

AFFORDABLE RECREATIONAL TRACT

112 +/- Acres in Montgomery County, MS



\$900 PER ACRE FIRM



CHEAP CHEAP CHEAP!! Come take a look at this affordable recreational tract today! You won't find any trees, but you will find a clean slate. You can develop this hunting tract any way you would like. Want a pond? 5 wildlife plots? 8 wildlife plots? A few long shot plots? All north wind hunting? Half South and Half North wind hunting? High hill, slip in slip out box stands? Pines on half with hardwoods on the other? Sawtooth Oaks in the bottoms? A few persimmon trees in the plots? Make it EXACTLY like you want it! You could have a showplace in just a few years. Keep the pictures from start to finish. Just wait, you can tell your kids you literally started from scratch. This Montgomery County tract is located just a few miles south of Poplar Creek. The timber was harvested in the summer of 2018. The slicked up logging roads will already get you all over this tract, with most of the loading ramps nice and clean also. Deer tracks are all over it and the turkey are thick in this area. Priced to sell at only \$900 per acre firm. Come get it before it's gone!! Call Michael Oswalt for your private showing!

DIRECTIONS: From Poplar Creek, MS, travel east on Green Road approximately 2.5 miles, travel west on Bethany Road approximately 0.25 miles, the property will be on both sides of the road.



call me today!

MICHAEL OSWALT, REALTOR®
Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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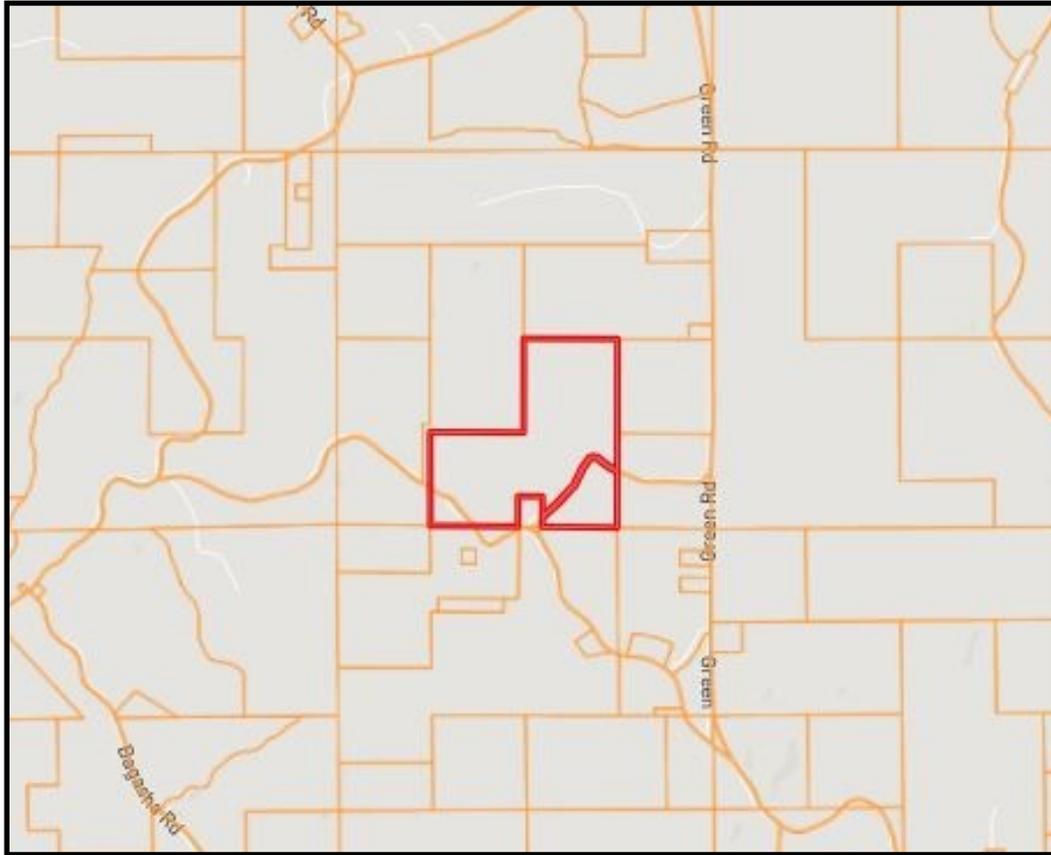


