WALKER FARMS SOUTH-TRACT B

1,255± Acres in Montgomery County, MS

- Mostly Enclosed by a High Game Fence
- Large Wildlife Plots with Stands
- Exceptional Deer, Duck and Turkey Hunting
- 300± Acres of Hill Land
- 955± Acres of Bottomland
- 3± Miles of Big Black River Frontage
- Extensive Road and Trail System
- Additional 900± Acres Available

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

Information is believed accurate, but not guaranteed.

If you have been looking for a recreational property that can provide it all, look no further than this 1,255± acres 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 Rogue, LA. There are multiple lodge sites and utilities are located at the road.

With nearly 3 miles of the frontage on the Big Black River, the land primarily consists of 955± acres of river bottomland and 300± acres of hardwood-pine mixed hill land. 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.

What makes this property so special is its offering of exceptional deer, duck and turkey hunting. 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 7± 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. Enjoy hunting ducks in the 25± acre buck brush and cypress flat in the morning and watching deer over one of several food plots in the evening. The springtime offers you the opportunity to chase after turkey and fishing from the banks of the river.

An adjoining 900± acre tract is available. For more information, call Adam Hester or Andrew LoCicero today.

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.

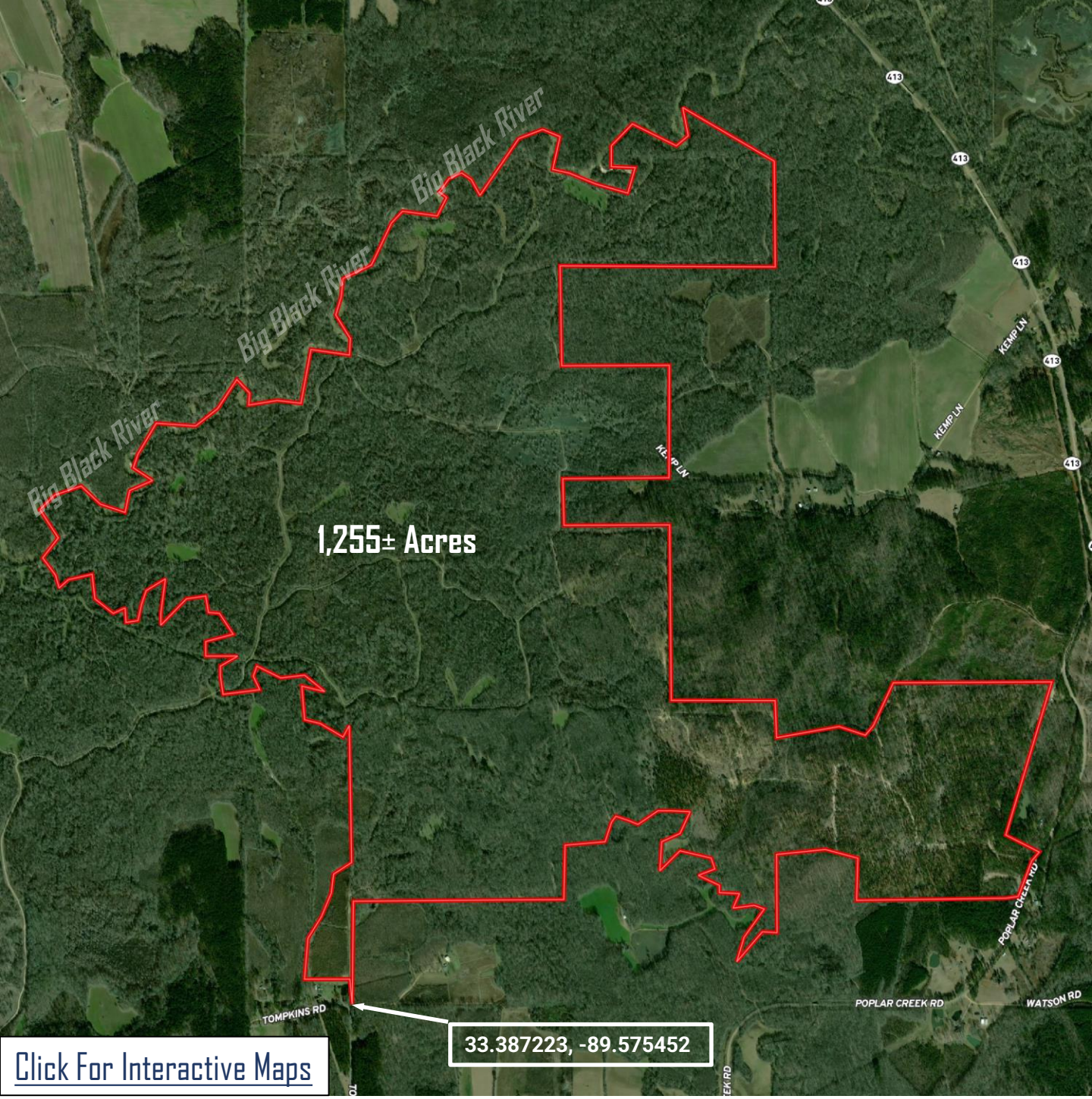
ANDREW LOCICERO, REALTOR

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.

