



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

**363.52± ACRES**  
**HOLMES COUNTY, MS**  
**\$875,000**

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



# THE HOLMES 363.52

## PROPERTY PROFILE

### LOCATION:

- Race Track Road  
West, MS 39192
- Holmes County
- 3.5± Miles NW of West
- 60± Miles N of Madison

### COORDINATES:

- 33.231007, - 89.811161

### PROPERTY USE:

- Deer & Turkey Hunting
- Recreational
- Cabin Site

### PROPERTY INFORMATION:

- 363.52± Total Acres
- Varying Aged Hardwood
- Pine Timber Areas
- 20± Year-Old Regeneration
- Extensive Trail System
- Frontage on Kyle Creek
- Established Food Plot
- Power: Delta EPA
- Water: Centerville Water  
Association

### TAX INFORMATION:

- TBD



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**ADAM HESTER, ALC**

ASSOCIATE BROKER

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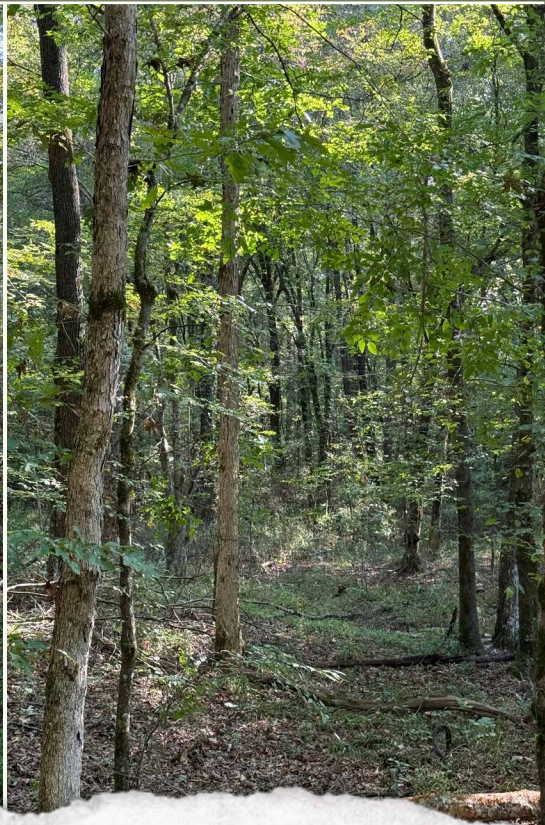
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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE HOLMES 363.52

**ARE YOU SEARCHING FOR A HUNTING AND RECREATIONAL RETREAT OF YOUR OWN?** Look no further than the Holmes 363.52, situated near the town of West, MS. The majority of the 363.52± acre tract is in Holmes County, while 5± acres lie in Carroll County. This property is tailor-made for outdoor enthusiasts, offering deer and turkey hunting in a diverse, well-balanced habitat. Accessed from Race Track Road, an established drive leads to a potential secluded cabin site, completely hidden from view.



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# MORE ABOUT THE HOLMES 363.52

The diverse landscape features a mix of hardwood and pine timber at varying stages of maturity, along with areas of 20± year old naturally regenerated pasture. This diversity, along with rolling terrain and bottomland, has created an ideal habitat for deer and turkey. An extensive trail system and multiple food plots are in place, and additional open areas are ready for customization by the next owner. Kyle Creek provides approximately 4,500 feet of frontage, along with seasonal ditches offering a natural water source. Whether you're an avid hunter or outdoor enthusiast, the Holmes 363.52 is a must-see!

**Call Adam Hester today to schedule a private tour of this exceptional property and start the process to make it your own!**

*DISCLAIMER: A cellular tower is at the entrance of the property, but the income does not convey to the new owner.*