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OWNERSHIP MAP

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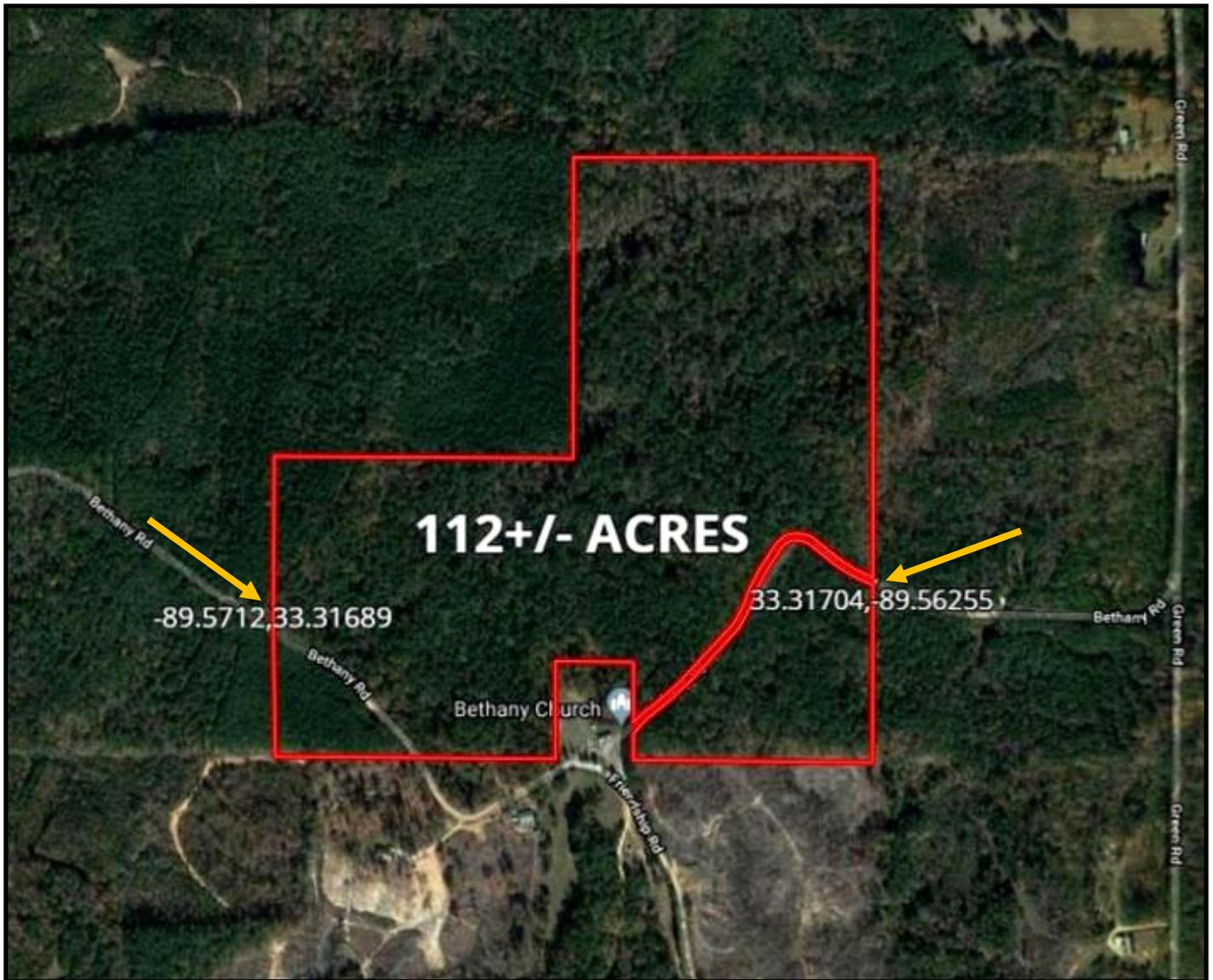


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AERIAL MAP

Click [Here](#) for an Interactive Map



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TOPO MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Gb	Gillsburg silt loam	10.1	8.79	2w
SpE	Smithdale-Providence association, hilly	105.1	91.21	7e
TOTALS		115.2	100%	6.56

SOIL MAP



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DIRECTIONAL MAP

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