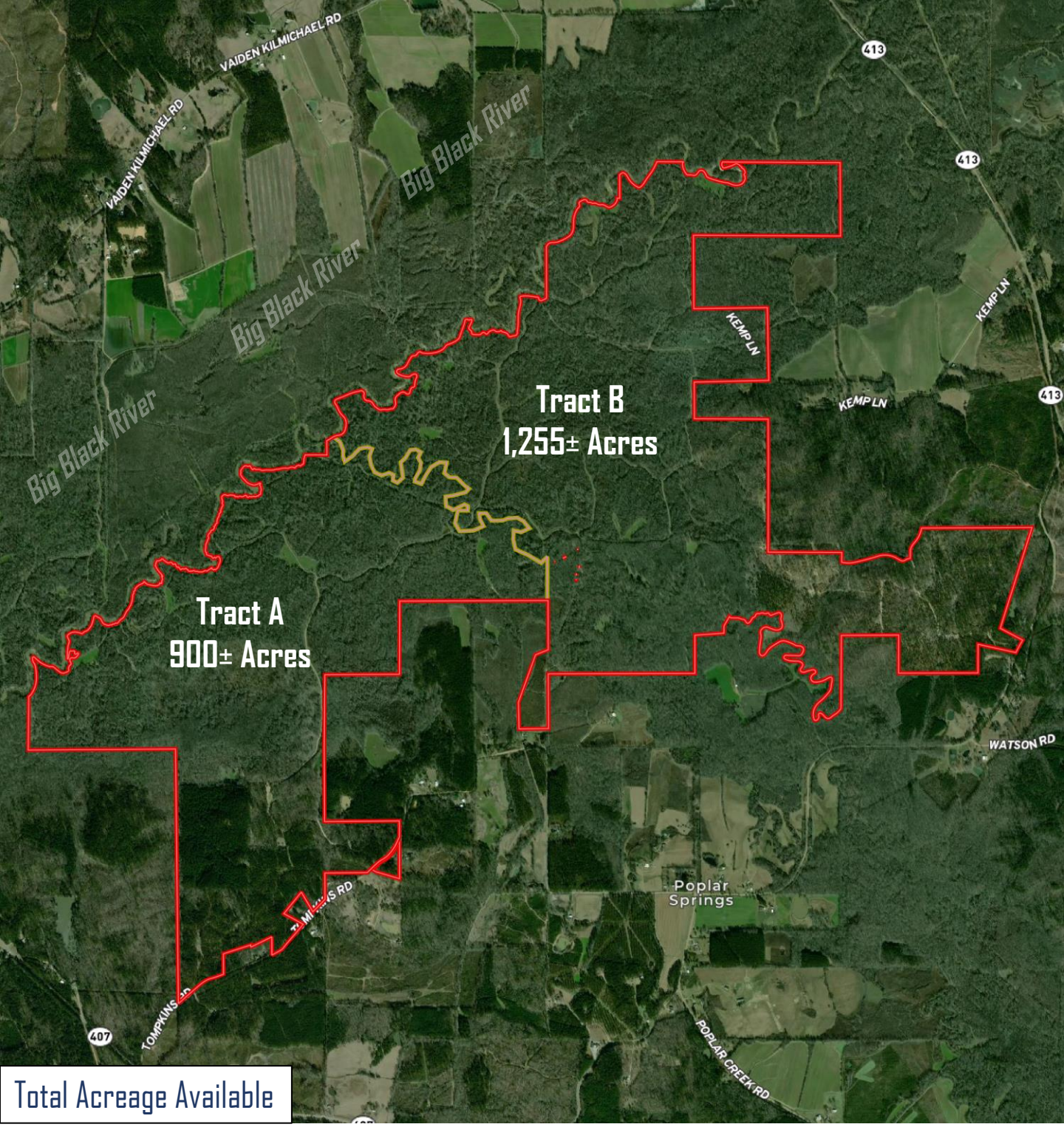
ANDREW LOCICERO, REALTOR

Andrew.LoCicero@me.com

601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.



