide a great waterfowl experience. You have options to hunt over grass flats, small timber stands, sloughs and all throughout a 100+ acre mature, tupelo gum brake! After chasing whitetail and waterfowl in the winter, switch gears and go after turkey in the springtime. With the magnitude and diversity of the land, you can go after “hill turkeys” and the elusive “swamp turkeys”! When the hunting seasons are over, unwind on the banks of the river while going after catfish.

If you are looking for a hunting property that has it all...this is it!

Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

ANDREW LOCICERO, REALTOR

Andrew.LoCicero@me.com

601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com



Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

ANDREW LOCICERO, REALTOR

Andrew.LoCicero@me.com

601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.



Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

ANDREW LOCICERO, REALTOR

Andrew.LoCicero@me.com

601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.



Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

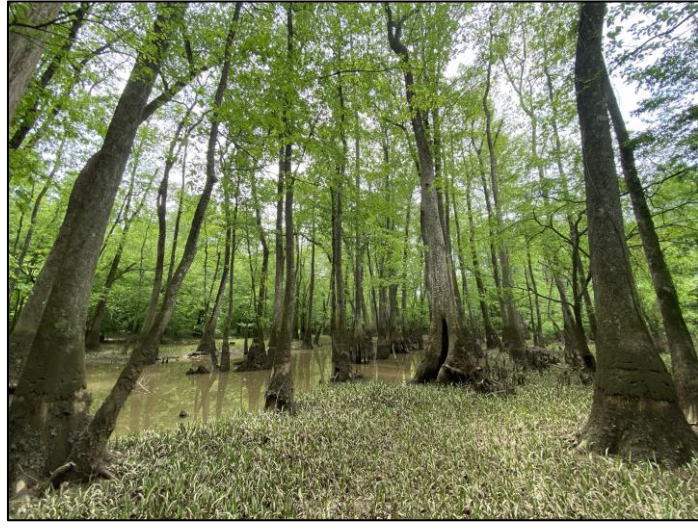
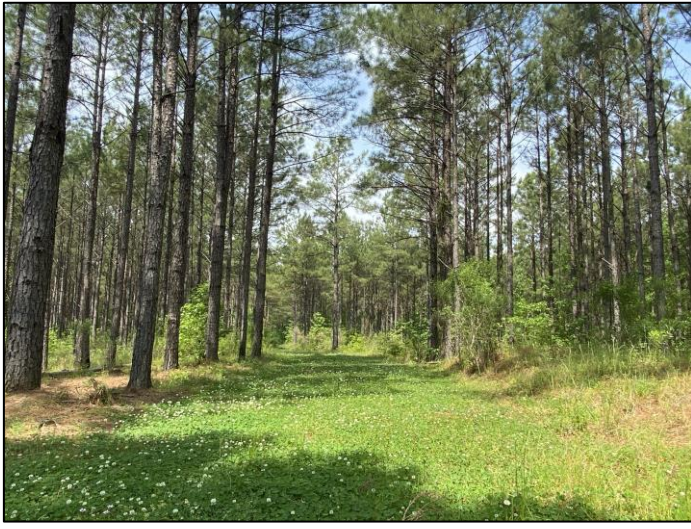
ANDREW LOCICERO, REALTOR

Andrew.LoCicero@me.com

601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.



Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

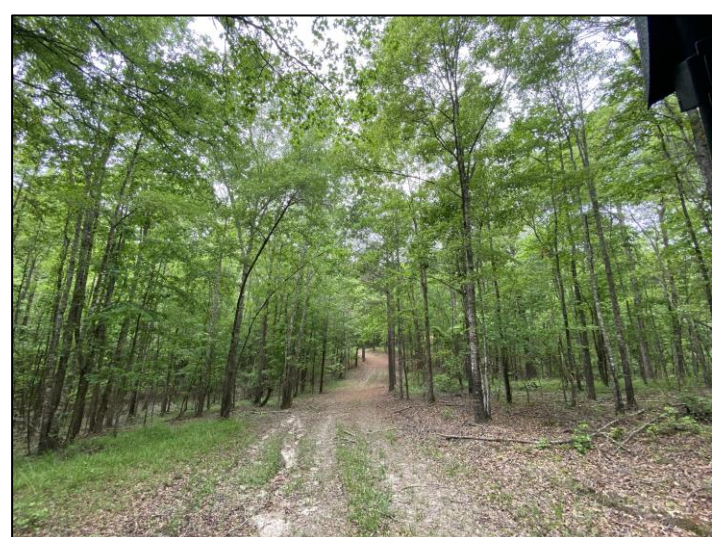
ANDREW LOCICERO, REALTOR

Andrew.LoCicero@me.com

601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.



Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

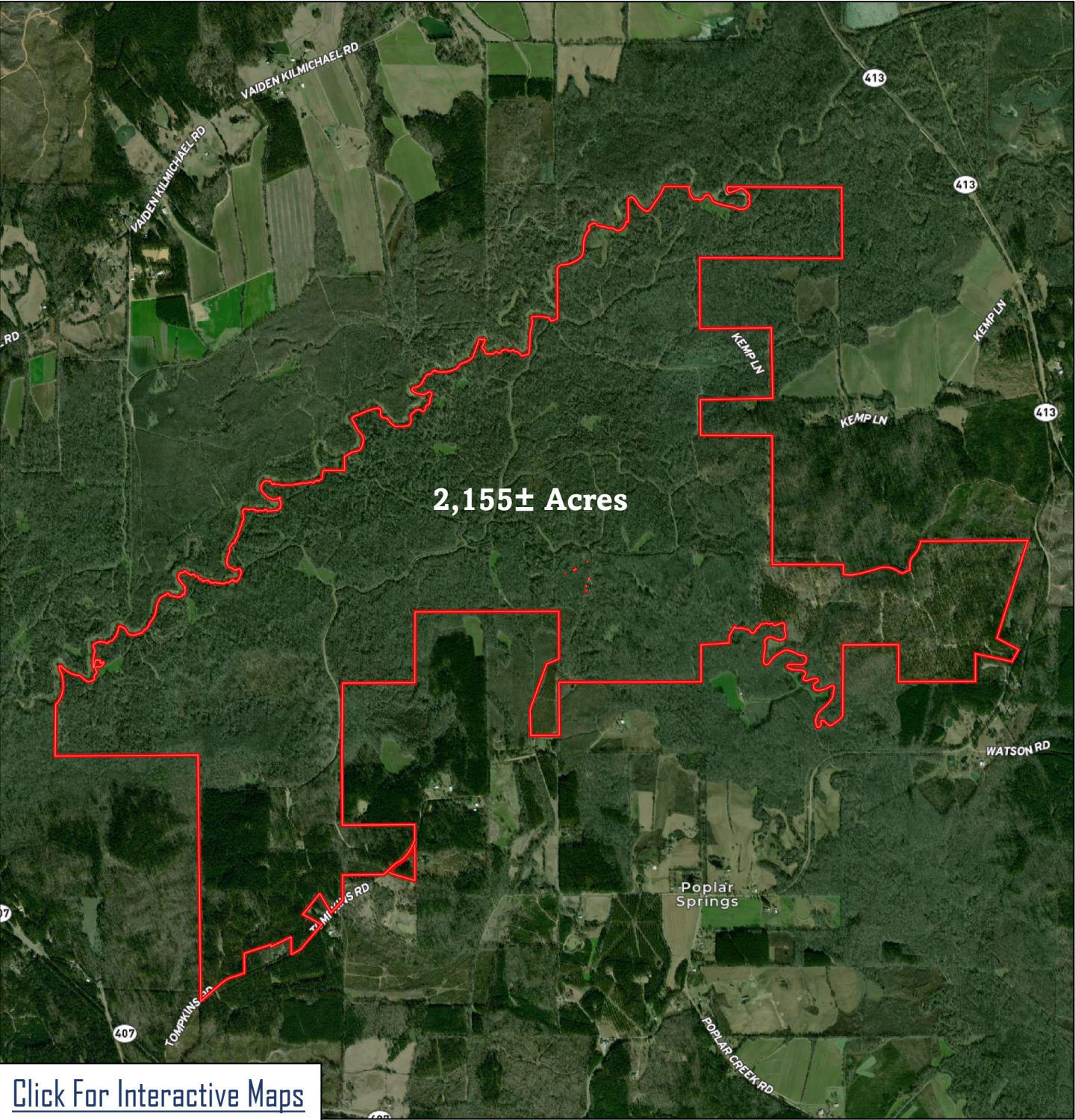
ANDREW LOCICERO, REALTOR

Andrew.LoCicero@me.com

601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.



