

82+/- Acres in Montgomery County, MS



Are you looking to invest in land and your future in the great state of Mississippi? Imagine the memories you could make on this 82+/- acre tract in Montgomery County, MS. This property has scattered hardwoods throughout located within 1 mile of the Big Black River! This area is known for its big bucks, and this tract shows abundant signs of wildlife including deer and turkey. The property has road access and is ready for you to create your own hunting getaway. The beauty of the woods is hard to capture in a few pictures, so don't miss out, Call Barry today!



Direction from Winona, MS: Travel Hwy 407 for 10.9 miles. Turn right onto Seymore Rd. for 1.1 miles property will be on both sides of the road.

Address: Seymore Rd, Winona, MS 38967

\$121,025



call me today!

BARRY HOLT, REALTOR®

Barry@TomSmithLand.com

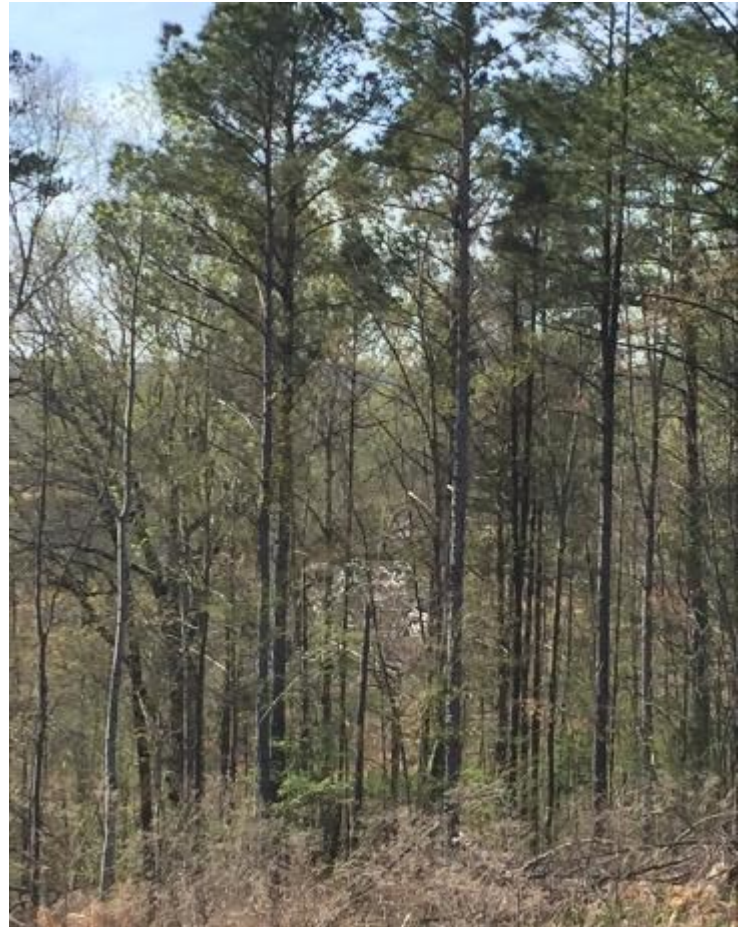
601.898.2772 office | 601-613-2288 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



BARRY HOLT, REALTOR®
Barry@TomSmithLand.com
601.898.2772 office | 601-613-2288 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



BARRY HOLT, REALTOR®
Barry@TomSmithLand.com
601.898.2772 office | 601-613-2288 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

