

43± ACRES
HOLMES COUNTY, MS
\$148,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE HOLMES 43

PROPERTY PROFILE

LOCATION:

- Lexington, MS 39095
- Holmes County
- 23± Miles S of Greenwood
- 66± Miles N of Madison

COORDINATES:

- 33.28034, -90.10063

PROPERTY USE:

- Recreational
- Deer, Turkey & Small Game Hunting
- Potential Cabin Site

PROPERTY INFORMATION:

- 43± Acres
- Frontage on County Road 109
- 3 Established Food Plots
- Small Pond
- Mixed Hardwoods & Pines
- Utilities Available
- 3 Access Points

TAX INFORMATION:

- Total Taxes for 2022: \$322.54
- Parcel #170400500: \$184.65
- Parcel #170400502: \$89.71
- Parcel #170400501: \$36.10
- Parcel #170401200: \$12.08



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

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wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOLMES 43

JUST INSIDE THE FOOTHILLS OF HOLMES COUNTY, MISSISSIPPI LIES THE PERFECT WEEKEND GETAWAY...THE HOLMES 43! Situated on a dead-end county road, this 43± acre property offers seclusion and privacy!

Sitting two miles from the Delta, mature whitetail deer and turkeys are seasonally abundant. The thickness of the established hardwoods is an ideal place for deer bedding and turkey roosting. Three food plots are currently established. Upon initial inspection, the property was loaded with deer tracks!

Utilities are available for a potential cabin site. An excellent road system traverses the property, and its rolling topography allows for easy riding or walking. Readily accessible from Holly Grove Meeks Road, you can be hunting within minutes!

**The Holmes 43 is worth considering, contact
Wilson Britt today to schedule a private showing!**



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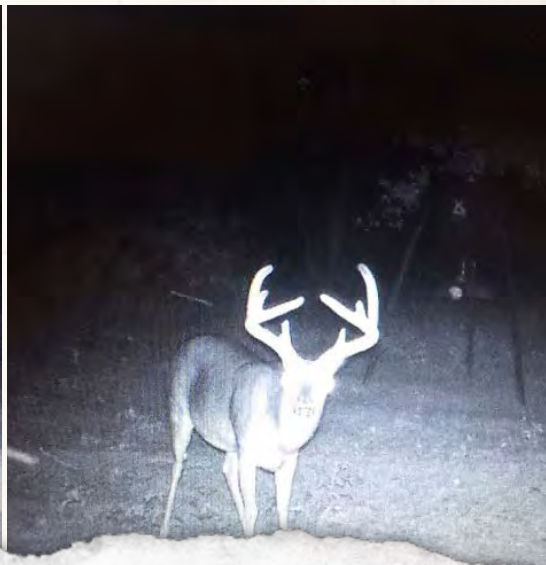
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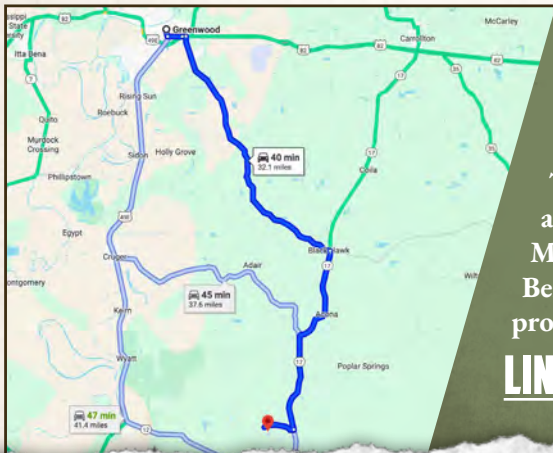
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Directions from Greenwood, MS:
Travel 1 miles south on Main Street toward E Henry Street. Continue onto US-49E S/US-49S, then continue to follow US-49E S for 13.7 miles. Turn left onto Holly Grove-Meeks Rd and proceed 9.5 miles. Continue onto Meeks Rod for 1.3 miles. Turn right onto Bell Bottom Road and in 1.6 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)**SMALLTOWN**
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