

The Lodi 6
Lodi Rd
Winona, MS 38967

\$28,000
6± Acres
Montgomery County



The Lodi 6
Winona, MS / Montgomery County

SUMMARY

Address

Lodi Rd

City, State Zip

Winona, MS 38967

County

Montgomery County

Type

Hunting Land, Lot, Timberland, Business Opportunity, Recreational Land

Latitude / Longitude

33.548811 / -89.527034

Acreage

6

Price

\$28,000

Property Website

<https://swapaland.com/property/the-lodi-6-montgomery-mississippi/116890/>



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PROPERTY DESCRIPTION

Located on Lodi Road in Montgomery County, Mississippi, this 6+/- acre property offers a great opportunity for anyone looking for a manageable tract with homesite and investment potential. The property consists primarily of planted pines that are approximately 15 years old, providing a solid foundation for future timber value while also creating a private, wooded setting.

With direct access to Lodi Road and water and electricity available nearby, much of the groundwork is already in place for someone interested in building a permanent residence, weekend cabin, or hunting camp. The size of the property makes it large enough to enjoy privacy and the outdoors without requiring the upkeep that comes with a much larger tract.

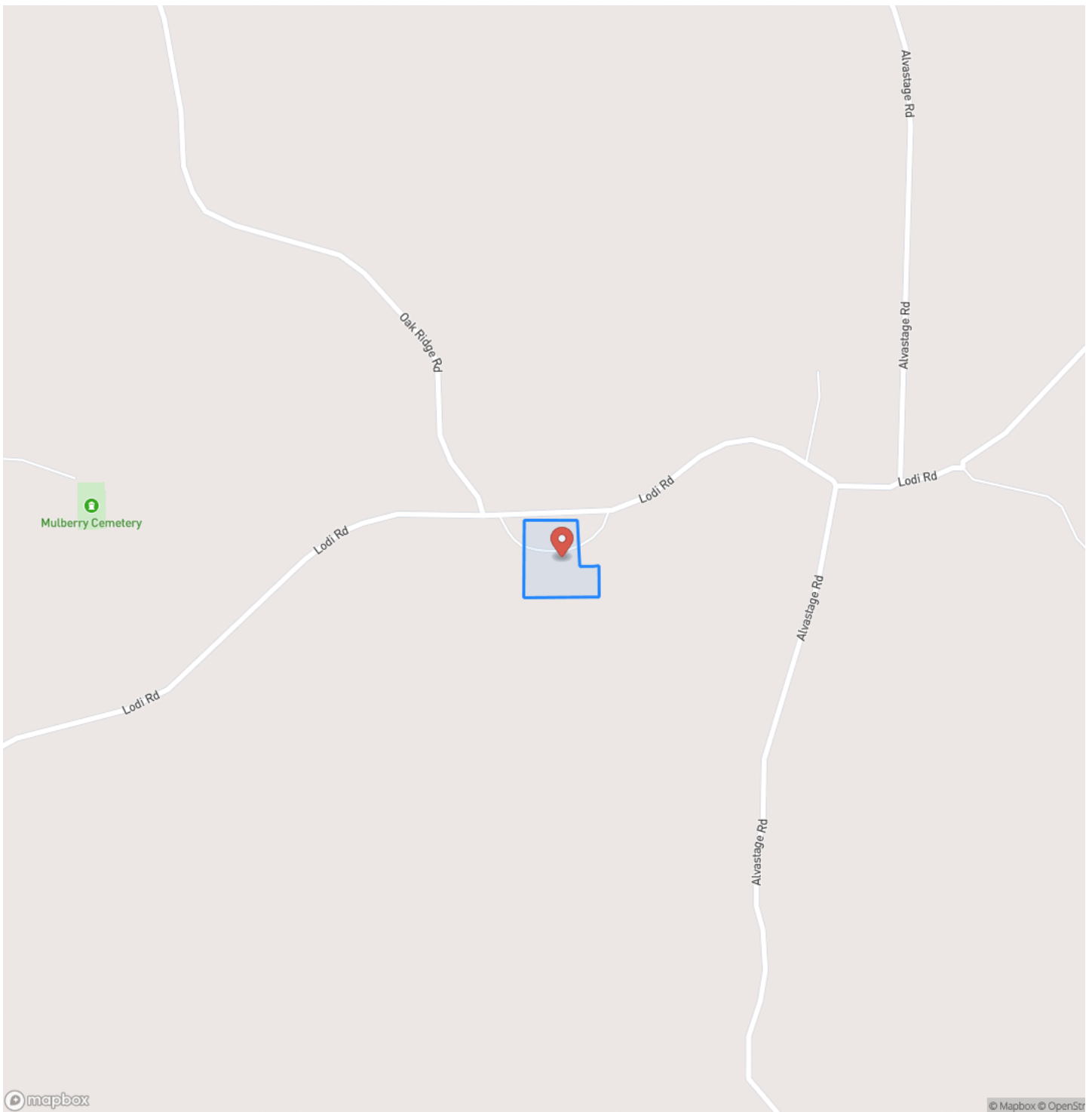
The property is conveniently located approximately 15 minutes from Winona and only about 10 minutes from Highway 82, providing easy access to town and the surrounding area. Its location offers the peace and quiet of the country while still being within a reasonable drive of everyday necessities.