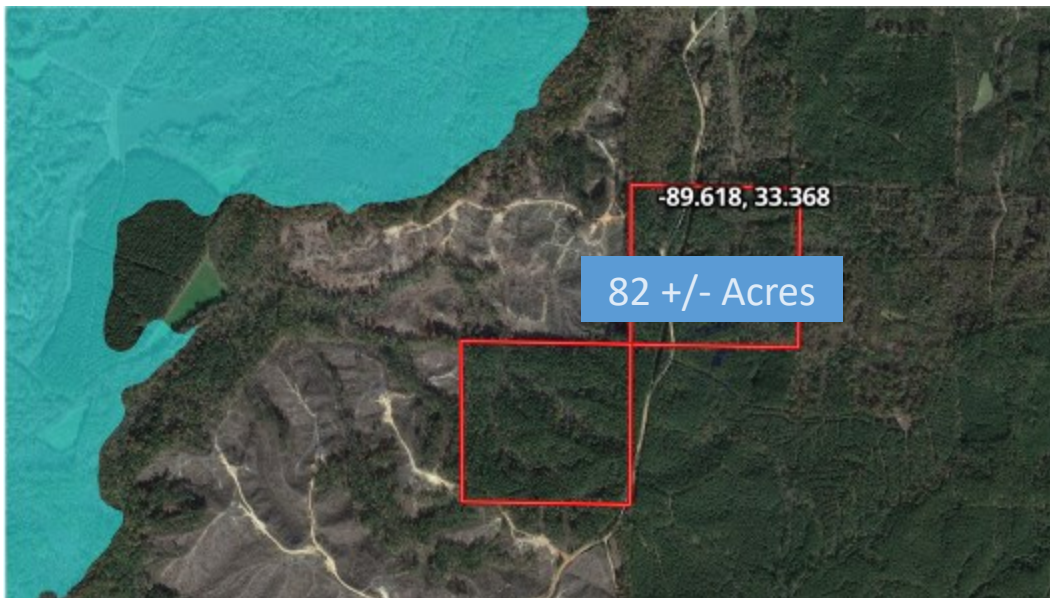
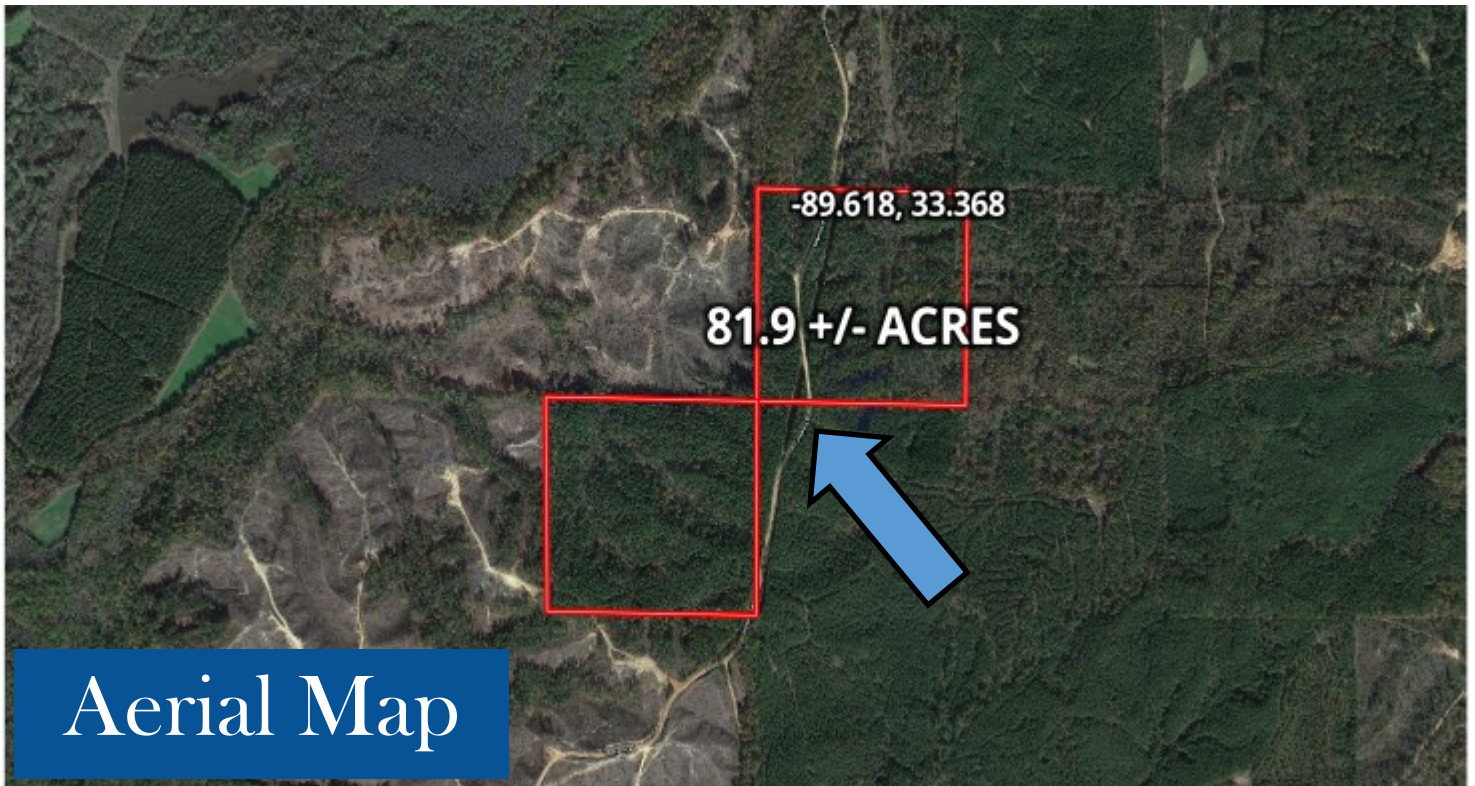


