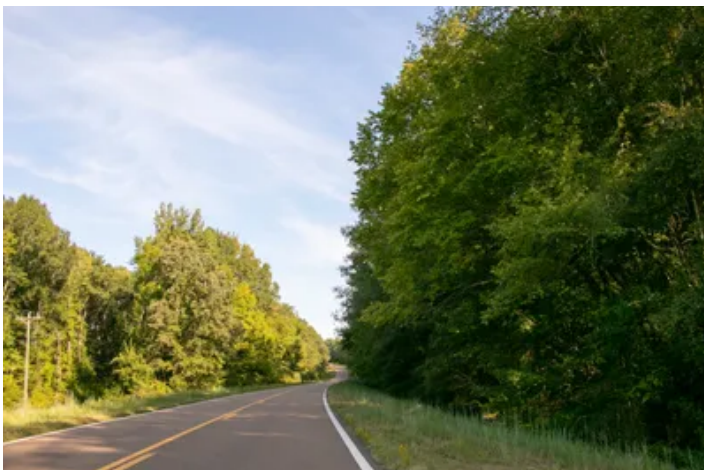


The Armstrong Branch 258
HWY 407
Kilmichael, MS 39747

\$1,083,600
258± Acres
Montgomery County



The Armstrong Branch 258
Kilmichael, MS / Montgomery County

SUMMARY

Address

HWY 407

City, State Zip

Kilmichael, MS 39747

County

Montgomery County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.363422 / -89.586333

Acreage

258

Price

\$1,083,600

Property Website

<https://swapaland.com/property/the-armstrong-branch-258-montgomery-mississippi/88588/>



The Armstrong Branch 258 Kilmichael, MS / Montgomery County

PROPERTY DESCRIPTION

Armstrong Branch 258 – Montgomery County, Mississippi

Welcome to the Armstrong *Branch 258*, a 258± acre timber and recreational property in Montgomery County, MS. This tract is loaded with mature pine and hardwood timber, including 40+ year old pine stands and approximately 80± acres of 30+ year old pine. Large red and white oaks are scattered throughout, not only enhancing the wildlife habitat but also offering immediate income potential as merchantable timber.

Armstrong Branch traverses the property, providing a year-round water source for wildlife. An extensive interior trail system allows easy access to all areas, leading to multiple large food plots designed for hunting and wildlife viewing. The land supports an abundance of wild turkeys, trophy whitetail deer, and small game, making it a true sportsman's paradise.

A beautiful cabin or home site is located near the entrance of the property. Community water is available along Highway 407, while Delta Electric Power Association provides electricity and high-speed internet.

The *Armstrong Branch 258* is a rare opportunity to own a property that offers exceptional hunting, a ready timber harvest, and a prime location for your future getaway or home.



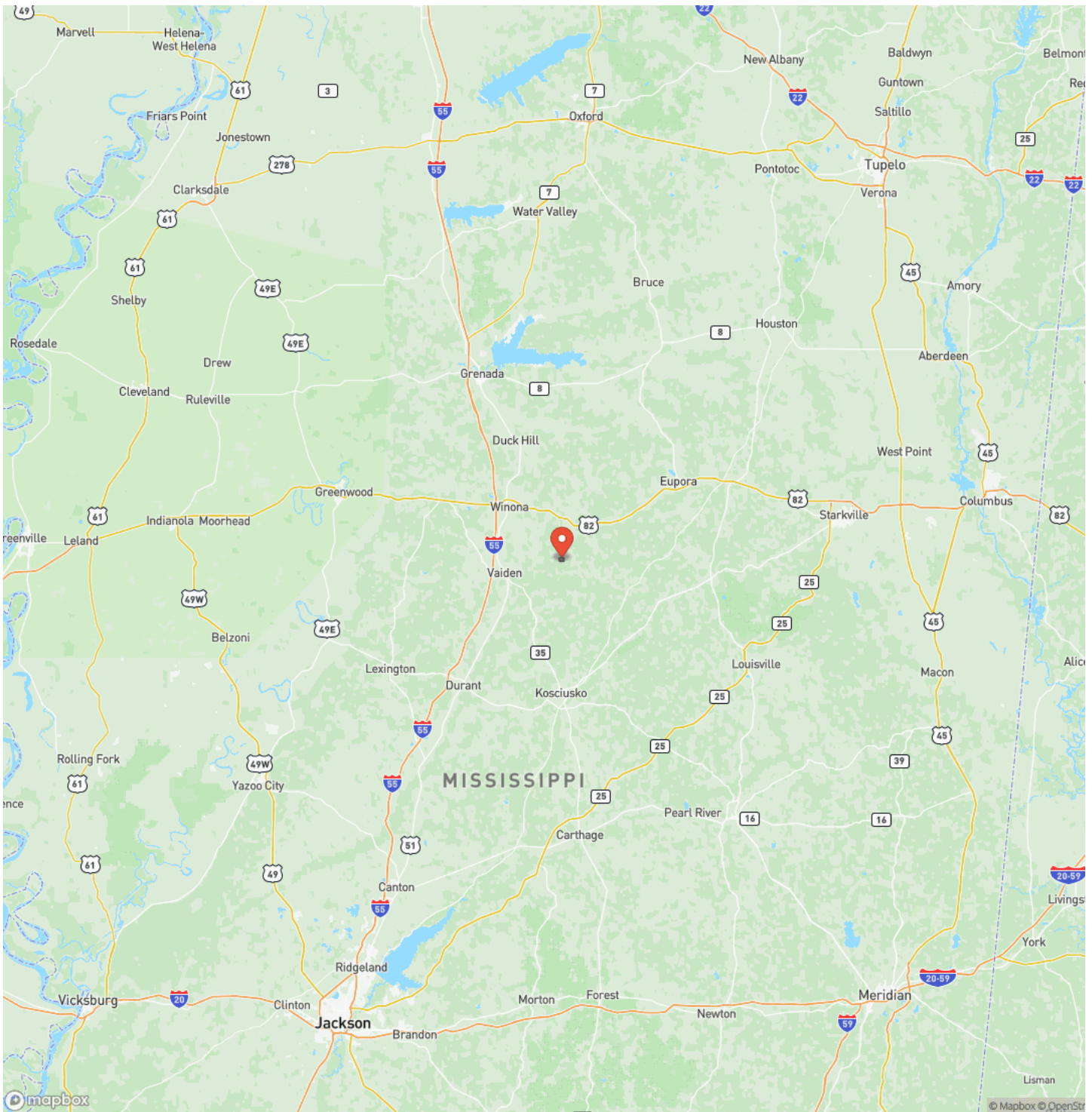
The Armstrong Branch 258
Kilmichael, MS / Montgomery County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Alldread

Mobile

(662) 230-7322

Email

Tyler.Aldread@swapaland.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal 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.



www.swapaland.com

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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