Total Acreage Available

Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

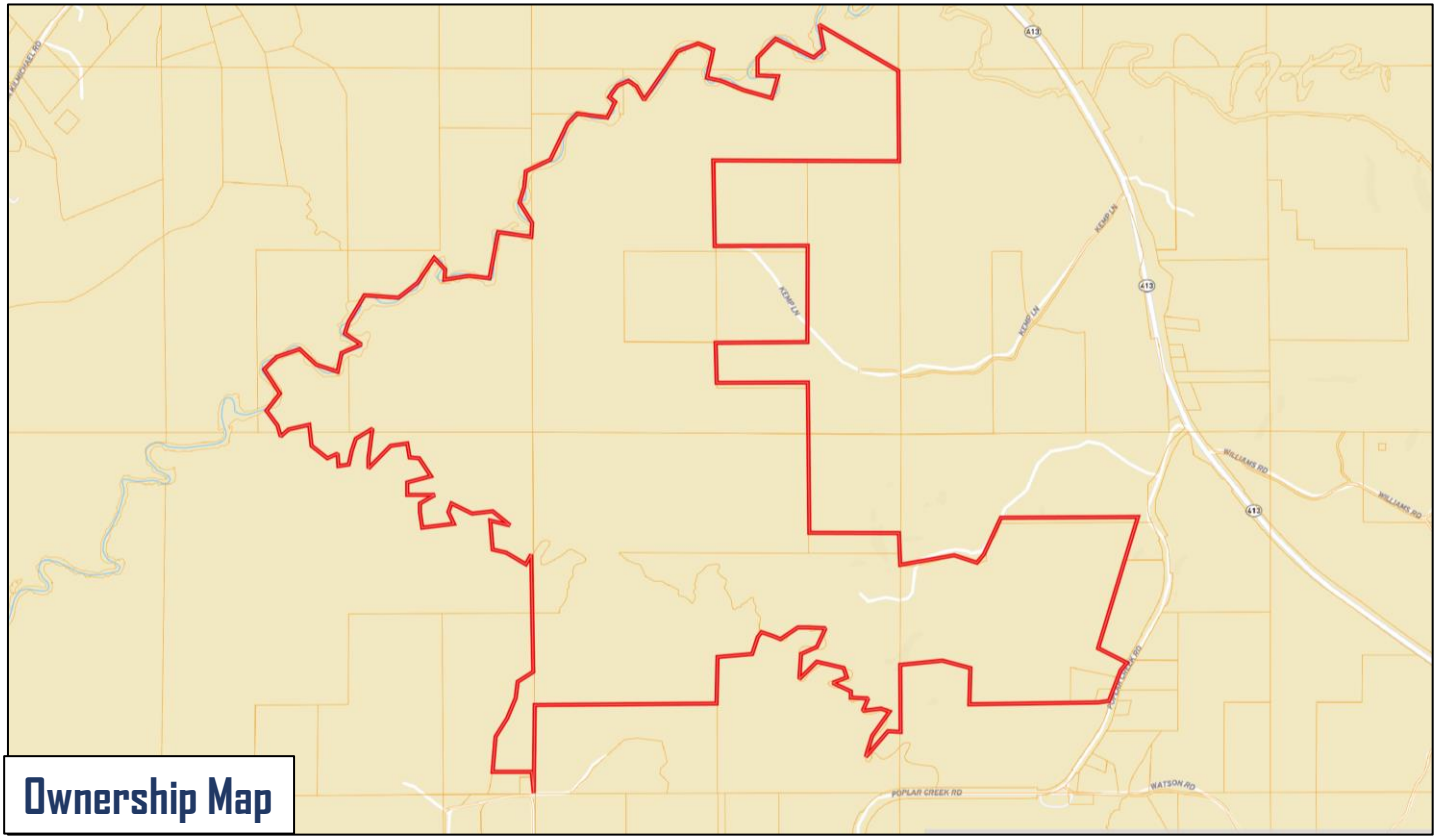
ANDREW LOCICERO, REALTOR