BARRY HOLT, REALTOR®
Barry@TomSmithLand.com
601.898.2772 office | 601-613-2288 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Flood
Map

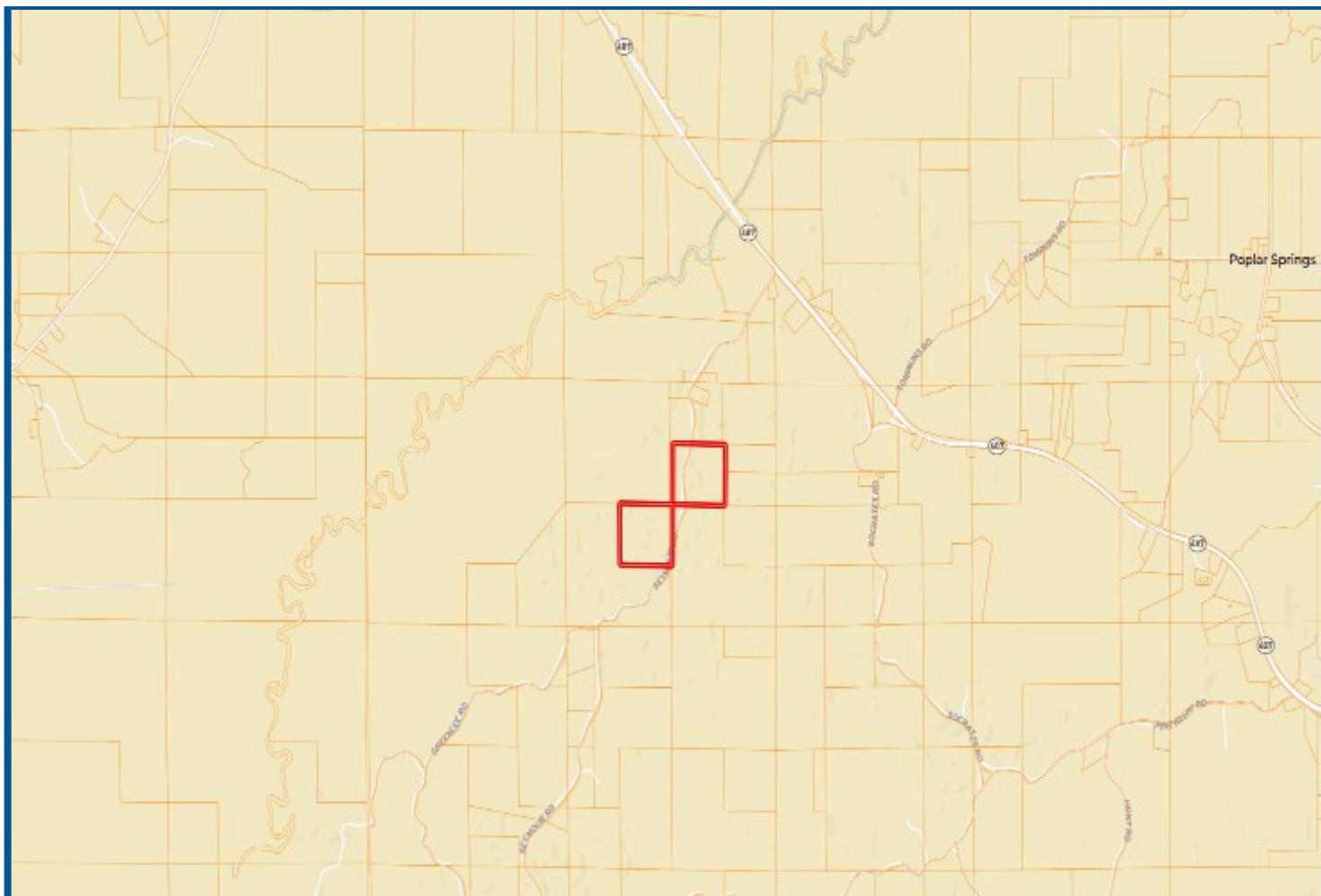


BARRY HOLT, REALTOR®
Barry@TomSmithLand.com
601.898.2772 office | 601-613-2288 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map

