

178± ACRES
HOLMES COUNTY, MS
\$614,100



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE HOLMES 178

PROPERTY PROFILE

LOCATION:

- Pea Ridge Road
Lexington, MS 39095
- Holmes County
- 55± Miles N of Madison
- 65± Miles N of the Jackson Area

COORDINATES:

- 33.04811, -90.19637

TAX INFORMATION:

- \$717.14 - 2024

PROPERTY USE:

- Recreational
- Hunting
- Investment

PROPERTY INFORMATION:

- 178± Surveyed Acres
- 2± Acre Stocked Pond
- Mature Hardwood Timber
- Multiple Entrances
- Pole Barn
- Work & Play Travel Trailer
 - Sleeps 3-4
- Deer, Turkey & Small Game
- Deer Skinning Bay
 - LED Lights
 - Electric Winch
- Internal Trails
- Creek is Northwest Border
- Established Food Plots
- Multiple Box Stands
- Tripods and Ladders



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BRADEN SMITH

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOLMES 178

LOCATED IN SOUTHWEST HOLMES COUNTY, JUST MINUTES FROM THE HILLSIDE NATIONAL WILDLIFE REFUGE AND ONLY 60 MILES NORTH OF MADISON, MS, THIS 178.26± ACRE TURNKEY HUNTING PROPERTY OFFERS EVERYTHING A SERIOUS OUTDOORSMAN COULD ASK FOR. Managed intensively for deer and turkey since 2004, the tract features rolling terrain with large hardwood ridges and a healthy mix of mature hardwoods and pine. In 2016 a professional select cut was performed, with a few areas strategically clear-cut, to improve bedding and overall habitat. A live, sandy-bottom creek with gravel flows the entire length of the property along the northwest boundary, while a 2± acre pond stocked in 2013 with Florida hybrid bass and bream adds recreational value. The property includes a solid internal road system and eight to nine established food plots, making access and hunting setup a breeze.



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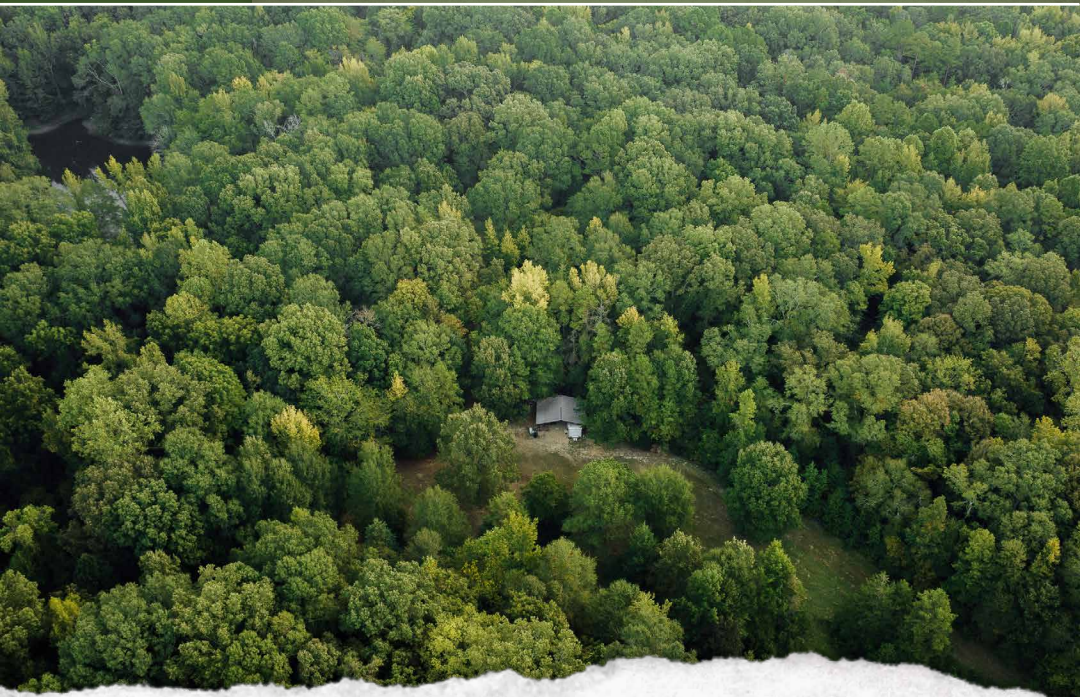
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MORE ABOUT THE HOLMES 178

Improvements include a 24' x 30' equipment shed with a washed gravel base and concrete pad under a skinning rack equipped with an electric winch and LED lights., as well as a Forest River Work n Play 26' camper/travel trailer that sleeps three or four people and has been well maintained under cover. Two Dixie Deer Blinds, multiple ladder stands, and tripods are included.

