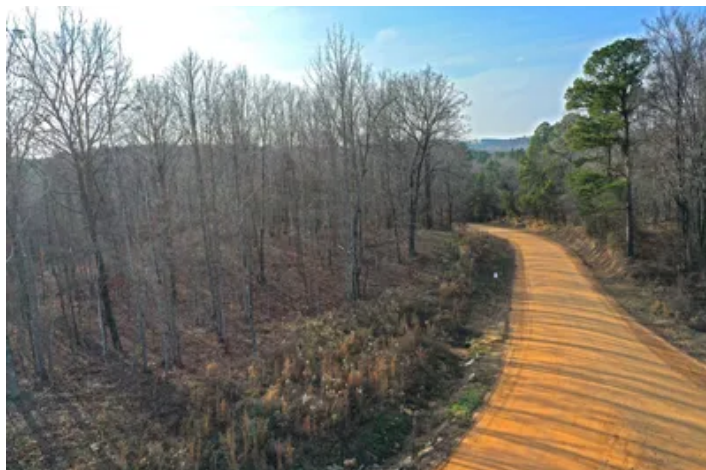


**The Montgomery 24**  
Fishers Crossing Road  
Duck Hill, MS 38925

**\$74,900**  
24± Acres  
Montgomery County





## The Montgomery 24

### Duck Hill, MS / Montgomery County

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#### **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**

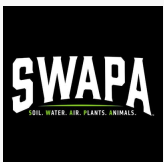
24

##### **Price**

\$74,900

##### **Property Website**

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



## **The Montgomery 24**

### **Duck Hill, MS / Montgomery County**

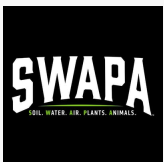
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#### **PROPERTY DESCRIPTION**

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!



