

The Montgomery 93
Highway 413
Kilmichael, MS 39747

\$299,000
93± Acres
Montgomery County



The Montgomery 93
Kilmichael, MS / Montgomery County

SUMMARY

Address

Highway 413

City, State Zip

Kilmichael, MS 39747

County

Montgomery County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.3733 / -89.5057

Taxes (Annually)

350

Acreage

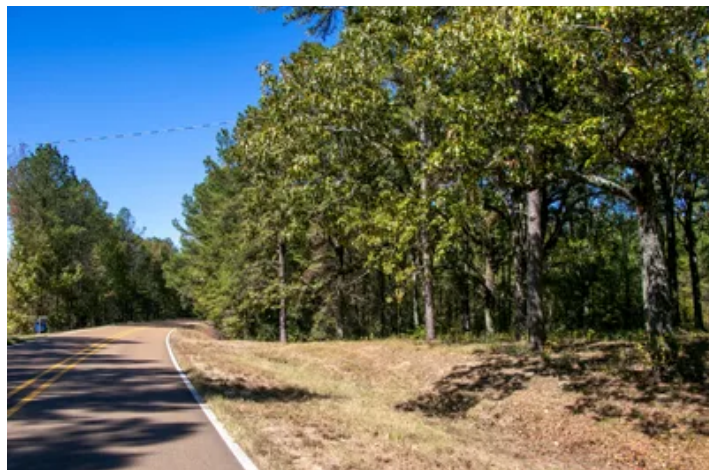
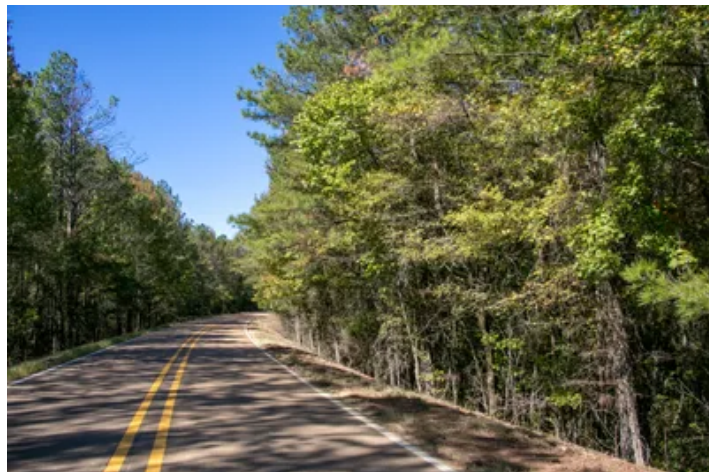
93

