

**17.5 Acres- Holmes County**  
Sweetwater road  
Lexington, MS 39095

**\$61,000**  
17.5± Acres  
Holmes County



**17.5 Acres- Holmes County**  
**Lexington, MS / Holmes County**

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**SUMMARY**

**Address**

Sweetwater road

**City, State Zip**

Lexington, MS 39095

**County**

Holmes County

**Type**

Hunting Land, Lot, Recreational Land

**Latitude / Longitude**

33.16013 / -90.033794

**Taxes (Annually)**

\$104

**Acreage**

17.5

**Price**

\$61,000

**Property Website**

<https://www.mossyoakproperties.com/property/17-5-acres-holmes-county/holmes/mississippi/102980/>



## 17.5 Acres- Holmes County Lexington, MS / Holmes County

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### **PROPERTY DESCRIPTION**

#### **17.5± Acres - Sweetwater Road | Holmes County, MS**

This **17.5± acre property on Sweetwater Road** offers a great combination of **location, privacy, and potential**. Conveniently located just **3 miles north of Lexington, 3 miles south of Lebanon**, and only **1 mile east of Mississippi Highway 17**, this property provides easy access to town while still offering a quiet country setting.

The land features **approximately 11 acres of hardwood timber and 6.5 acres of open fields**, creating a nice balance for a **homesite, small hobby farm, or weekend getaway**. **Long Creek runs through the property**, adding natural beauty and making this an even more attractive setting for a future home or cabin.

#### **Property Features:**

- **17.5± total acres**
- **11± acres of hardwood timber**
- **6.5± acres of open fields**
- **Long Creek runs through the property**
- **Power and water available on Sweetwater Road**
- **Road frontage on Sweetwater Road (gravel road)**
- **Power line running through the middle of the property**
- **Great potential homesite or cabin location**
- **Located outside the city limits**
- **Not located in a flood zone**

This property offers the **peace and quiet of the countryside** while still being **just minutes from town**. With utilities available, open ground, and beautiful hardwoods, it would make an **excellent location to build your home, cabin, or small country retreat**.

If you're looking for **a manageable piece of land in a great location in Holmes County**, this tract is definitely worth a look.

#### **Will Waits**

#### **Certified Land Specialist**

#### **Licensed in MS**

Office: [662-495-1121](tel:662-495-1121)

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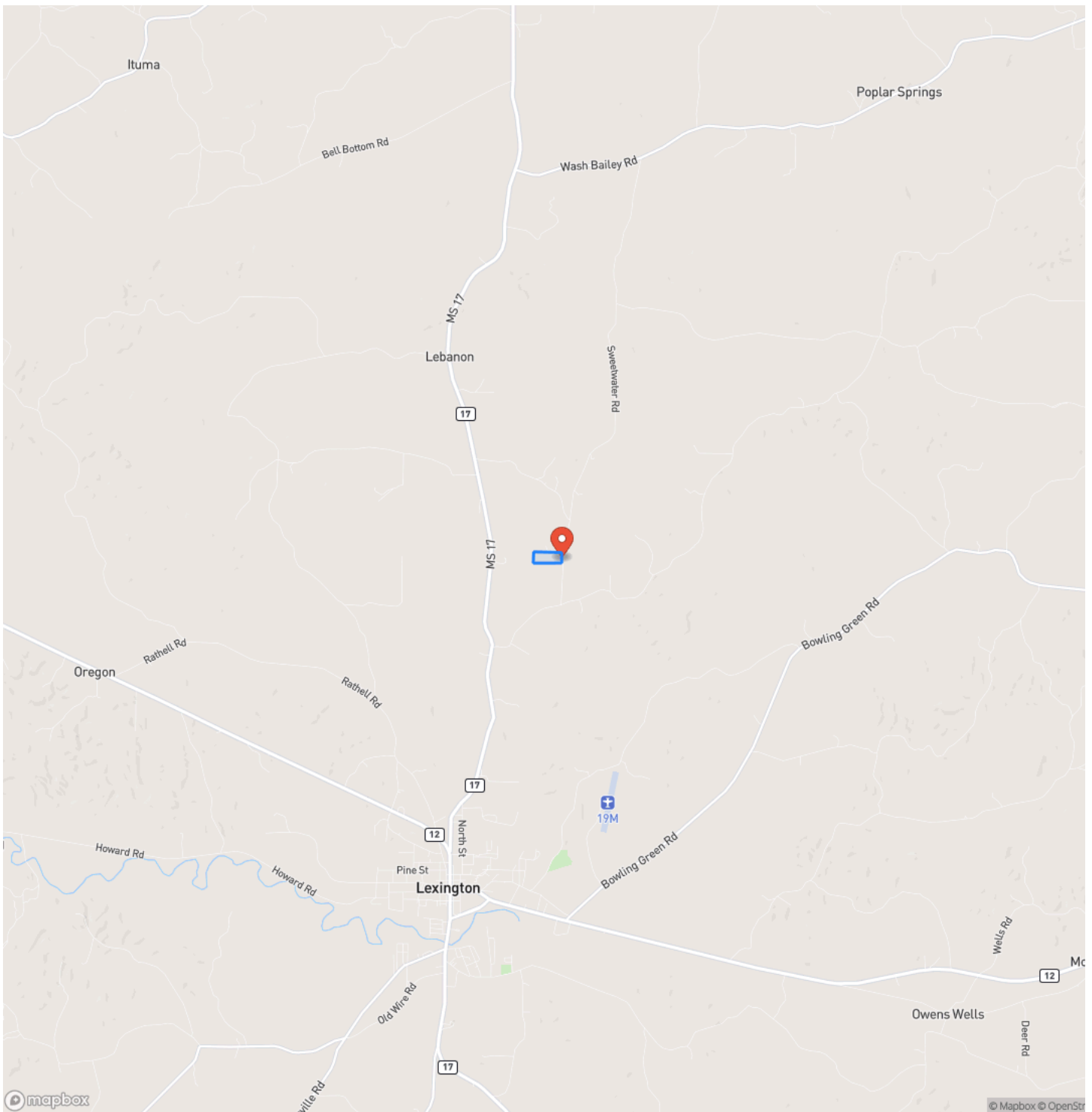
Email: [wwaits@mossyoakproperties.com](mailto:wwaits@mossyoakproperties.com)