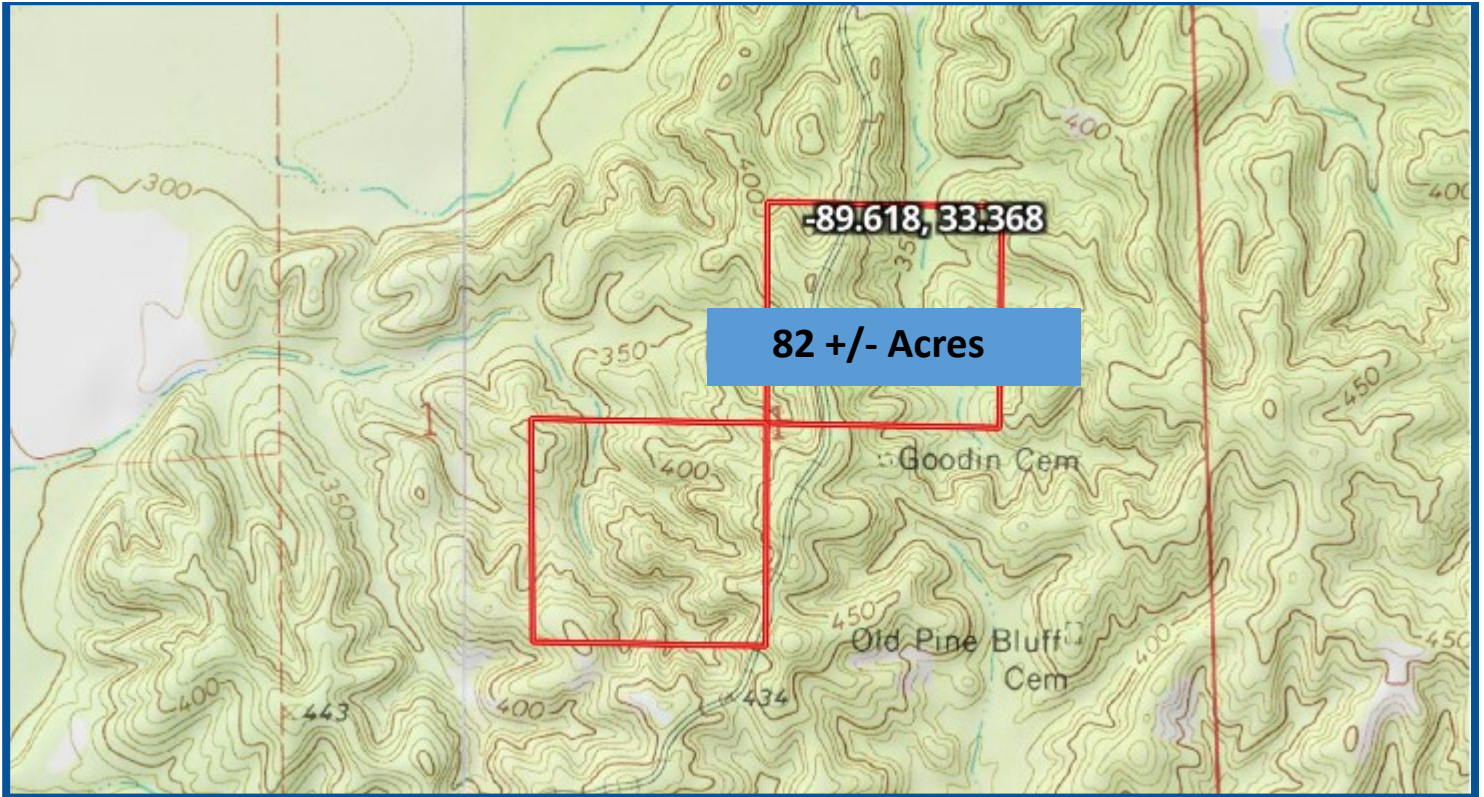


BARRY HOLT, REALTOR®
Barry@TomSmithLand.com
601.898.2772 office | 601-613-2288 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



