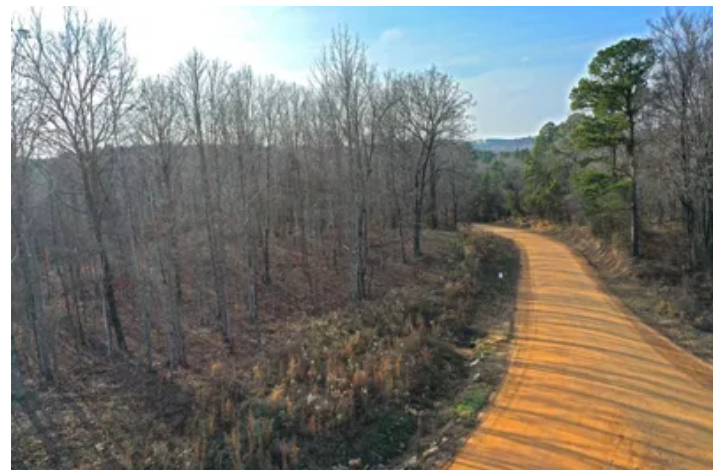


The Montgomery 24
Fishers Crossing Road
Duck Hill, MS 38925

\$74,900
24± Acres
Montgomery County



The Montgomery 24

Duck Hill, MS / Montgomery County

SUMMARY

Address

Fishers Crossing Road

City, State Zip

Duck Hill, MS 38925

County

Montgomery County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

33.581573 / -89.59178

Acreage

24

Price

\$74,900

Property Website

<https://swapaland.com/property/the-montgomery-24/montgomery/mississippi/96481/>



The Montgomery 24

Duck Hill, MS / Montgomery County

PROPERTY DESCRIPTION

This rural property is a great opportunity for anyone looking for a small tract to get away to the country and enjoy some peace and quiet. With plenty of road frontage, access is easy, and there are several good spots that could work well for a cabin or future homestead.

The land is a nice mix of hardwoods and pine, offering a nice place to hunt or just relax in the country. There are internal trails already in place, making it easy to get around the property on foot, ATV, or UTV.

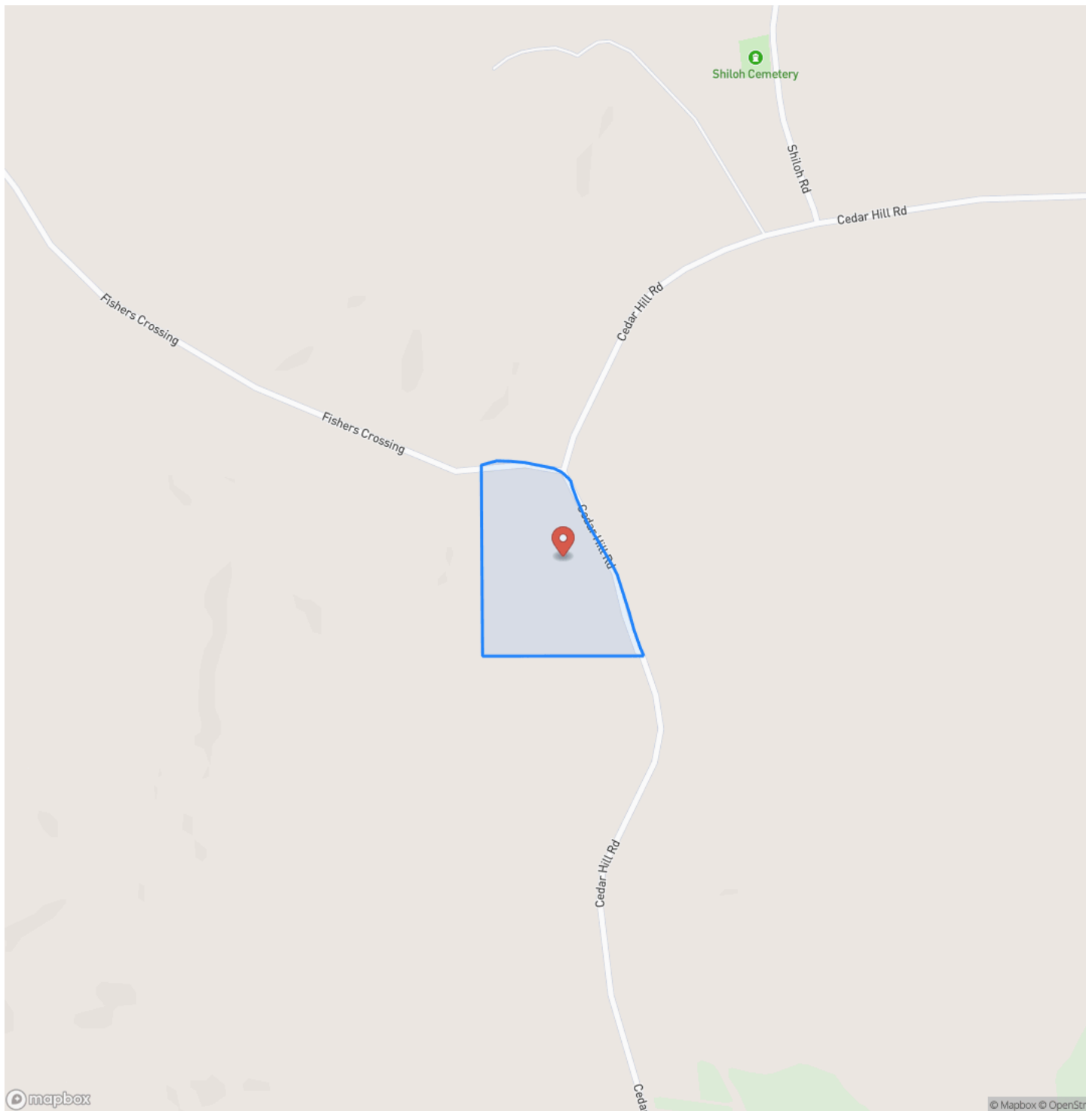
Community water is available, and electricity is provided by Delta Electric EPA, so utilities are close by when you're ready to build. Whether you're looking for a weekend retreat, a place to spend time outdoors, or a simple spot to put down roots in the country, this property offers all of the above. Call, text, or email Tyler Alldread to set up a listing appointment!