Whether you are searching for a place to build, a small recreational retreat, or a long-term timber investment, this Montgomery County property offers several possibilities. Affordable-sized tracts with road access, available utilities, planted timber, and a convenient location can be difficult to find. Take a look and see what this Lodi Road property could offer you.

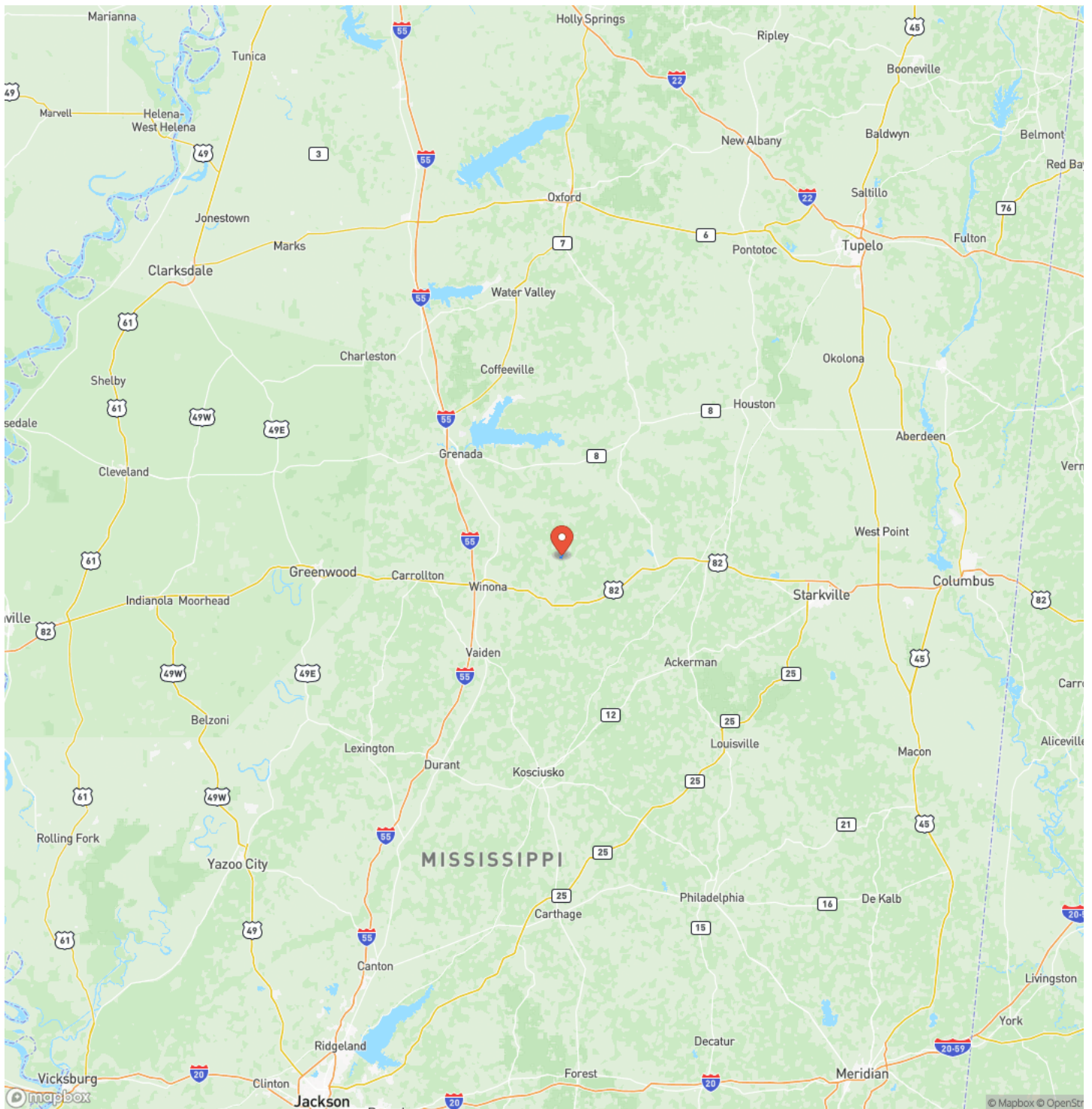




Locator Map



Locator Map



Satellite Map



The Lodi 6
Winona, MS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hayden Self

Mobile

(662) 229-7706

Email

Hayden.Self@SwapaLand.com

Address

City / State / Zip

Winona, MS 38967

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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