Tucked away roughly 0.75 miles down a quiet dead-end road, this property offers privacy, proven wildlife management, and ready-to-go hunting infrastructure. If you're looking for a tract with excellent deer and turkey hunting with a stocked pond to boot, this place is DEFINITELY worth considering!

Contact Braden Smith today to schedule a personal tour.



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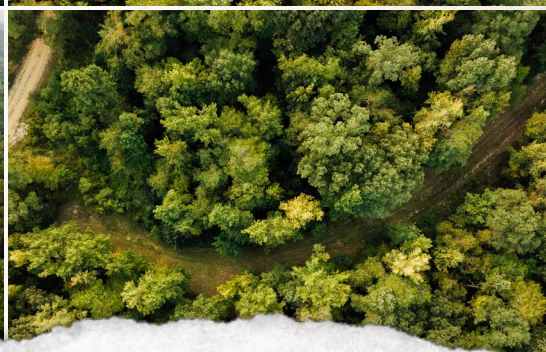
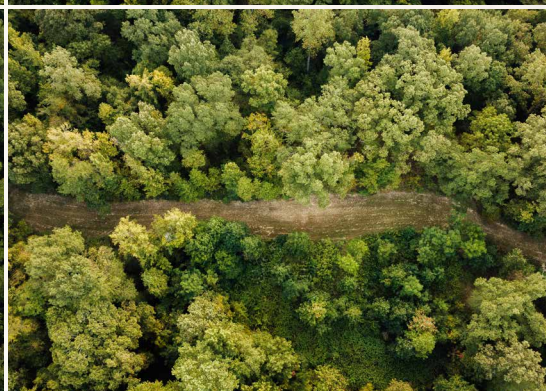
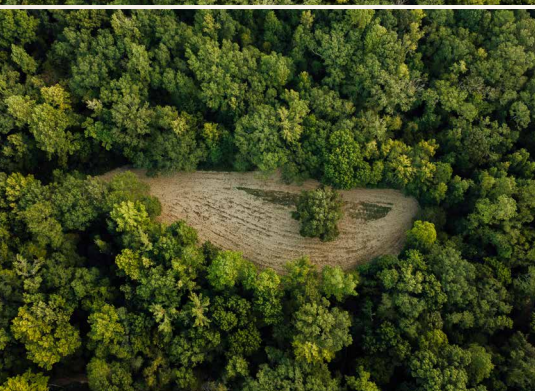
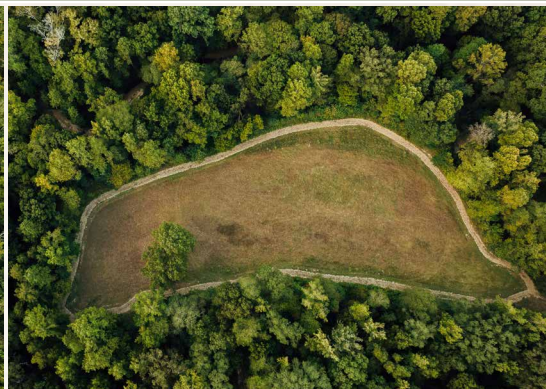
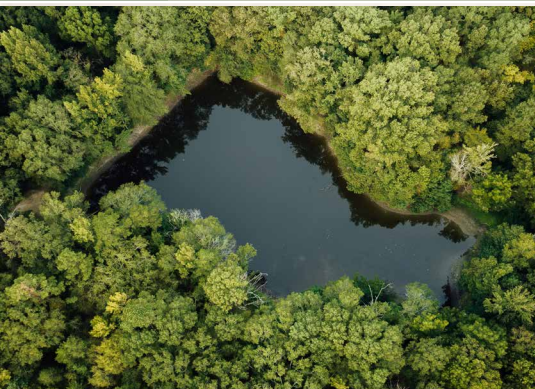
