



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

97.5± ACRES
MONTGOMERY COUNTY, MS
\$385,000

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE MONTGOMERY 97.5

PROPERTY PROFILE

LOCATION:

- 3245 Highway 404
Duck Hill, MS 38925
- Montgomery County
- 17± Miles E of Duck Hill
- 25± Miles SE of Grenada
- 28± Miles NE of Winona
- 119± Miles NE of Jackson
- 130± Miles SE of Memphis, TN

COORDINATES:

- 33.65335, -89.5465

PROPERTY USE:

- Hunting
- Recreational
- Potential Agricultural
- Potential Conservation
- Potential Home/Cabin Site
- Potential Income-Producing

TAX INFORMATION:

- 2025 Taxes: \$496.09
- Parcel 178-270000-0000001200
- Parcel 178-270000-0000001201

PROPERTY INFORMATION:

- 97.5± Total Acres
- 32± Acres of Open Ground
- 1.2± Acre Greenfield
- Mixed Hardwoods & Pines
- Excellent Wildlife Habitat
- Highway 404 Frontage
- 25' x 30' Metal Shop
- Multiple Build Sites
- Several Creeks
- Gated Entrance
- Gravel Driveway
- Utilities On-Site
- Box Stands



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 97.5

WELCOME TO THE MONTGOMERY 97.5, A PERFECT COUNTRY GETAWAY THAT CHECKS ALL THE BOXES! If you're an avid outdoorsman, investor, or looking for a place to build your dream home, this beautiful 97.5± acre tract near the community of Alva in Montgomery County, Mississippi, offers an excellent combination of former agricultural ground, diverse timber, recreational opportunities, and homestead potential.

The Montgomery 97.5 features 32± acres of open ground. The property was taken out of crop production last year, and the fields were planted in an assortment of milo, millet, and wheat specifically to attract deer and turkey. This food source has helped create excellent wildlife habitat and hunting opportunities throughout the property. The current owner harvested multiple turkeys on the property last year and reports a healthy turkey population. The open acreage could continue to be managed for wildlife through food plots, native grasses, and seasonal grains, or it could easily be returned to traditional crop production, providing the new owner with the opportunity to establish an income-producing farming operation.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE MONTGOMERY 97.5

The property also has potential for enrollment in a variety of government programs, offering additional opportunities for income depending on the new owner's management goals. Two creeks merge near the entrance of the property, providing a natural water source for local wildlife. The area is known for producing quality deer year after year, and the combination of agricultural ground, timber, water, and strategically located openings creates an excellent habitat for both deer and turkey.

The tract's layout offers multiple places to funnel deer for bowhunting, while box stands provide opportunities to observe large portions of the tract. In the center of the property, you'll find a 1.2± acre greenfield that shows heavy deer and turkey traffic. Whether you're looking for a weekend hunting property or a tract that can be intensively managed for wildlife, the Montgomery 97.5 offers plenty of potential.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE MONTGOMERY 97.5

Adding even more value to the property are several recent improvements. A new gated entrance has been installed, providing a secure and attractive entry point to the property, along with a fresh gravel drive leading into the tract. A newly constructed 25' x 30' shop offers two large bay doors, providing plenty of room to store ATVs, tractors, implements, and other equipment out of the weather. The shop also features an overhang for additional covered storage. With the existing structure and utilities, the shop could potentially be converted into a living space, giving you a convenient place to stay while hunting and enjoying the property.

Beyond the hunting and recreational opportunities, the Montgomery 97.5 offers multiple potential sites for a cabin or forever home. With over 1,000± feet of frontage along Highway 404 and utilities readily available, the property provides excellent accessibility and flexibility for a variety of future uses.

Whether you're a seasoned sportsman looking for a high-potential hunting tract, an investor searching for an income-producing farm, or someone looking to establish a country homeplace or conservation project, the Montgomery 97.5 is a property worth serious consideration.