2,155± Acres

[Click For Interactive Maps](#)

Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

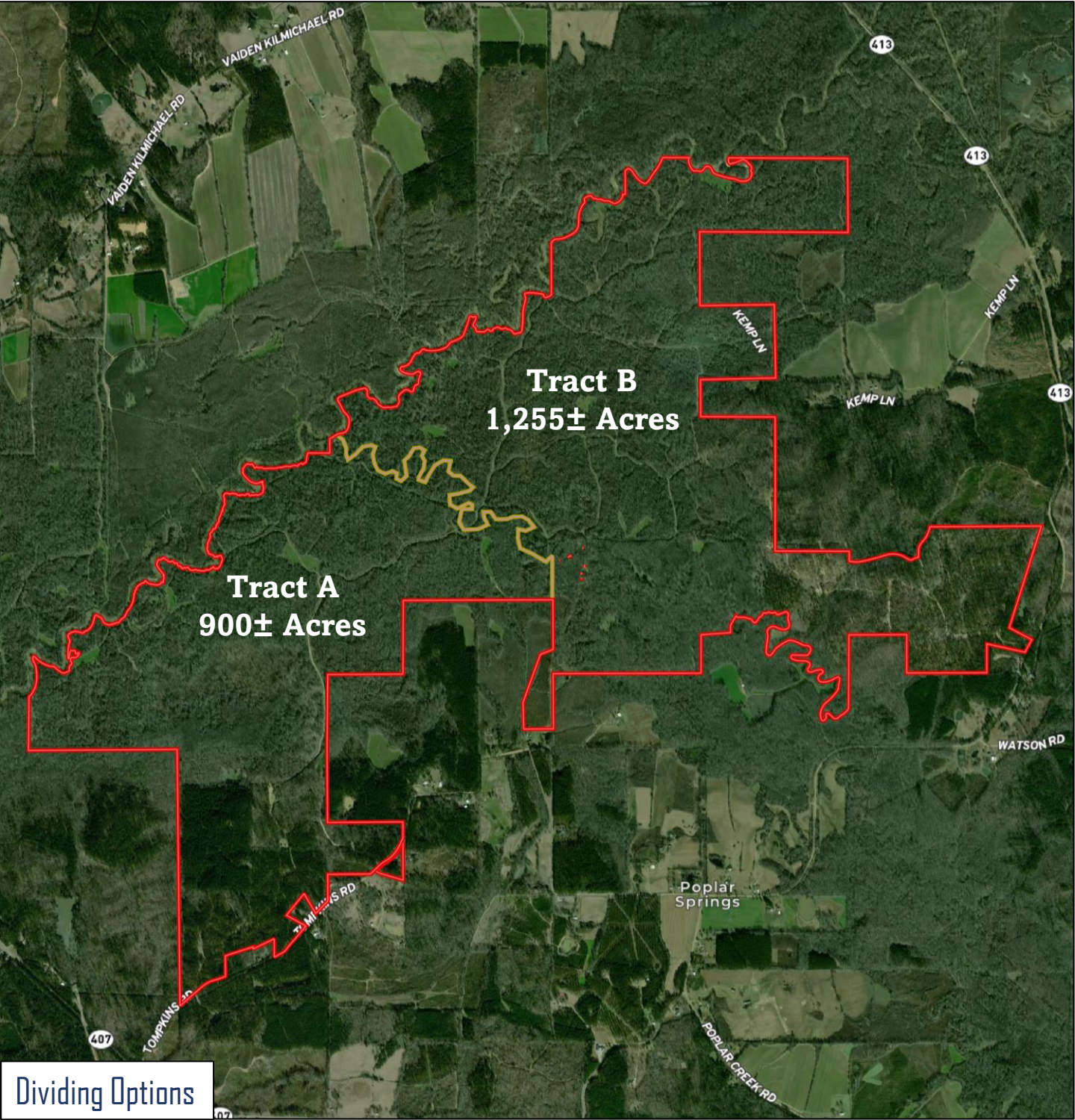
ANDREW LOCICERO, REALTOR

Andrew.LoCicero@me.com

601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.