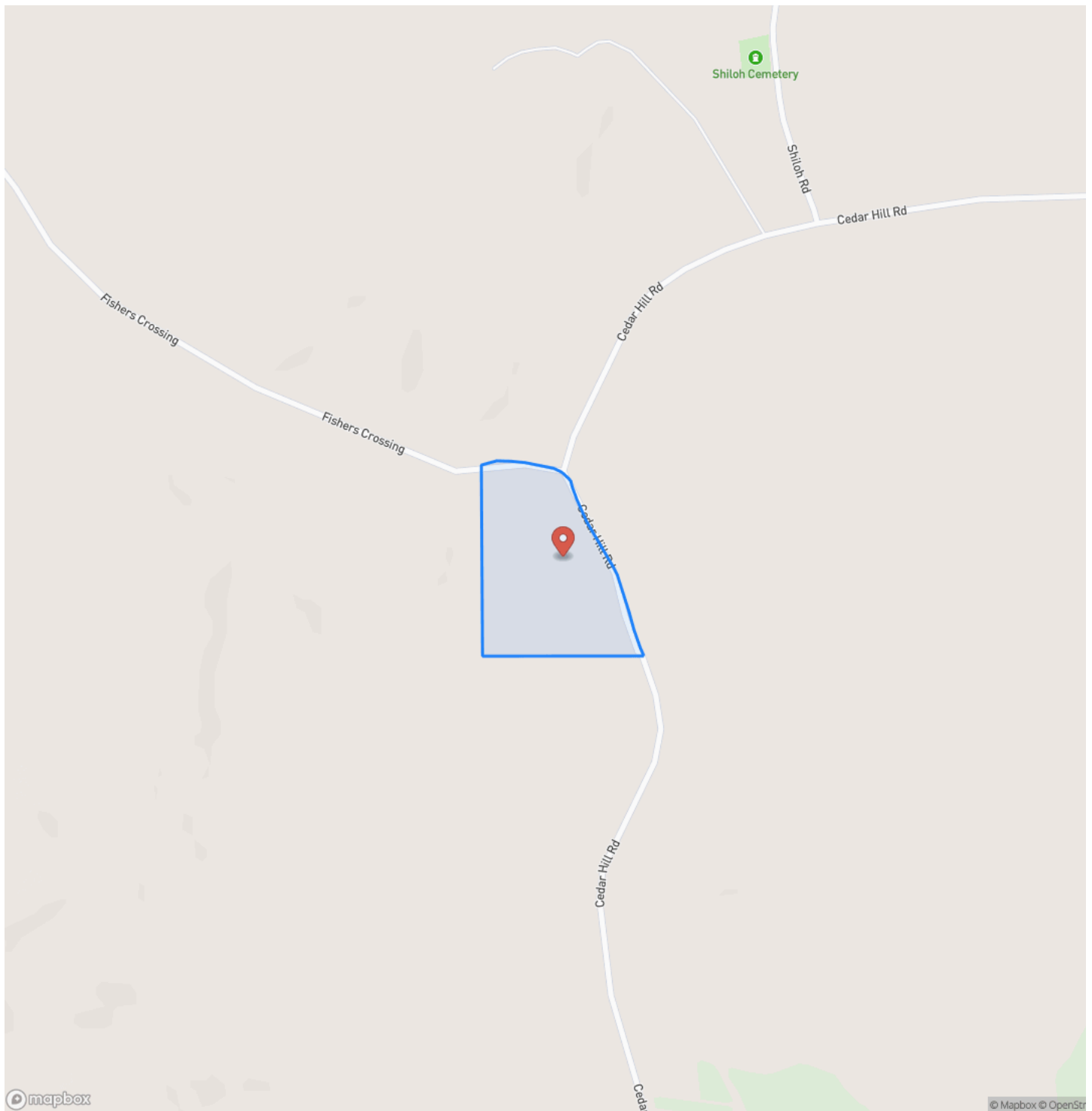


**The Montgomery 24**  
**Duck Hill, MS / Montgomery County**

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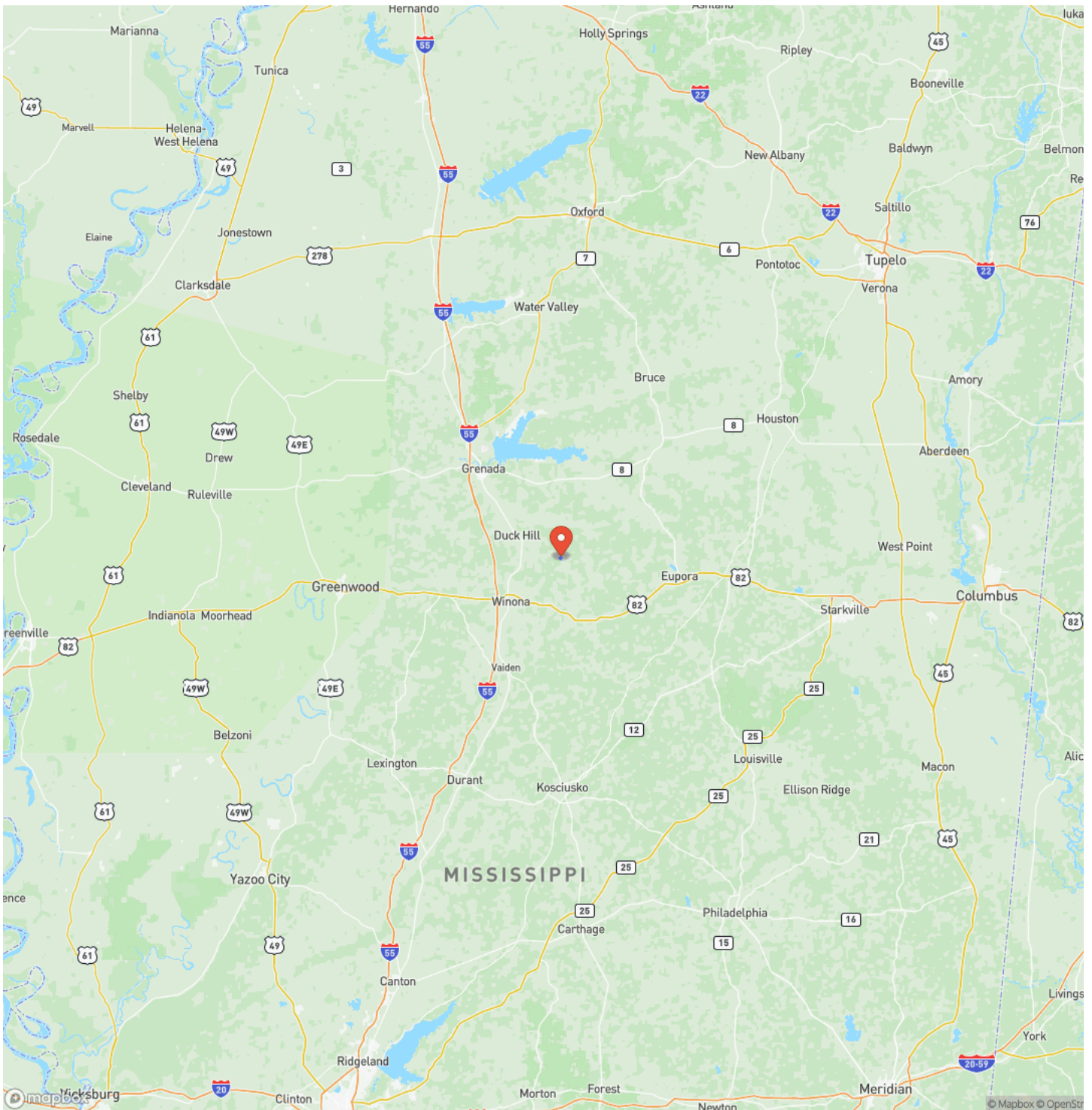


## Locator Map





## 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

## NOTES

[illegible]

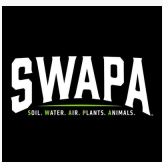


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## **DISCLAIMERS**

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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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