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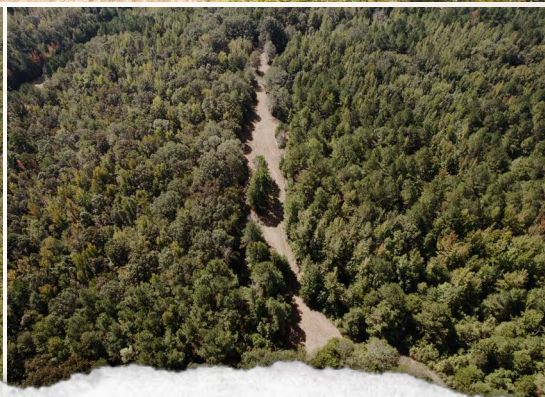
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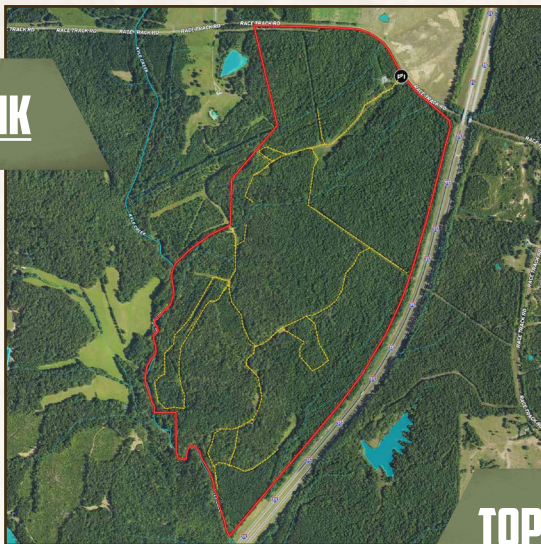
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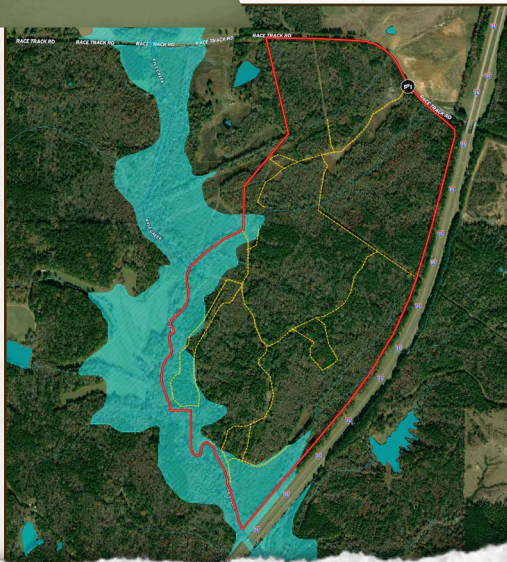
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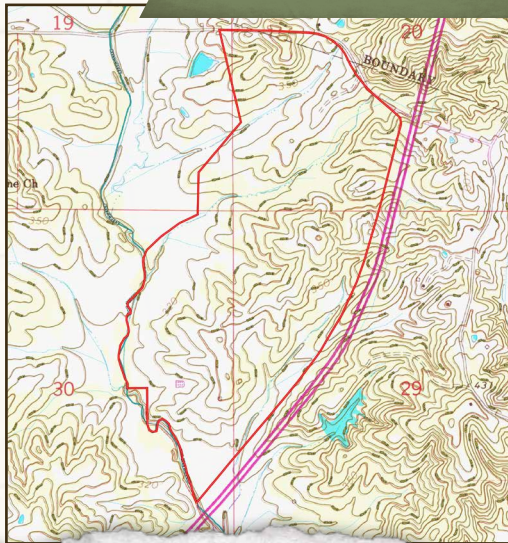
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FLOOD MAP



TOPOGRAPHY MAP



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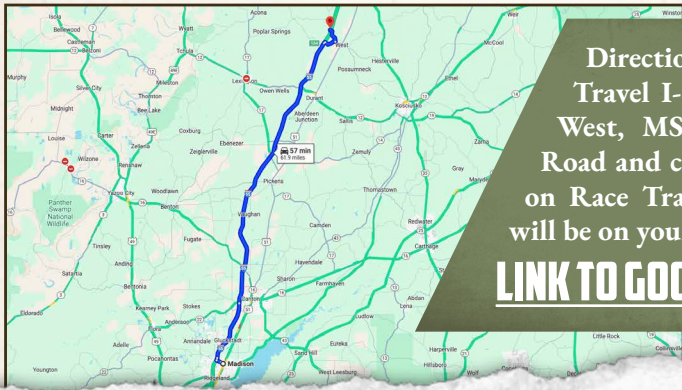
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Directions From Madison, MS:  
Travel I-55 N and take Exit 164 to  
West, MS. Turn right onto Emory  
Road and continue 2.1 miles. Turn left  
on Race Track Road and the property  
will be on your left in 2.3 miles.

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



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