For more information or your very own private showing, contact Hunter Robison today!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

97.5 ± ACRES

MONTGOMERY COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

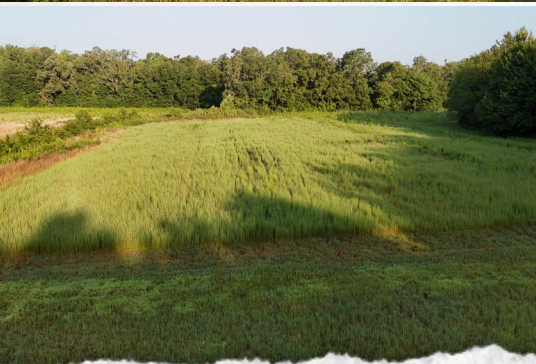
50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

97.5 ± ACRES

MONTGOMERY COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

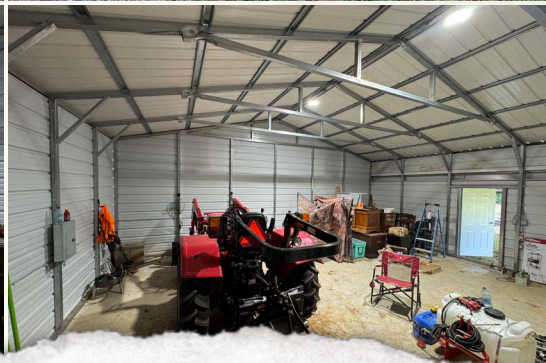
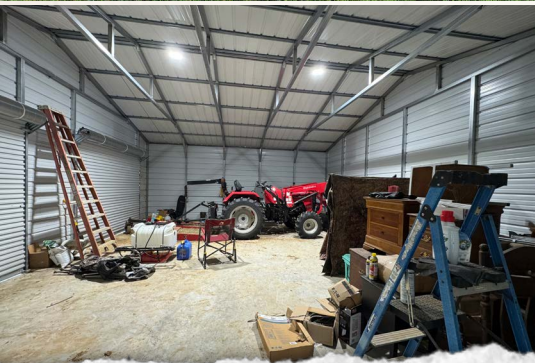
hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

97.5 ± ACRES **MONTGOMERY COUNTY, MISSISSIPPI**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

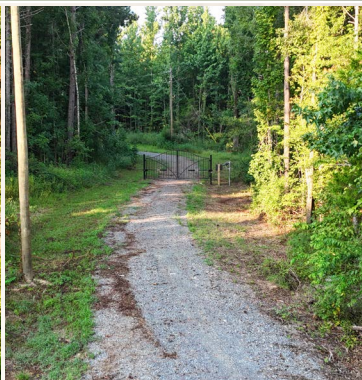
50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

97.5 ± ACRES

MONTGOMERY COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

97.5 ± ACRES **MONTGOMERY COUNTY, MISSISSIPPI**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

97.5 ± ACRES **MONTGOMERY COUNTY, MISSISSIPPI**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

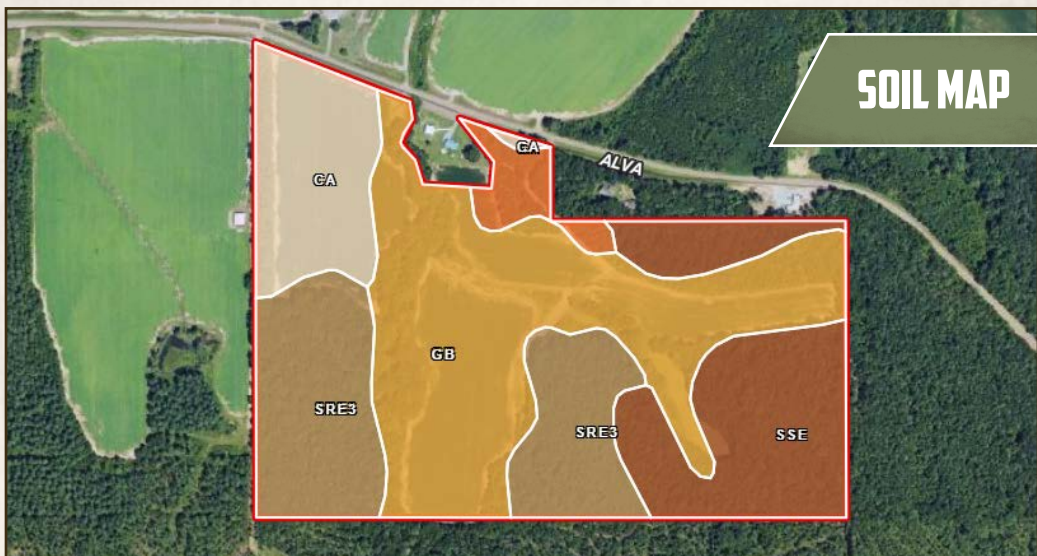
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

