



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**30± ACRES**  
**HOLMES COUNTY, MS**  
**\$200,000**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE HOLMES 30

## PROPERTY PROFILE

### LOCATION:

- Highway 12  
Durant, MS 39063
- Holmes County
- 49± Miles N of Madison
- 53± Miles S of Grenada

### COORDINATES:

- 33.0998, -89.8923

### PROPERTY USE:

- Potential Development
- Investment

### PROPERTY INFORMATION:

- 30± Acres
- Zoned Commercial
- Frontage on I-55 N  
& MS Hwy 12
- Level Topography
- Daily Traffic Count of 15,000+
- Additional Acreage Available

### TAX INFORMATION:

- To Be Determined



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**CHRIS REED**

LAND SPECIALIST

C: 601-906-0723

O: 769-888-2522

[chris.reed@smalltownproperties.com](mailto:chris.reed@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

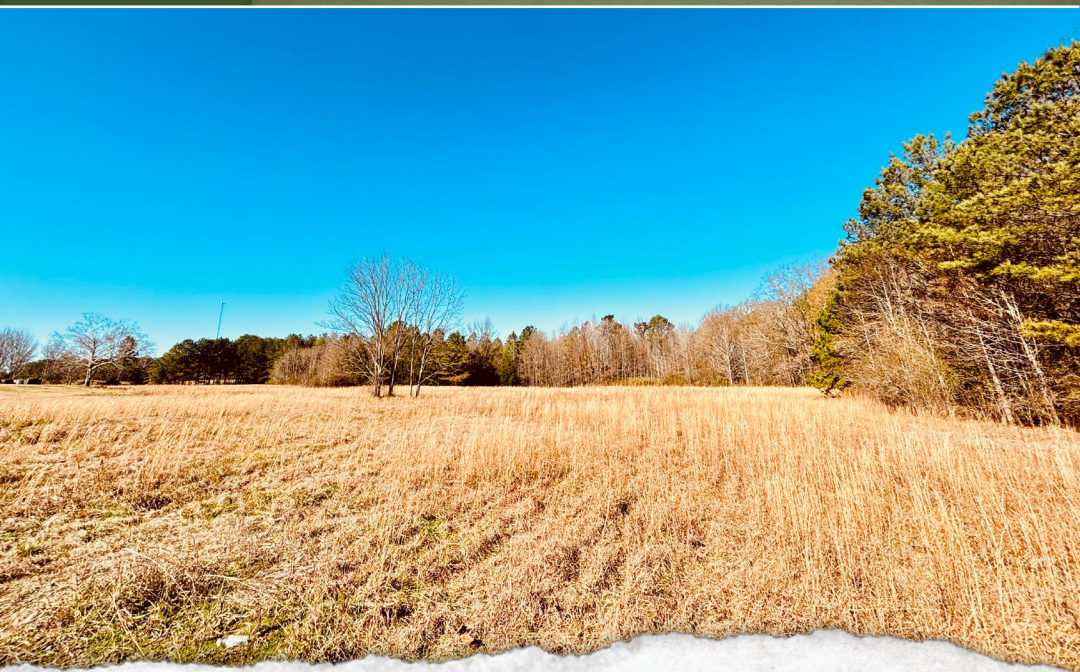
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HOLMES 30

WELCOME TO A 30± ACRE COMMERCIAL ZONED PROPERTY IN HOLMES COUNTY THAT OFFERS OUTSTANDING VISIBILITY AND PRIME FRONTAGE ON I-55—AN IDEAL LOCATION FOR YOUR NEXT BUSINESS VENTURE. Positioned at Exit 156 in Durant, MS, the tract features frontage along MS Highway 12, in addition to the interstate, providing strong traffic exposure and easy access. The terrain is primarily level, making future development more efficient and cost-effective. The current owners will consider subdividing into smaller parcels to fit your project needs and are open to offering owner financing. If you are looking for affordably priced commercial land, the Holmes 30 is a strong choice. Additional acreage is available.

**Contact Chris Reed today to learn more  
and experience #TheSmallTownWay!**



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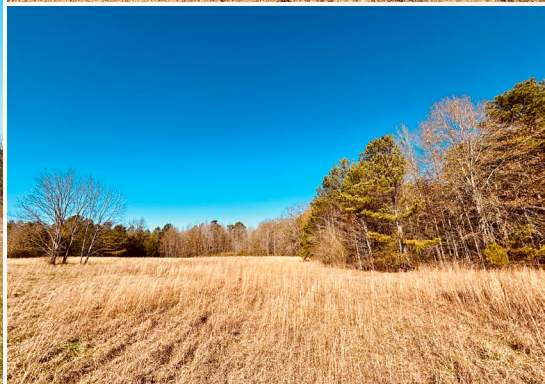
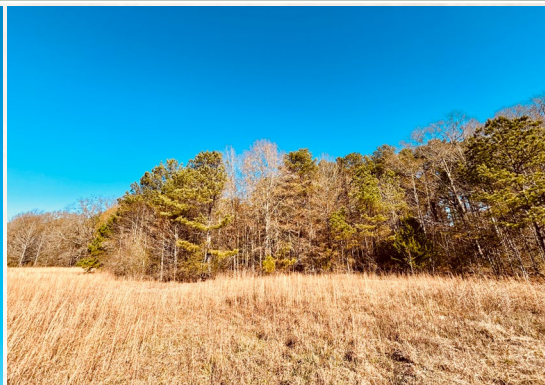
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Code	Description	Acres	%	CPI	NCCPI	CAP	?
Cn	Collins silt loam, occasionally flooded	19.83	66.03%	-	86	2w	?
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	8.65	28.8%	-	38	4e	?
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	1.34	4.46%	-	46	4e	?
Fa	Falaya silt loam, occasionally flooded	0.21	0.7%	-	76	2w	?
<b>Totals</b>		<b>30.03 ac</b>		<b>0 CPI</b>	<b>70.32 NCCPI</b>	<b>2.67 Cap.</b>	
				<b>Average</b>	<b>Average</b>	<b>Average</b>	



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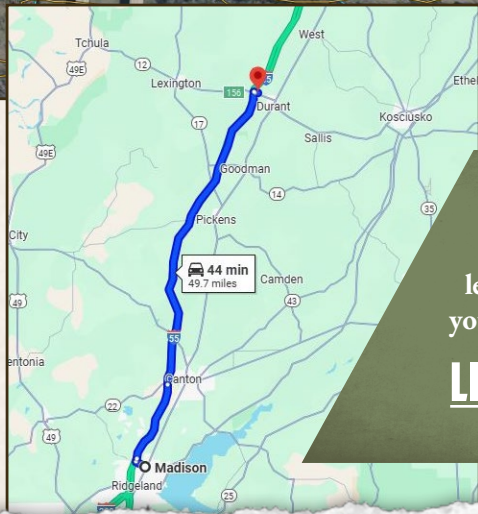
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HOLMES COUNTY, MISSISSIPPI

land id. LINK



Directions From Madison, MS: Travel north on I-55 to Durant/Exit 156. Turn left onto MS-12 and the property will be on your left, on the north side of Hwy 12.

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



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