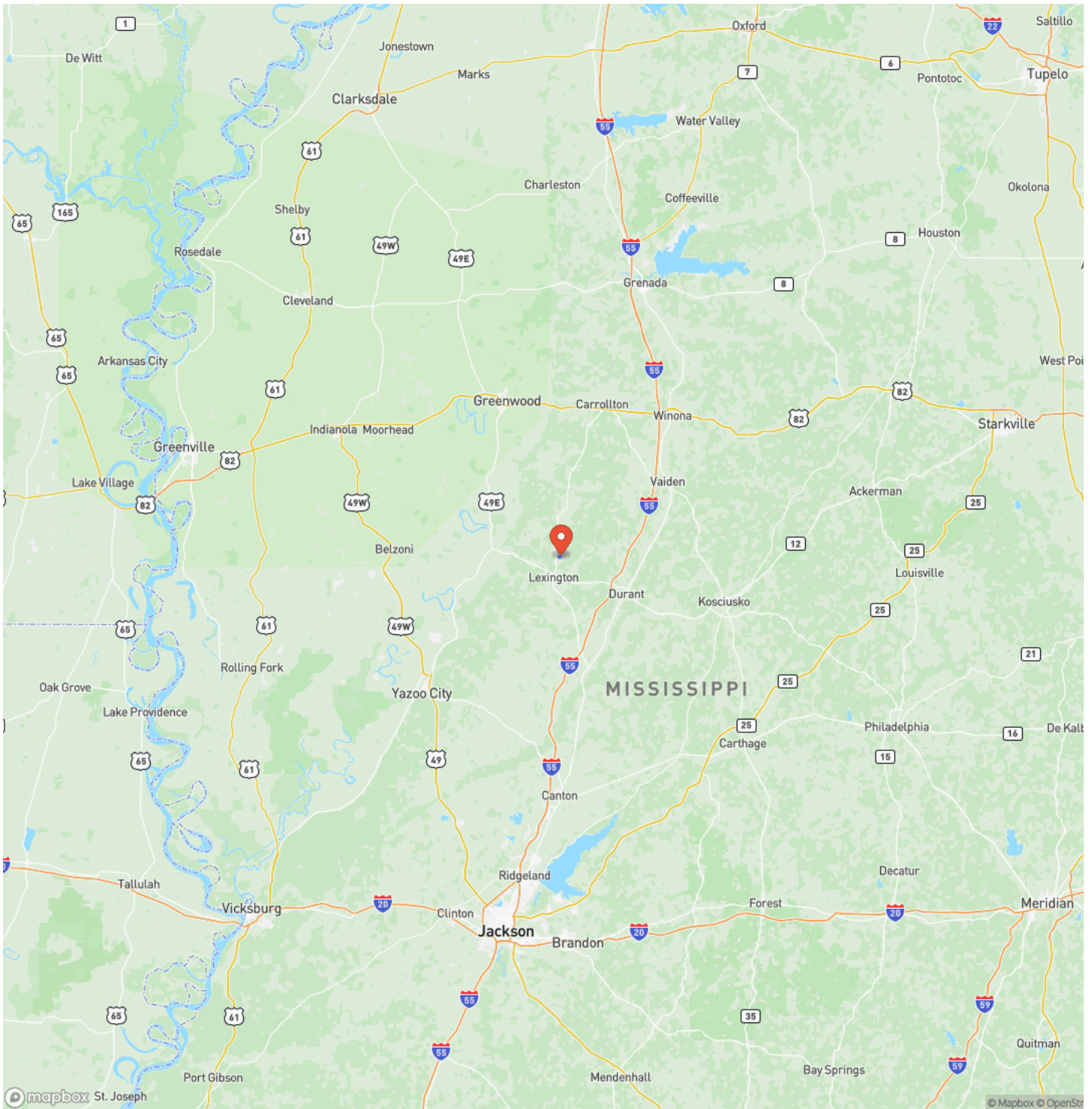
17.5 Acres- Holmes County  
Lexington, MS / Holmes County



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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**Mossy Oak Properties Bottomland Real Estate**

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