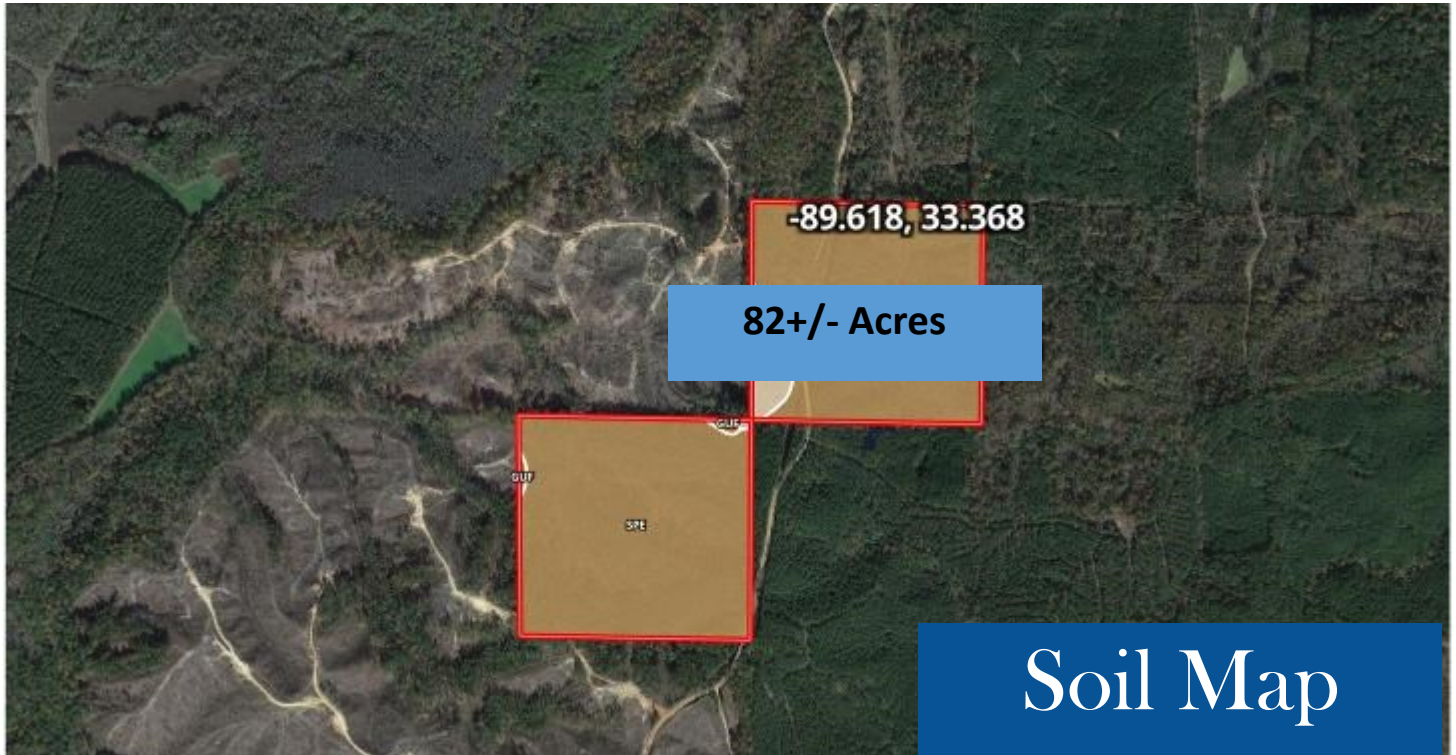
Topo Map



BARRY HOLT, REALTOR®
Barry@TomSmithLand.com
601.898.2772 office | 601-613-2288 cell



TomSmithLandandHomes.com



All Polygons 86.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SpE	Smithdale-Providence association, hilly	62.7	95.87	7e
GUF	Gulfed land-Providence complex, 5 to 25 percent slopes	0.5	0.56	7e
SE3	Smithdale-Providence complex, 8 to 17 percent slopes, severely eroded	3.1	3.56	7e
TOTALS		66.3	100%	7.0

Boundary 43.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SpE	Smithdale-Providence association, hilly	42.6	98.85	7e
GUF	Gulfed land-Providence complex, 5 to 25 percent slopes	0.5	1.12	7e
SE3	Smithdale-Providence complex, 8 to 17 percent slopes, severely eroded	0.1	0.24	7e
TOTALS		43.4	100%	7.0