Dividing Options

Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

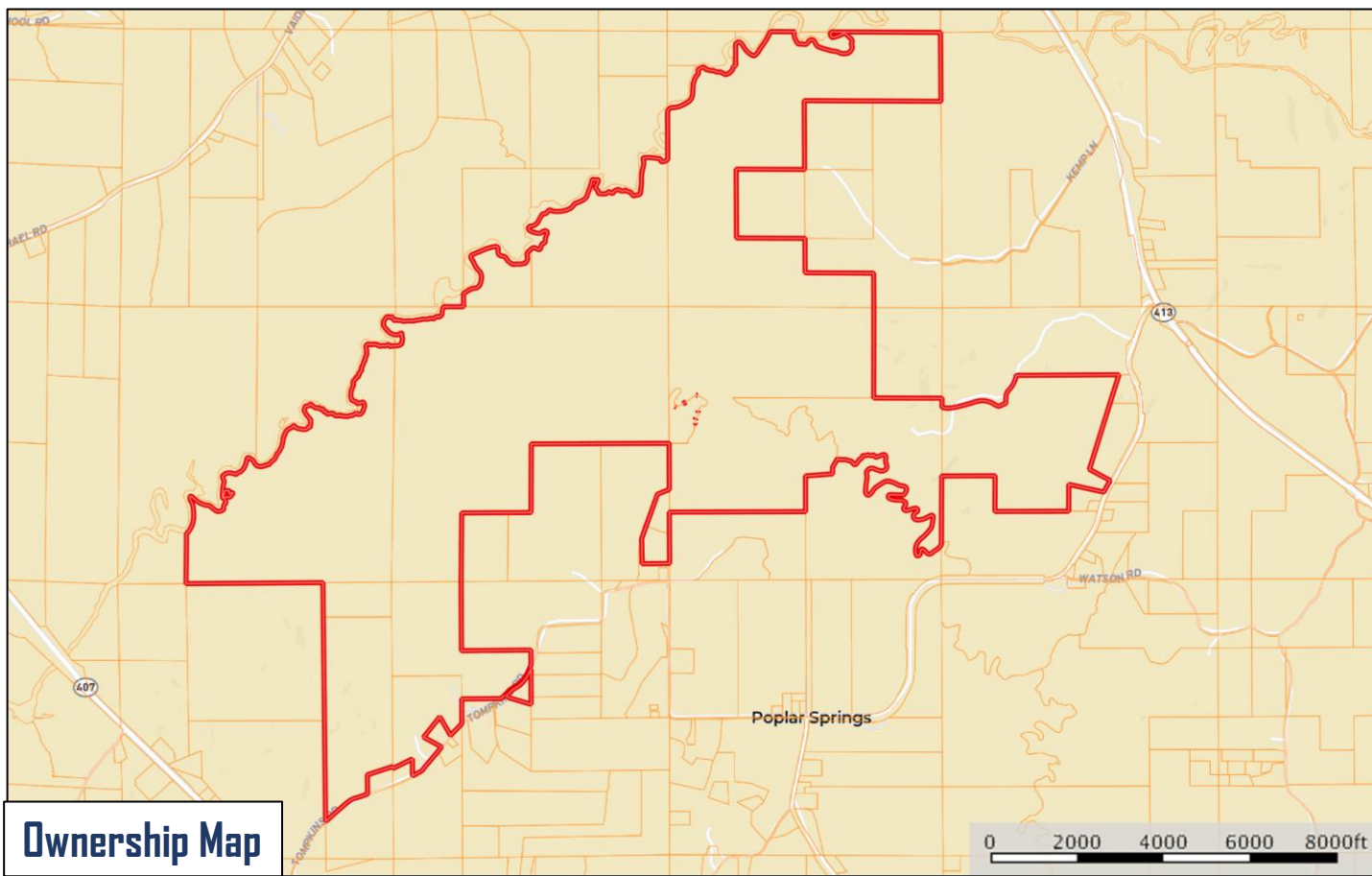
ANDREW LOCICERO, REALTOR

