

151 Montgomery
N Mission Road
Winona, MS 38967

\$425,000
151± Acres
Montgomery County



151 Montgomery
Winona, MS / Montgomery County

SUMMARY

Address

N Mission Road

City, State Zip

Winona, MS 38967

County

Montgomery County

Type

Hunting Land

Latitude / Longitude

33.498764 / -89.777779

Acreage

151

Price

\$425,000

Property Website

<https://swapaland.com/property/151-montgomery/montgomery/mississippi/100441/>



PROPERTY DESCRIPTION

Welcome to 151 Montgomery Located on the Carroll-Montgomery County Line, just 3 minutes from Winona, MS and Interstate 55. This beautiful tract offers a rare combination of rolling terrain, diverse timber, established wildlife habitat, and a well-developed trail system creating a turnkey property for the serious outdoorsman or land investor.

As you enter the property, you can see the rolling hills covered in a mix of pine and hardwood timber. The diverse timber stands provide excellent habitat for wildlife, while the varying elevations create scenic views and natural travel corridors across the landscape.

The property is already well set up for hunting, featuring seven established food plots positioned throughout the property. These plots help attract and hold wildlife while offering multiple stand locations for different wind directions and hunting strategies. A well-maintained internal trail system runs throughout the property, providing easy access to the food plots and allowing for efficient navigation by ATV or side-by-side.

There is a creek that runs along the west side of the tract, offering a year-round water source for wildlife and enhancing the overall diversity of the land. The creek corridor, combined with the surrounding timber and natural cover, creates ideal bedding and funnel areas for deer.

Wildlife is abundant throughout the tract, with strong populations of deer and wild turkey frequently seen across the property. The combination of timber, water, food sources, and terrain makes this piece an outstanding recreational property for hunters and outdoor enthusiasts alike.

Location is another major highlight. Situated directly on the Carroll-Montgomery County line and only minutes from Winona and Interstate 55, the property offers both privacy and convenience while remaining easily accessible.

Whether you are looking for a private hunting retreat, family recreational property, or long-term land investment, this 151± acre property provides an exceptional opportunity to own a diverse piece of Mississippi land that is already set up and ready to enjoy.

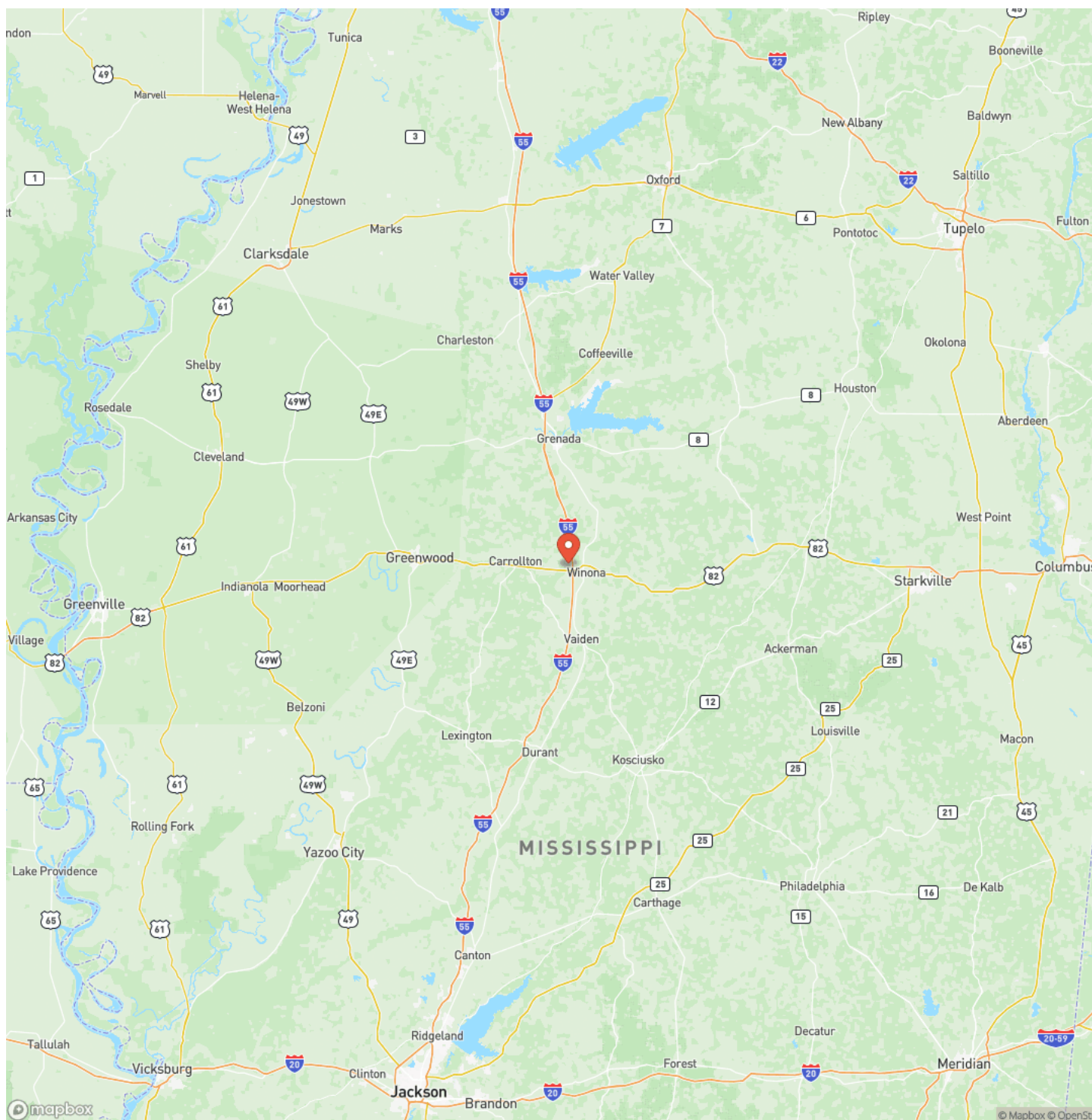




Locator Map



Locator Map



Satellite Map



151 Montgomery
Winona, MS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Leland Selby

Mobile

(662) 394-9876

Email

Leland.Selby@SwapaLand.com

Address

City / State / Zip

Starkville, MS 39759

NOTES

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MORE INFO ONLINE:

<https://swapaland.com/>

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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