Price

\$299,000

Property Website

<https://swapaland.com/property/the-montgomery-93-montgomery-mississippi/66431/>



The Montgomery 93

Kilmichael, MS / Montgomery County

PROPERTY DESCRIPTION

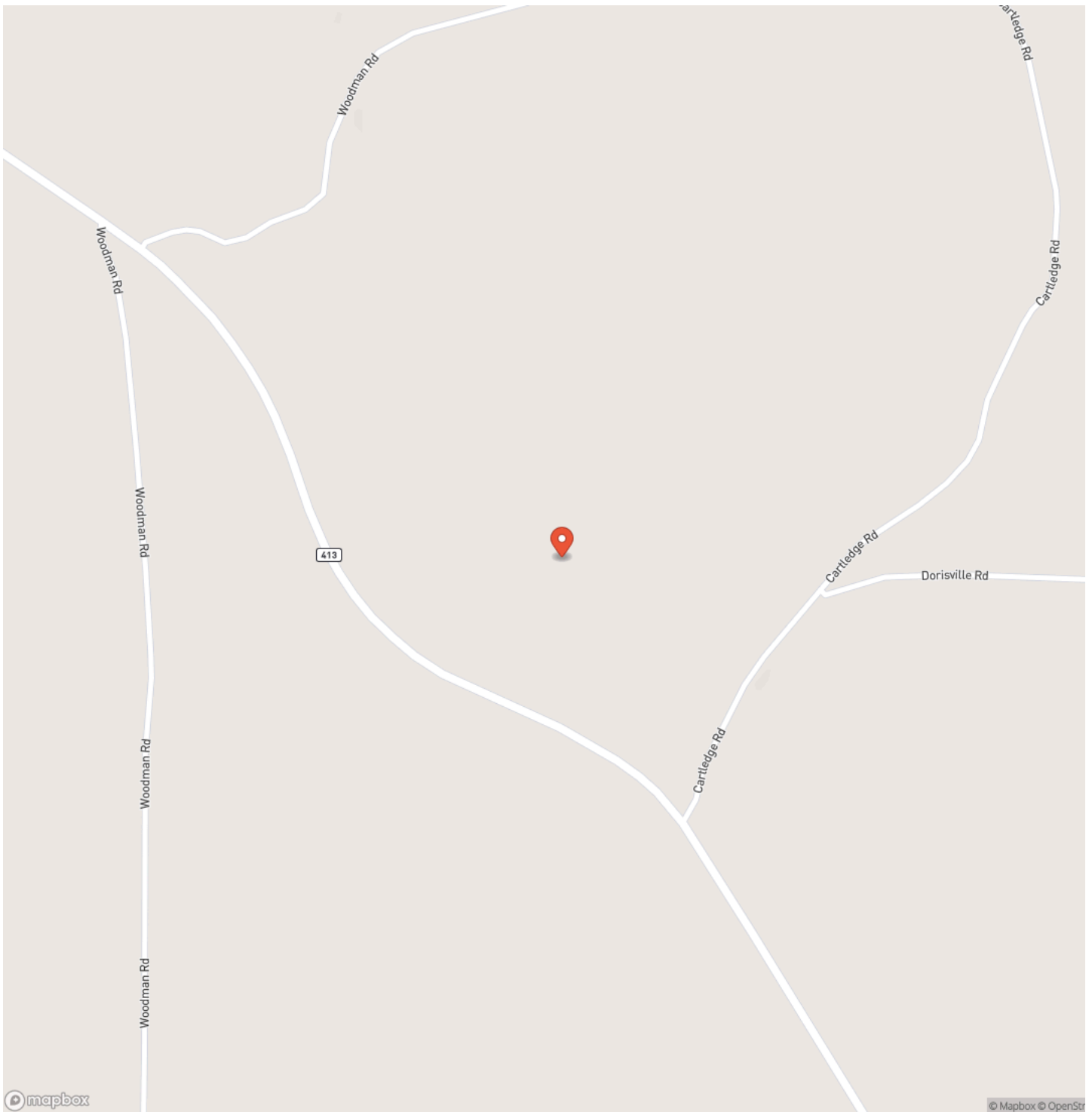
The Montgomery 93 is conveniently located south of Kilmichael in Montgomery County, Mississippi. This property has abundant paved road frontage on Highway 413. This 93+/-acre tract would be an excellent property to build a home on and ample land to hunt and enjoy the outdoors. The French Camp Water Association provides community water to the property, and Delta Electric Power Association provides electricity and high-speed internet in the area! The timber consists of pine and hardwood, varying in size from pulpwood to sawlogs. A good population of mast-producing oaks, such as white oaks and northern red oaks, on the property provides a food source for the abundance of whitetail deer and wild turkeys in this area. Several small food plots are located in different areas of the property, providing excellent hunting vantage points and another food source for wildlife throughout the year. Also located on the property is an old house and barn in which no value has been placed and will be sold as is. If you are in the market for a nice-sized hunting and recreational tract loaded with merchantable timber, call Tyler Alldread to schedule a tour!



