

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

A HOME ON 96± ACRES
HOLMES COUNTY, MS

$650,000



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

THE HOLMES 96

PROPERTY PROFILE

LOCATION:

- 376 Christofer Lane
  Lexington, MS 39095
- Holmes County
- 12.8± Miles NE of Lexington
- 75.3± Miles NE of Jackson
- 25.6± Miles NW of Durant
- 29.4± Miles SW of Winona
- 23.9± Miles SE of Greenwood

COORDINATES:

- 33.262978, -90.013937

PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing

PROPERTY INFORMATION:

- 96± Total Acres
- 10± Acres of Former Pasture
- 2,857± SqFt Custom-Built Home
  - 5 Bedrooms/4 Bathrooms
  - Wood-Burning Fireplace
  - 2-Car Garage
- 2 Ponds
- Rolling Hills
- Mixed Timber
- Creek Bottom
- Deer Stands In-Place
- Established Trail System
- Deer, Turkey & Small Game

TAX INFORMATION:

- Total 2025 Taxes: $2,206
- Parcel - 023-08-00600: $2,091
- Parcel - 023-07-01400: $115



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REED DAVIS
ASSOCIATE BROKER
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reed@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOLMES 96

WELCOME TO THE HOLMES 96, A RESIDENTIAL AND RECREATIONAL PROPERTY LOCATED ON CHRISTOFER LANE NEAR LEXINGTON, MISSISSIPPI. Situated on 96± acres in Holmes County, this custom-built, ranch-style home is located off the road, down a private drive, well-positioned for quiet country living. Built in 1995, the home has been well-maintained and updated throughout the years. It offers 2,857± square feet of heated and cooled living space, five bedrooms, and four bathrooms. The split-level plan offers privacy for everyone while still allowing everyone to come together and enjoy those cozy nights next to the wood-buring fireplace.





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MORE ABOUT THE HOLMES 96

With 96± acres, there is plenty of space to get out and enjoy the outdoors. There are two ponds stocked with bream, bass, and catfish. There is a 10± acre area of former pasture ground that has a variety of native grasses, young and mature timber, and some fencing that still remains in places. This area would be ideal to reclaim back into pasture ground or manage for wildlife habitat and additional recreational use. The remaining acreage is a mixture of mature hardwoods and pines, featuring rolling hills, flat ground, gravel and sandy creek bottoms, and more. The variety of habitat that exists helps support a healthy population of whitetail deer, wild turkey, and other small game.

Located just 12.8± miles northeast of Lexington and 75.3± miles northeast of Jackson, the Holmes 96 offers convenient access while at the same time maintaining a level of privacy often sought after in properties such as this one. With its combination of acreage, mature hardwoods, pastureland, pond access, and hunting opportunities, the Holmes 96 is perfect for a full-time country home, family retreat, or recreational property.

Call Reed Davis today to schedule a private showing and experience #TheSmallTownWay!





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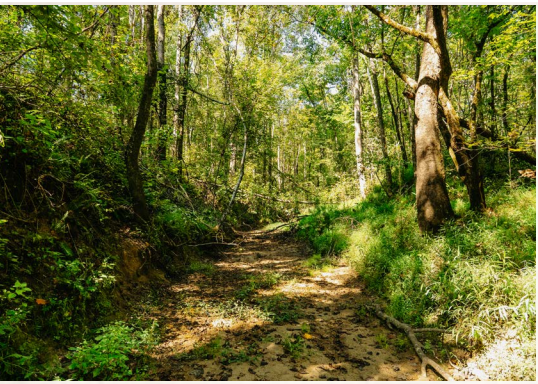