Andrew.LoCicero@me.com

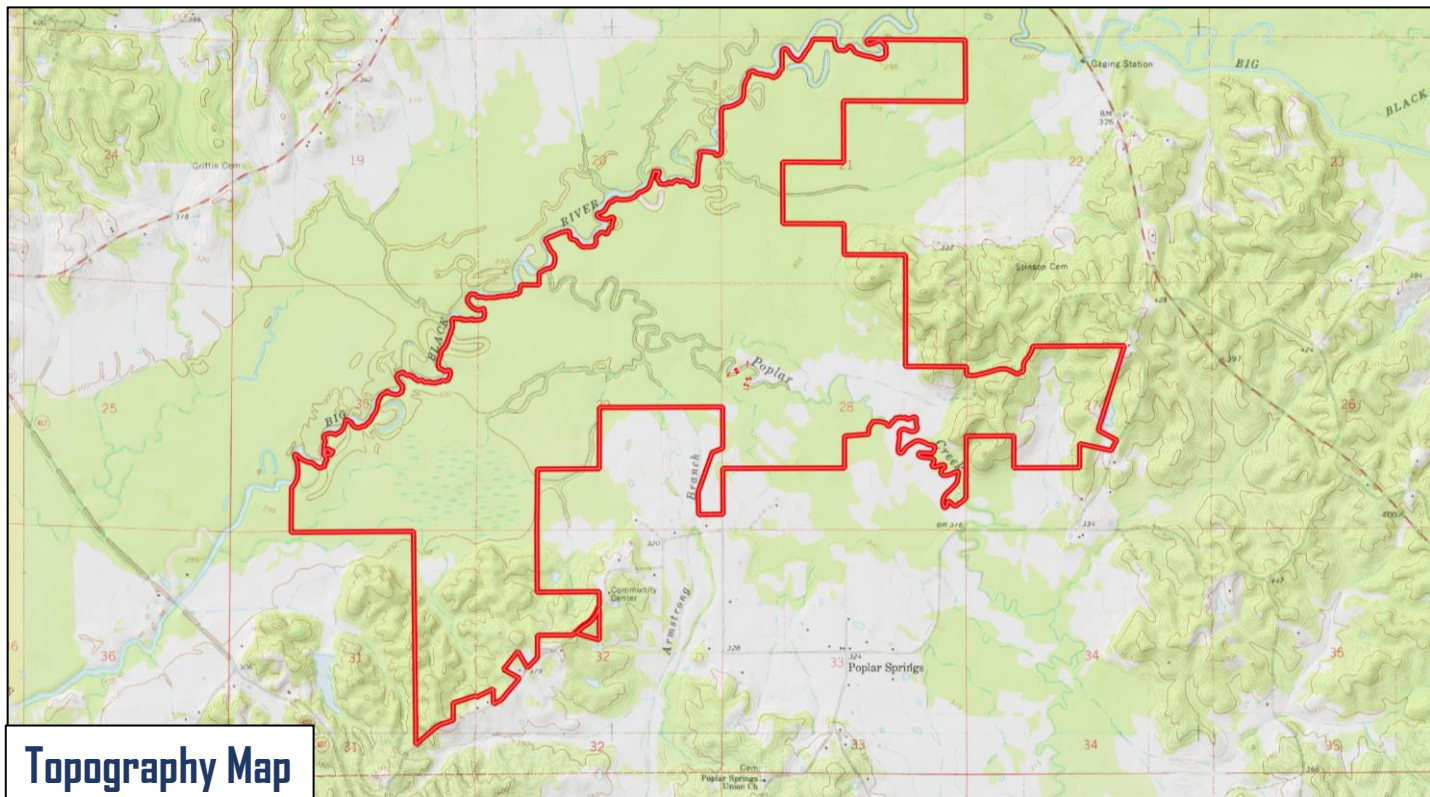
601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.