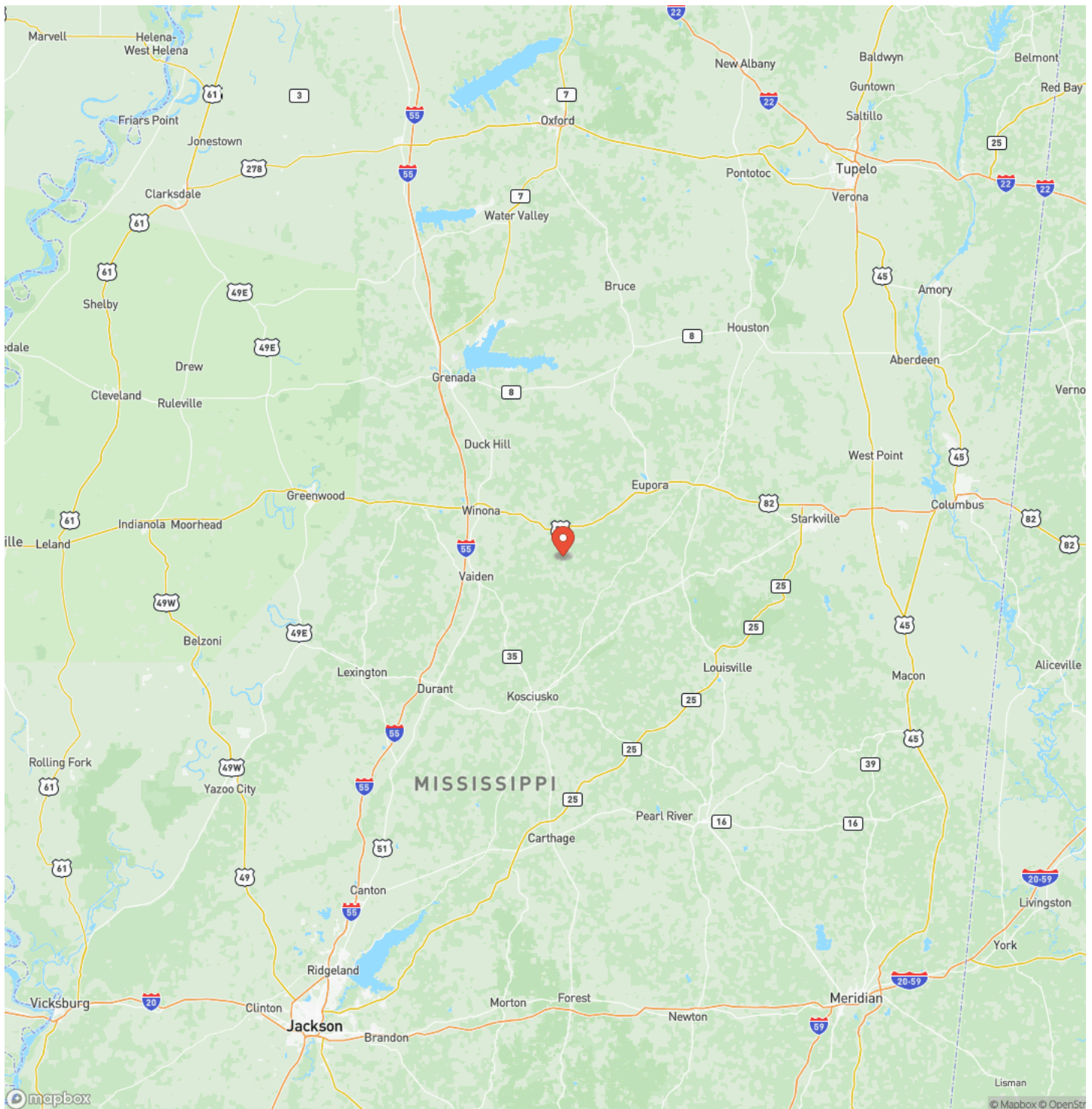
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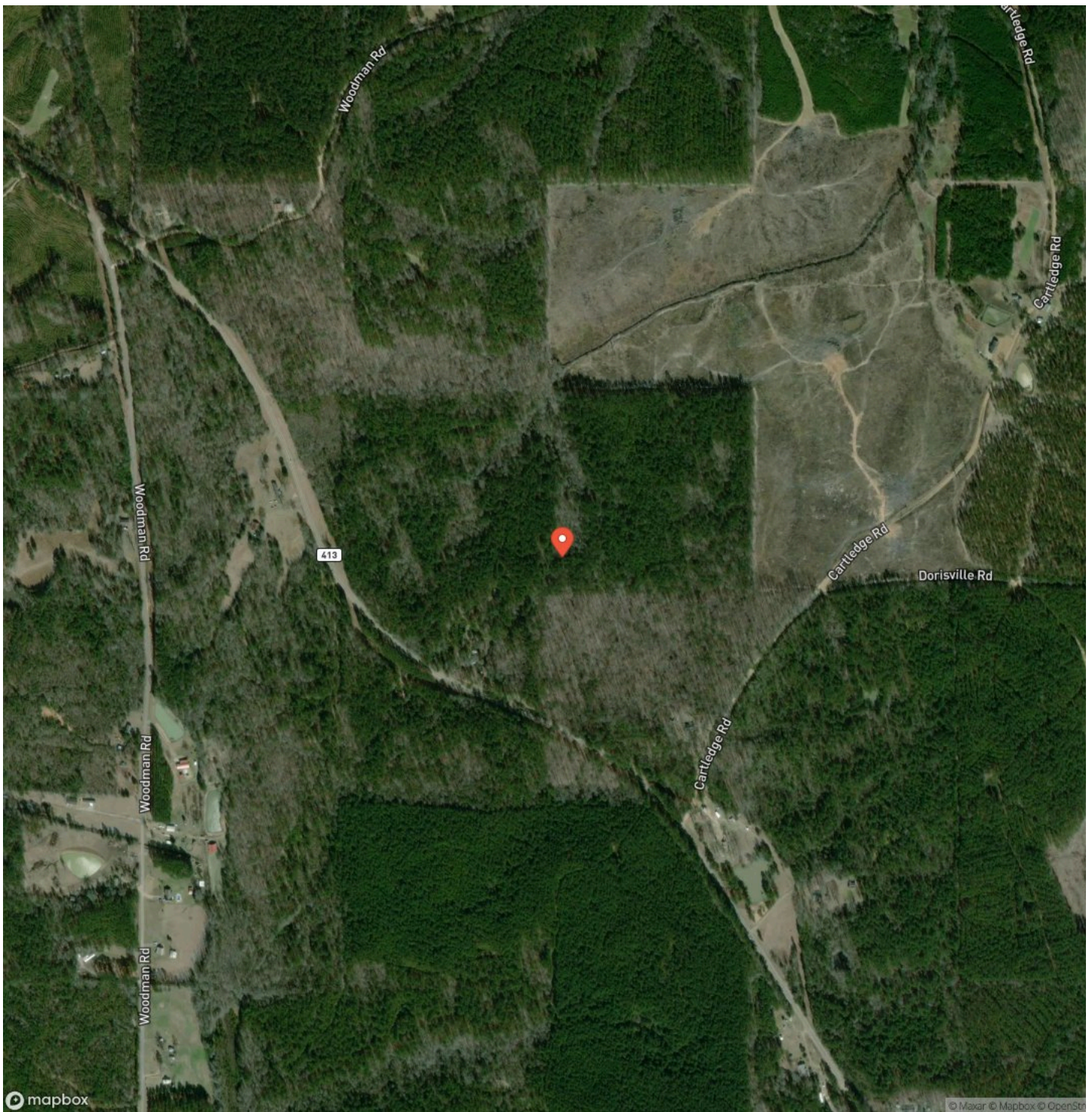
Locator Map



Locator Map



Satellite Map



The Montgomery 93
Kilmichael, 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

This image shows a blank 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.

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

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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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