



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

4084 SAND HILL ROAD
LEXINGTON | HOLMES COUNTY, MS
\$70,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

4084 SAND HILL ROAD

PROPERTY PROFILE

LOCATION:

- 4084 Sand Hill Road
Lexington, MS 39095
- Holmes County
- 7± Miles E of Lexington
- 9.2± Miles NW of Durant
- 58± Miles N of Madison

COORDINATES:

- 33.127113, -89.950318

PROPERTY USE:

- Residential
- Investment
- Potential Rental Income

PROPERTY INFORMATION:

- 1± Acre Corner Lot
- 1,600± SqFt Cottage
- 3 Bedrooms/2 Bath
- Built in 2006
- Back & Side Deck
- Front Porch
- Large Yard
- Storage Shed

TAX INFORMATION:

- Parcel ID: 022-23-00700
- Taxes: TBD



BARRY HOLT | LAND SPECIALIST
C: 601-613-2288 | barry@smalltownproperties.com

MAYSON SHEALY | LAND SPECIALIST
C: 601-863-6269 | mayson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

WELCOME TO 4084 SAND HILL ROAD

WELCOME HOME TO PEACEFUL COUNTRY LIVING IN THE HEART OF HOLMES COUNTY, MISSISSIPPI. 4084 Sand Hill Road in Lexington would make a great full-time residence, hunting camp, weekend getaway, or investment.

The 1± acre property offers plenty of room to enjoy the outdoors, with space for pets, kids, equipment, or future improvements. Built in 2006, a 1,600± square foot cottage is the focal point of the property, offering three bedrooms and two bathrooms. Additionally, the home features a front porch and decks on the side and back.

Located just outside of Lexington, enjoy the privacy and slower pace of country living while still being a short drive from town, shopping, and restaurants. Holmes County is known for its hunting, recreation, and small-town atmosphere, making this a great place to enjoy the outdoors.

Contact Mayson Shealy or Barry Holt today to schedule a private showing and experience #TheSmallTownWay.



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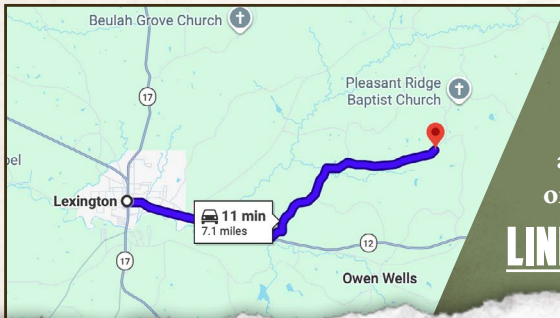
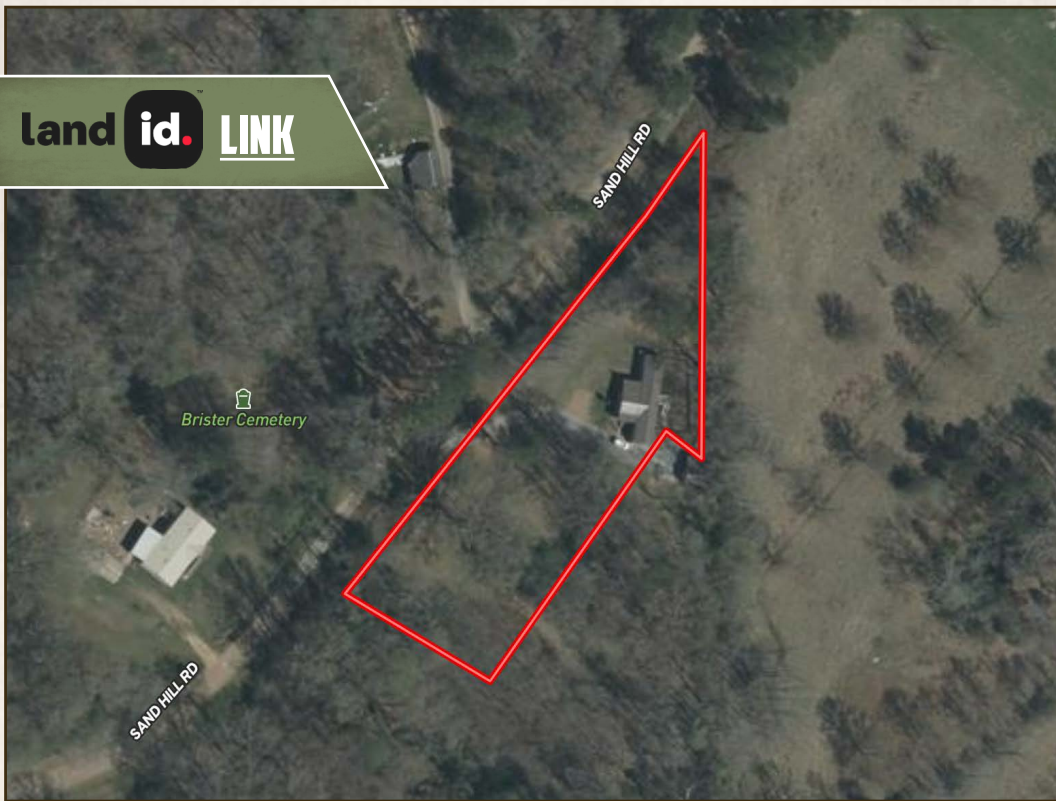
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land id. LINK



Directions From Lexington, MS:
Travel 2.8 miles on MS-12 E/Depot Street. Turn left on Sand Hill Road and continue 4.1 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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