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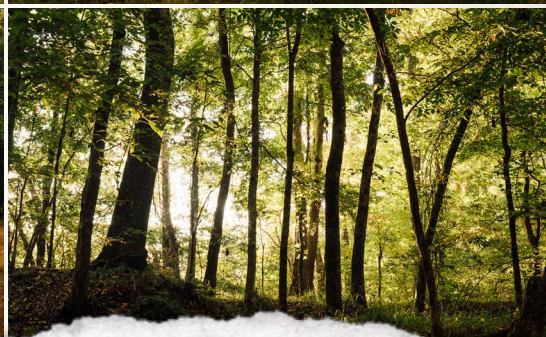
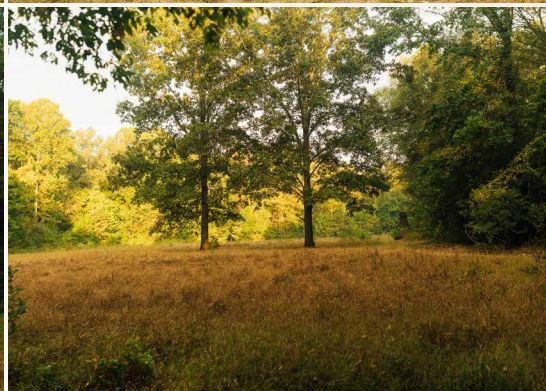
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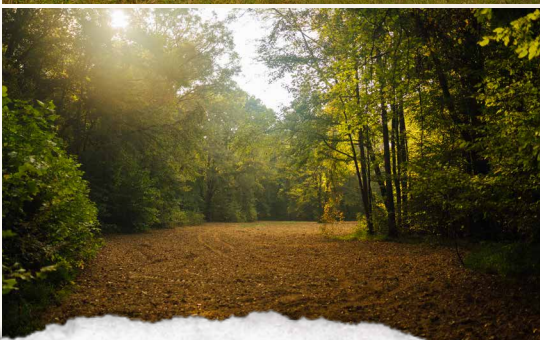
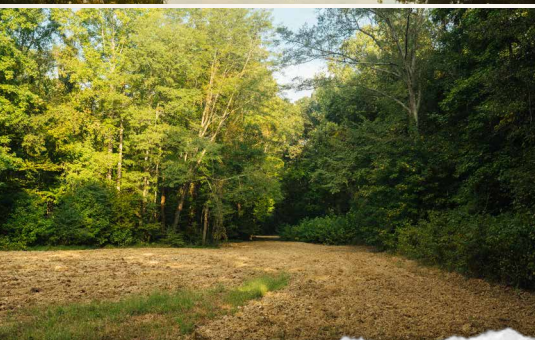
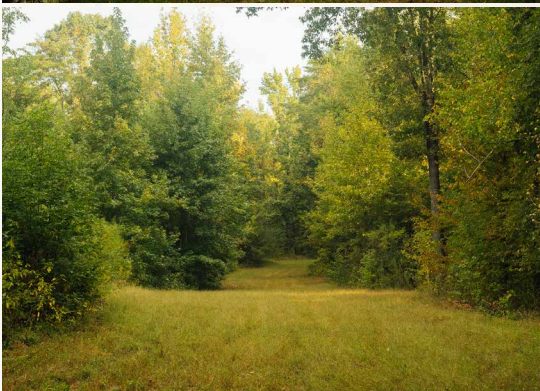
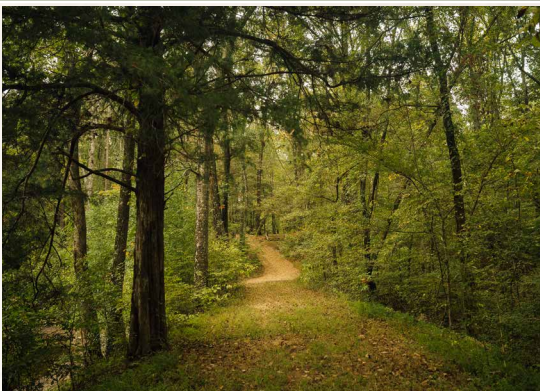
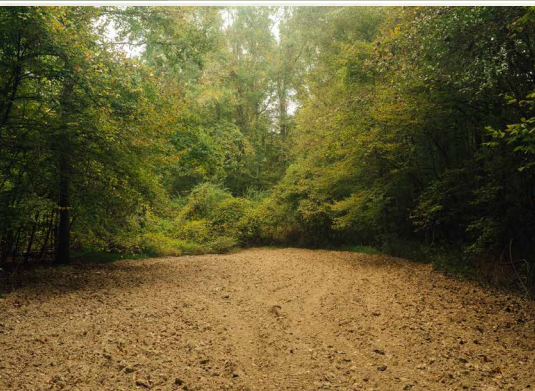
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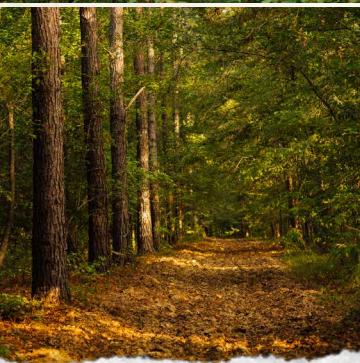
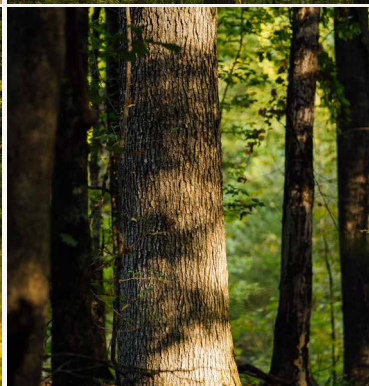
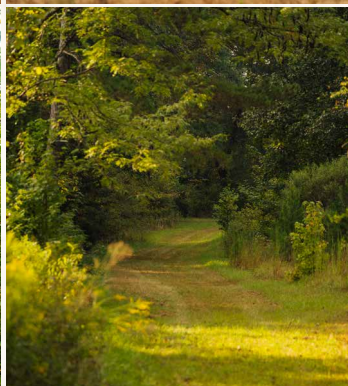
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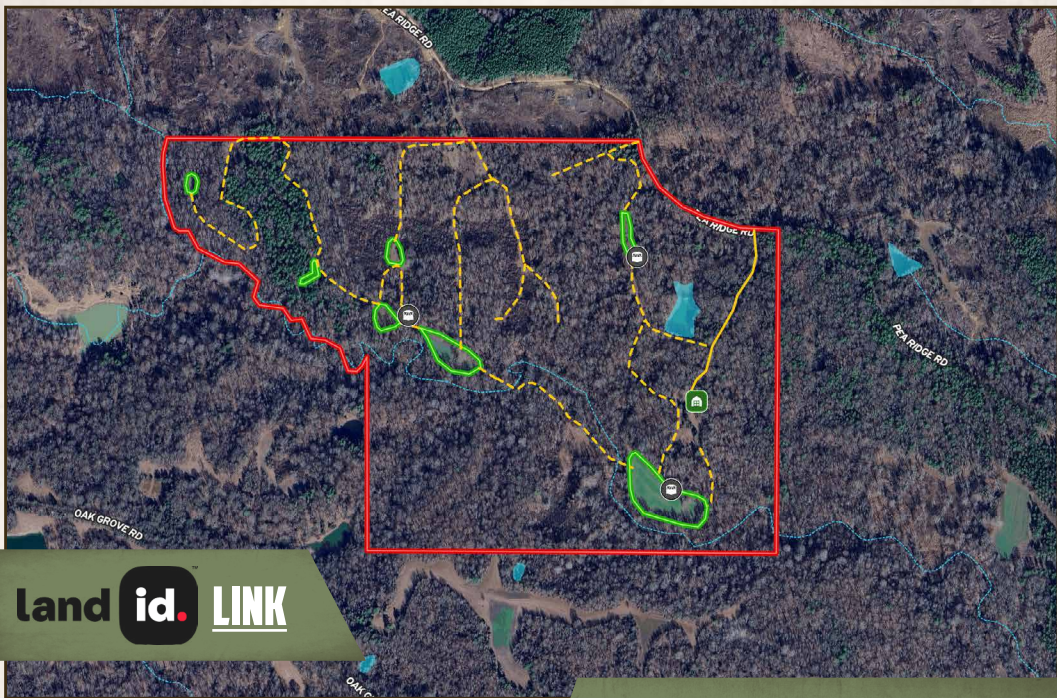
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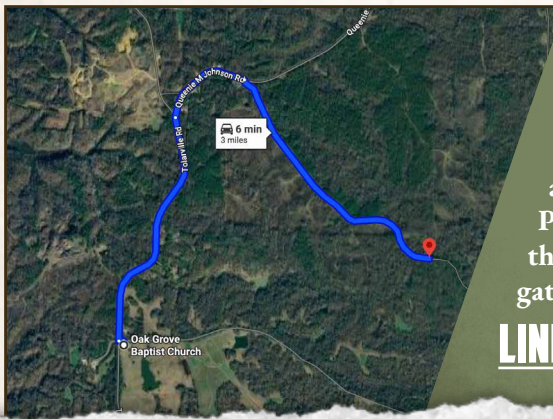
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land id. LINK



Directions From the Intersection of Oak Grove Road and Tolarsville Road in Lexington, MS: Travel 1.2 miles on Tolarsville Road. Make a slight right turn onto Queenie M Johnson Road and continue 0.5 miles. Turn right on Pea Ridge Road and proceed 1.3 miles to the destination on the right at the green gate.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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