

**50± ACRES**  
**MONTGOMERY COUNTY, MS**  
**\$318,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE MONTGOMERY 50

## PROPERTY PROFILE

### LOCATION:

- SE Frontage Road  
Winona, MS 38967
- Montgomery County
- High Visibility From I-55
- 22± Miles From Grenada
- 70± Miles From Madison
- 90± Miles From Jackson

### COORDINATES:

- 33.47536, -89.76278

### TAX INFORMATION:

- \$227 - 2023

### PROPERTY USE:

- Commercial
- Development
- Investment
- Recreational

### PROPERTY INFORMATION:

- 50± Acres
- 1,140± Frontage Feet on I-55
- Adjacent to 16± Acres For Sale
- Across from Empire Truck Sales  
& Pilot Truck Stop
- Borders Winona Sports Complex



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**CHRIS REED**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE MONTGOMERY 50

**LAND FOR SALE ALONG INTERSTATE 55 IN WINONA, MISSISSIPPI!** The Montgomery 50 lies outside the city limits of Winona but is close enough to enjoy the nearby amenities. The 50± acre Montgomery County property boasts more than 1,100 feet of frontage along I-55, giving you high visibility from interstate traffic. Located across the interstate from Empire Truck Sales and the Pilot truck stop to the west and next door to the Winona Baseball complex to the east, the options for this tract are numerous. Adjacent to this property is an additional 16± acres that is also for sale and zoned C3-R. The land consists of natural mixed hardwood regeneration and some mature timber, as approximately 30 of the 50 acres appear to have been cut 15-17 years ago. **ACT NOW** to secure a high-visibility, strategically located property with significant development or possible commercial potential.

**Call Chris Reed today to learn more about the Montgomery 50.**



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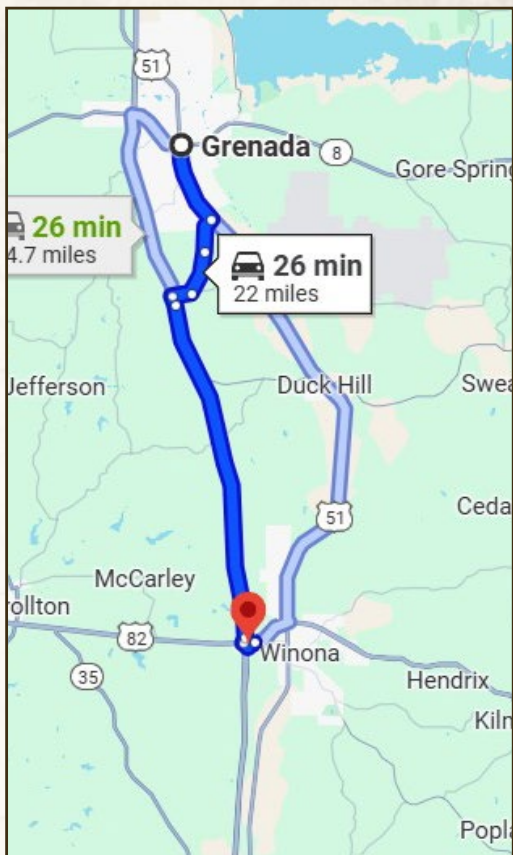
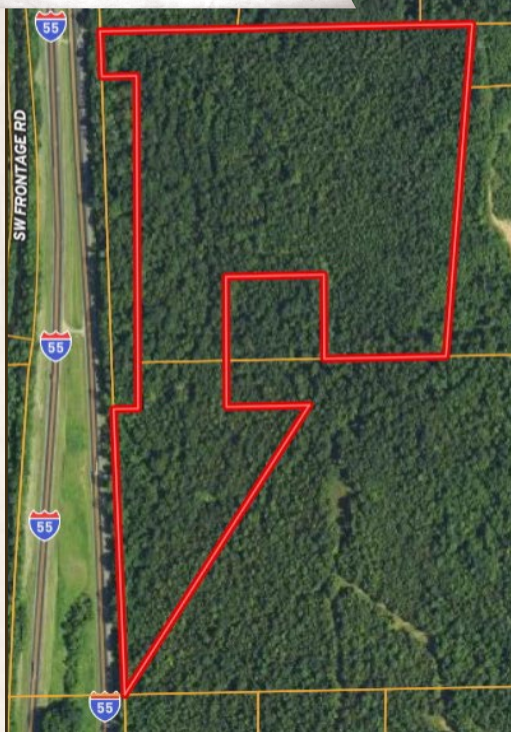
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MONTGOMERY COUNTY, MISSISSIPPI

land id. LINK



Directions From Grenada, MS: Travel I-55 south to Winona and take Exit #185. Turn left onto Hwy 82 east, turn right on the frontage road. Travel south, past the Holiday Inn Express and the property is at the end of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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