Andrew.LoCicero@me.com

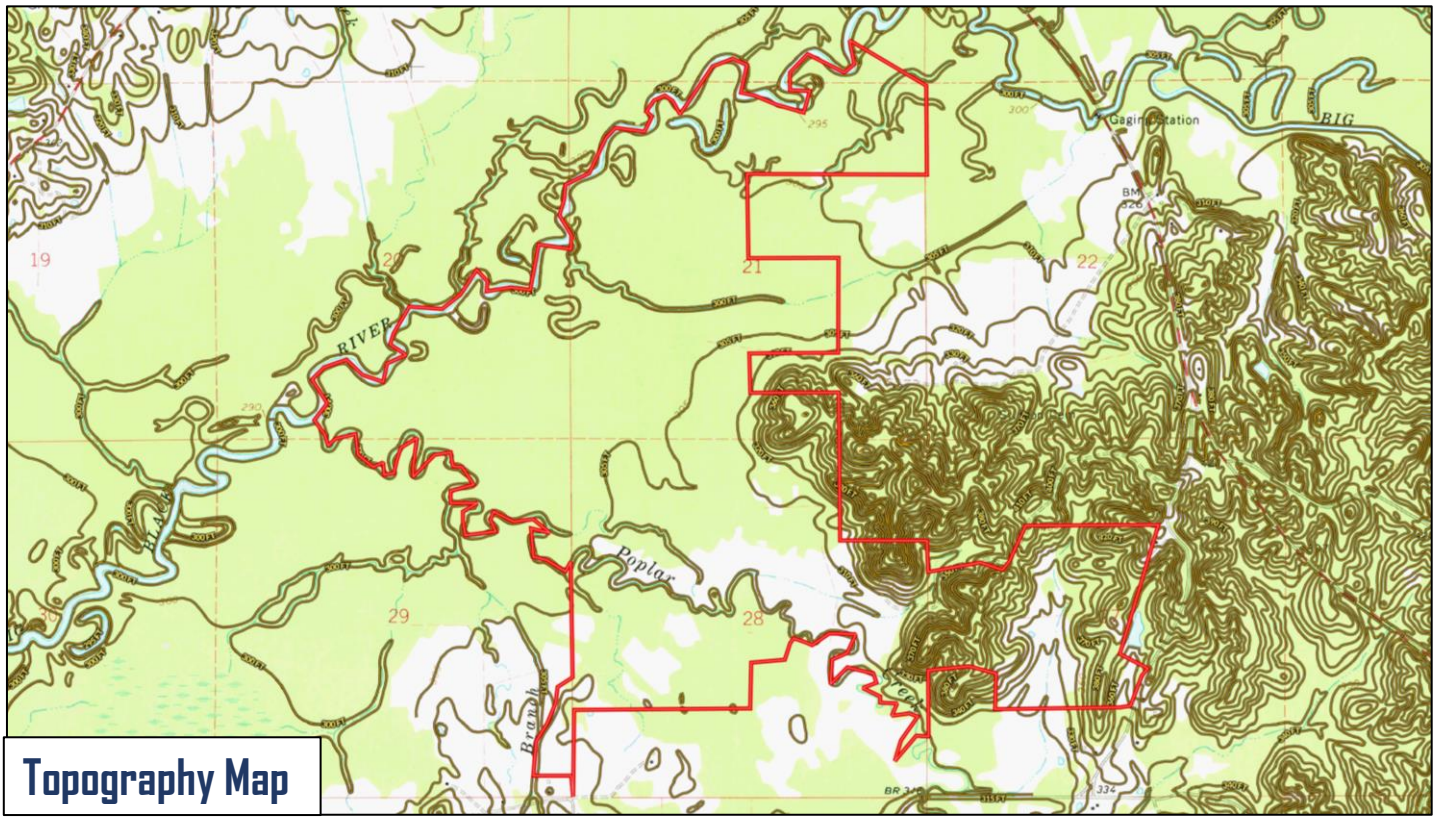
601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.