97.5 ± ACRES

MONTGOMERY COUNTY, MISSISSIPPI

SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP ?
Gb	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	37.51	39.5%	-	40	2w ?
SrE3	Smithdale-Providence complex, 8 to 17 percent slopes, severely eroded	22.19	23.37%	-	55	7e ?
SsE	Smithdale-Sweetman-Providence association, hilly	19.81	20.86%	-	33	7e ?
Ca	Calloway silt loam	12.19	12.84%	-	51	2e ?
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	3.26	3.43%	-	48	2e ?
Totals		94.96 ac ?		0 CPI Average	43.73 NCCPI Average	4.21 Cap. Average



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

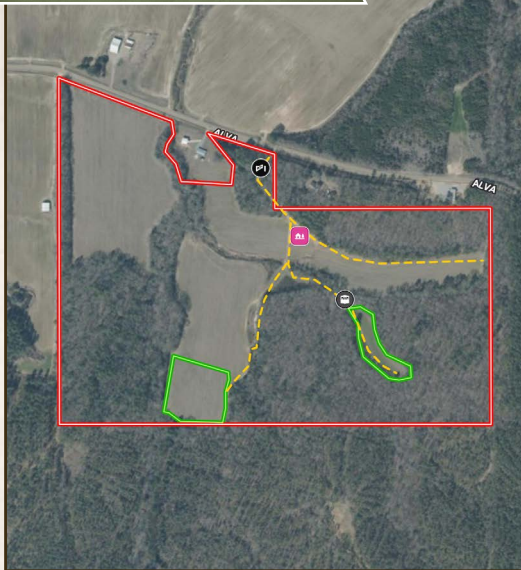
50 CR 401 - Oxford, MS 38655

smalltownproperties.com

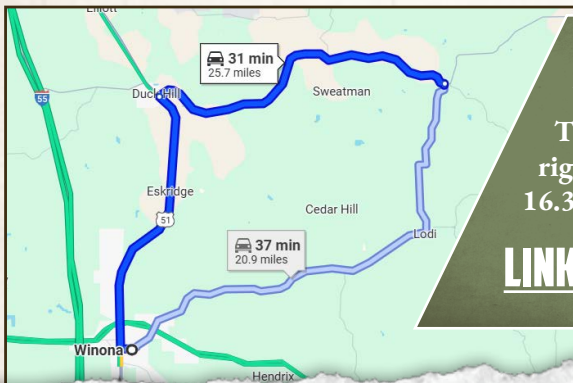
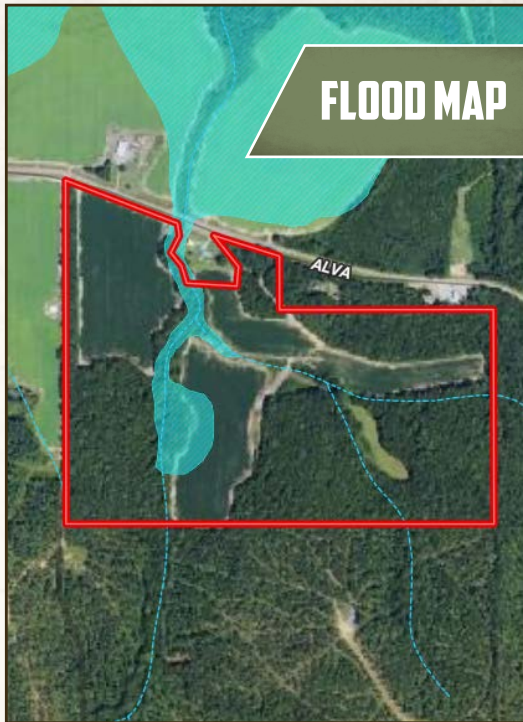
Information is believed to be accurate but not guaranteed.

97.5 ± ACRES MONTGOMERY COUNTY, MISSISSIPPI

land id. LINK



FLOOD MAP



Directions From the Intersection of
US-82 and Hwy 51 in Winona, MS:
Travel 10.3 miles north on US-51. Turn
right onto MS-404 E/Alva and proceed
16.3 miles to the destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.