Ownership Map



Topography Map

Marketed By:

Tom Smith Land and Homes

Heritage Properties, Inc.

ADAM HESTER, REALTOR

ANDREW LOCICERO, REALTOR

Adam@TomSmithLand.com

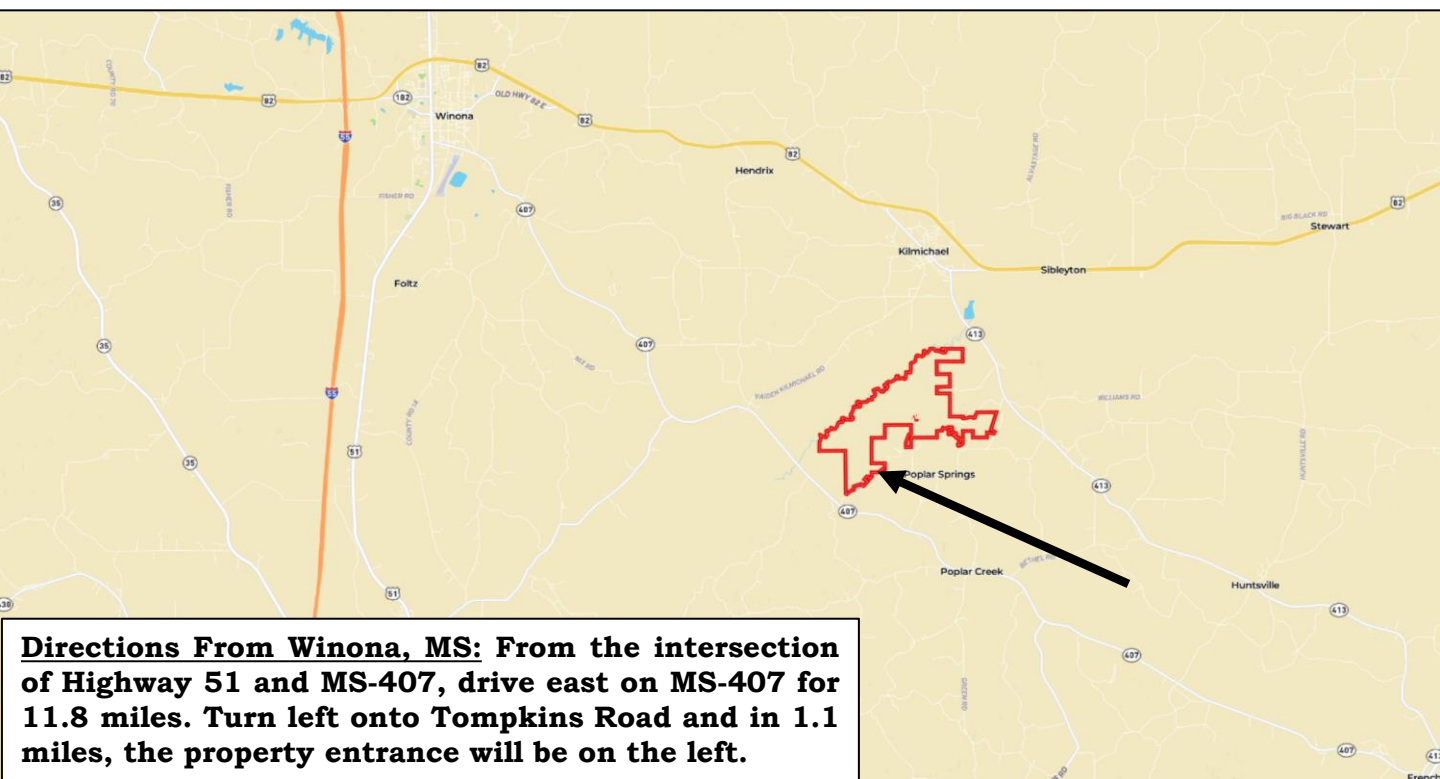
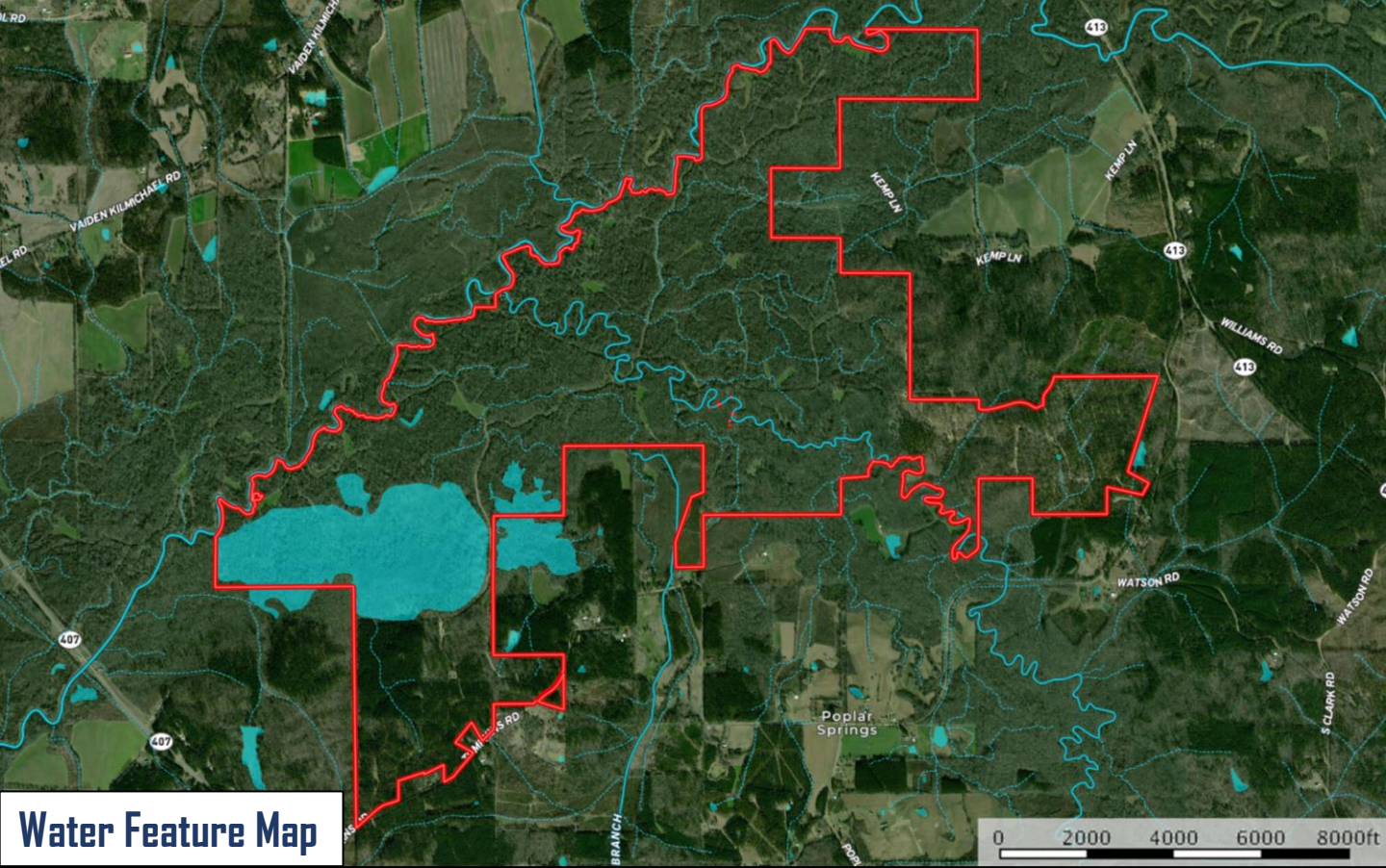
Andrew.LoCicero@me.com

601.898.2772 office | 601.506.5058 cell

601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.



Directions From Winona, MS: From the intersection of Highway 51 and MS-407, drive east on MS-407 for 11.8 miles. Turn left onto Tompkins Road and in 1.1 miles, the property entrance will be on the left.

Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR
Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

ANDREW LOCICERO, REALTOR
Andrew.LoCicero@me.com

601.605.1015 office | 850.502.6683 cell

Information is believed accurate, but not guaranteed.