Ownership Map



Topography Map

Marketed By:

Tom Smith Land and Homes

ADAM HESTER, REALTOR

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

Heritage Properties, Inc.

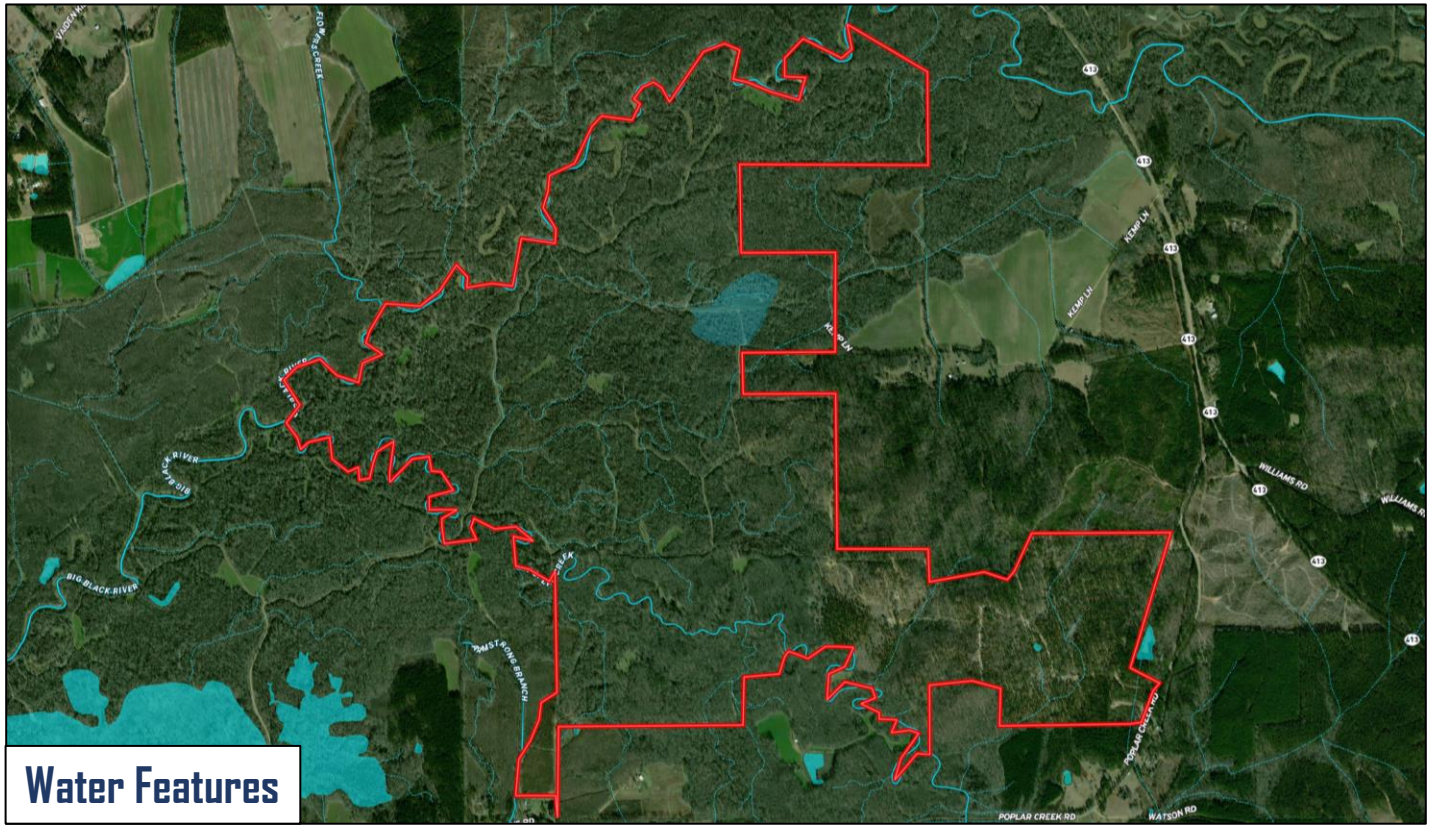
ANDREW LOCICERO, REALTOR

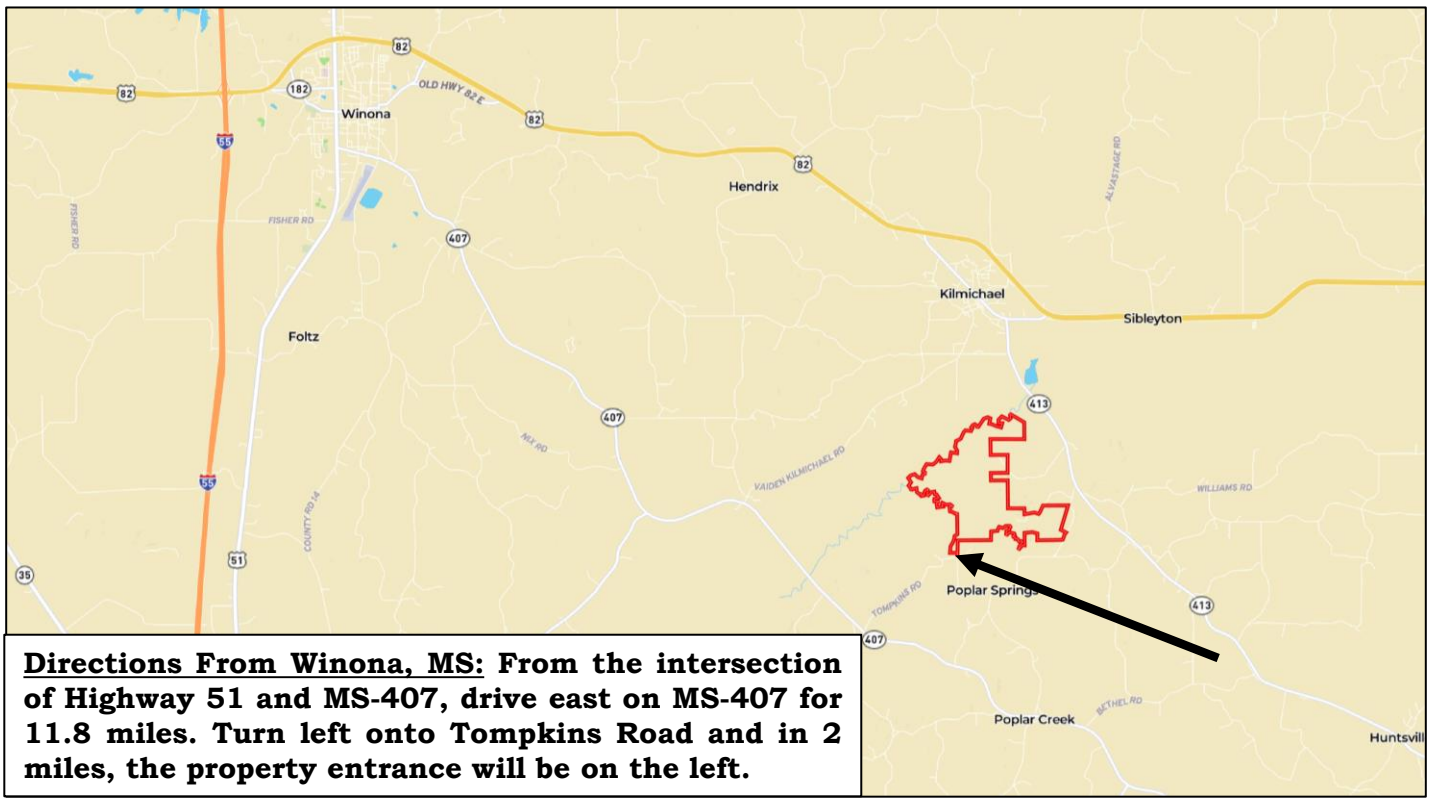
Andrew.LoCicero@me.com

601.605.1015 office | 850.502.6683 cell

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.





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 2 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

TomSmithLandandHomes.com

Information is believed accurate, but not guaranteed.