Boundary 42.9 ac

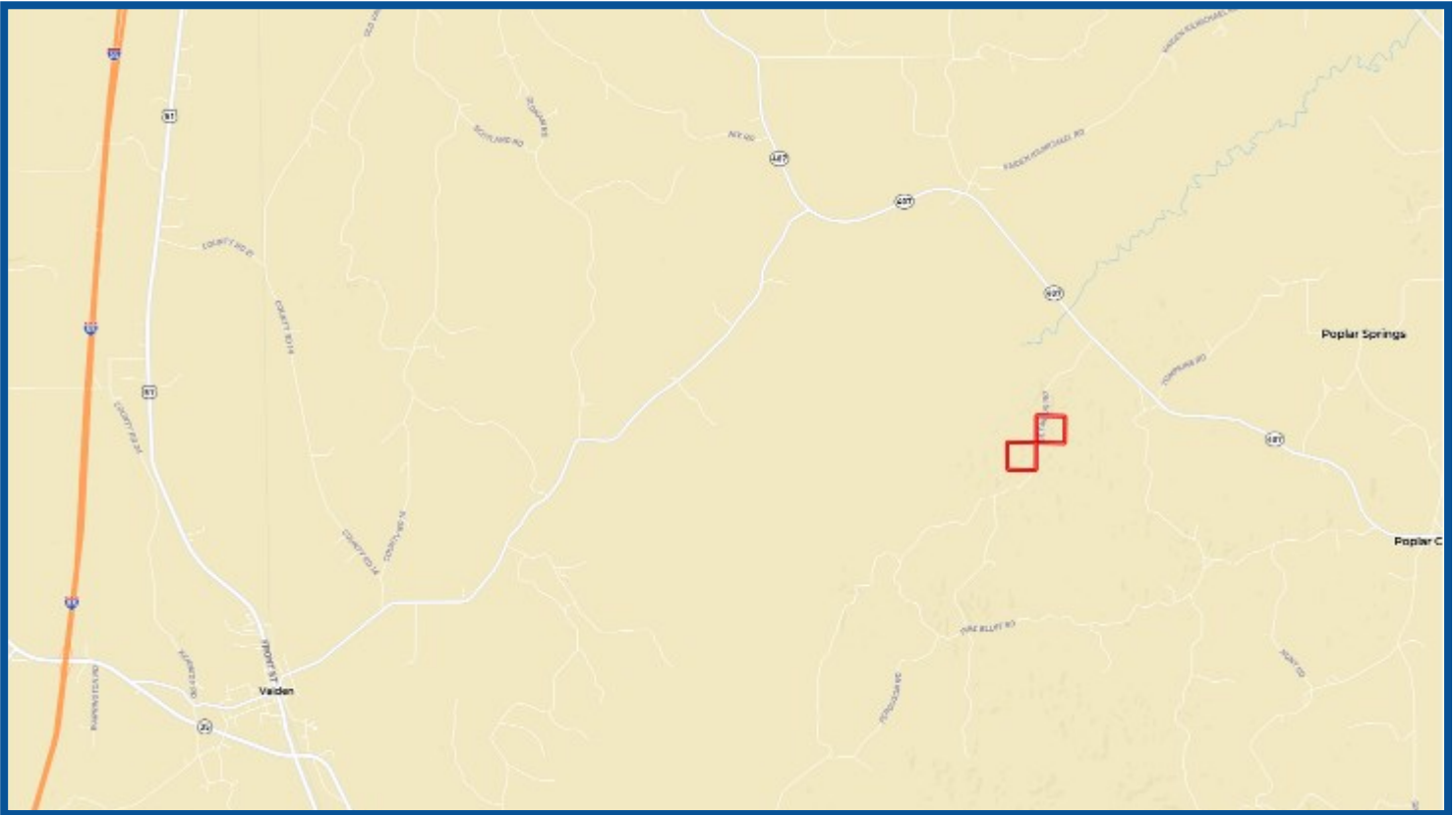
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SpE	Smithdale-Providence association, hilly	39.9	93.07	7e
SE3	Smithdale-Providence complex, 8 to 17 percent slopes, severely eroded	3.0	6.93	7e
TOTALS		42.9	100%	7.0



BARRY HOLT, REALTOR®
 Barry@TomSmithLand.com
 601.898.2772 office | 601-613-2288 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map

Direction from Winona, MS: Travel Hwy 407 for 10.9 miles. Turn right onto Seymore Rd. for 1.1 miles property will be on both sides of the road.

Address: Seymore Rd, Winona, MS 38967



BARRY HOLT, REALTOR®
Barry@TomSmithLand.com
601.898.2772 office | 601-613-2288 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.