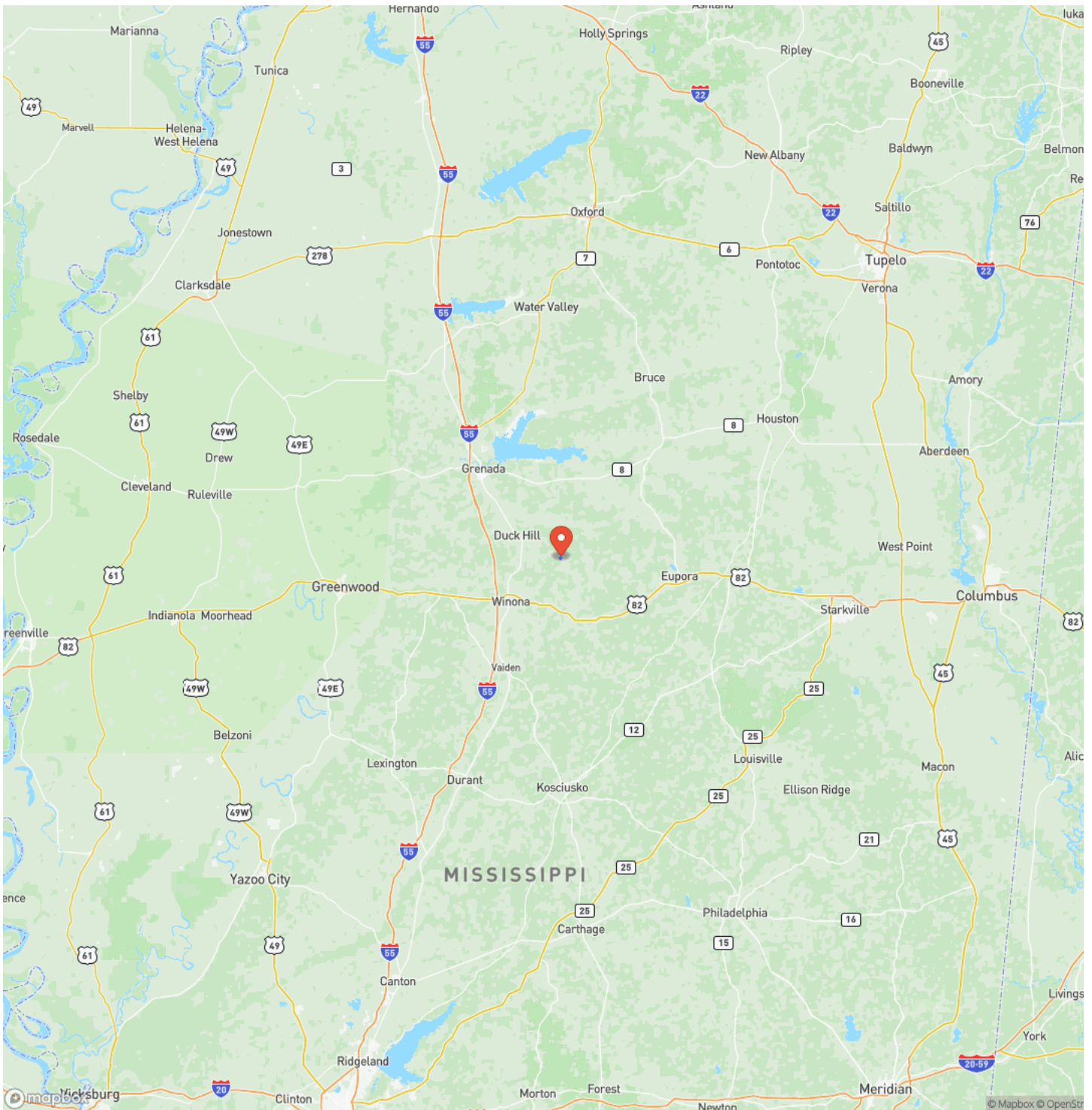
The Montgomery 24
Duck Hill, MS / Montgomery County



Locator Map



Locator Map



Satellite Map



The Montgomery 24
Duck Hill, MS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Alldread

Mobile

(662) 230-7322

Email

Tyler.Aldread@swapaland.com

Address

City / State / Zip

Winona, MS 38967

NOTES

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www.swapaland.com

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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