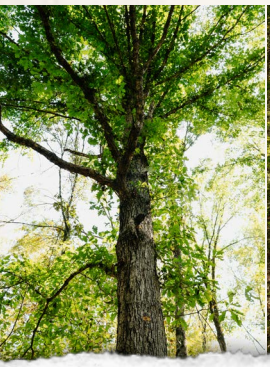
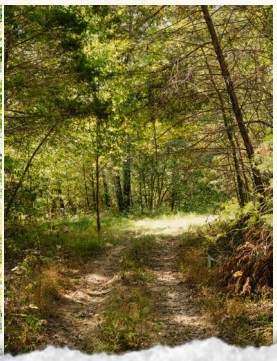
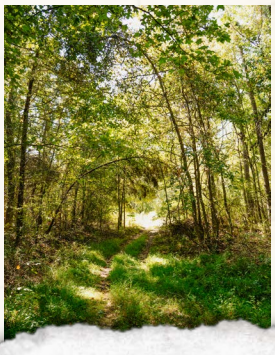
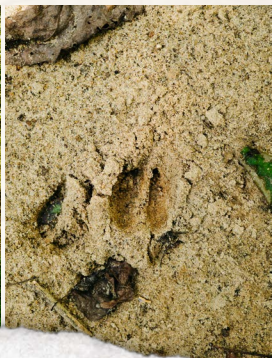



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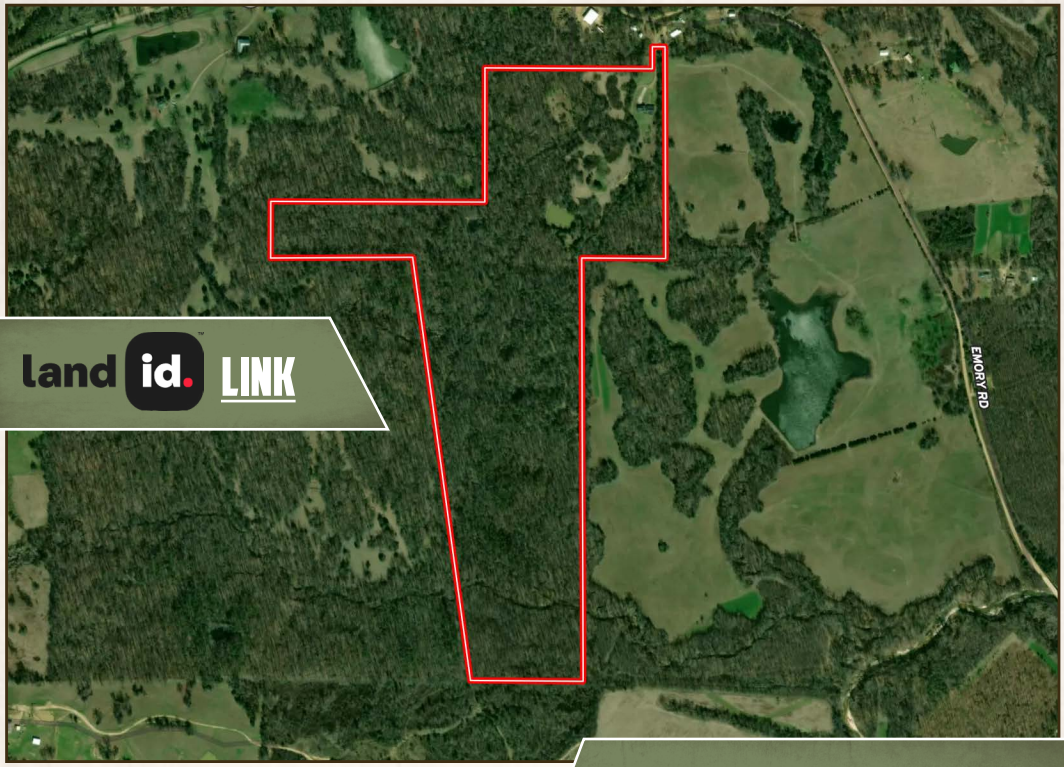

land id. LINK



Directions from Lexington, MS: Travel north on MS-17 for 11.8 miles. Turn right onto Acona Road and then immediately turn right again onto Emory Road and proceed 0.3 miles. Turn right onto Christofer Lane to arrive at the property.

LINK TO GOOGLE MAP DIRECTIONS



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