

An aerial photograph of a large property in Holmes County, MS. The property features a large pond in the lower-left quadrant, surrounded by a mix of evergreen and deciduous trees. Several small buildings, including a large barn-like structure and several smaller outbuildings, are scattered across the property. A dirt road or driveway winds through the trees. The background shows a distant treeline under a clear sky.

34± ACRES WITH 2 HOMES

HOLMES COUNTY, MS

\$435,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 888-2522

LOCATION:

- 3295 Sand Hill Road
Lexington, MS 39095
- Holmes County
- 42.5± Miles SE of Greenwood
- 56± Miles N of Madison

COORDINATES:

- 33.12406, -89.96334

PROPERTY USE:

- Residential
- Recreational
- Investment

PROPERTY INFORMATION:

- 34± Acres
- 1,500± SqFt Main Home
 - 3 Bedrooms/2 Baths
 - Built in 1955
 - Fully Renovated
 - Granite Countertops
 - Metal Roof
 - Freshly Painted Interior/Exterior
- 1,200± SqFt Cabin
 - 1 Bedroom/2 Baths
 - Built 2017
 - Cedar Plank Walls
 - Metal Roof
 - Front Porch Overlooks Pond
- Bunk House/Private Office
- 1± Acre Stocked Pond
- Multiple Enclosed Sheds
- Commercial Playground



SMALLTOWN
HUNTING PROPERTIES
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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOLMES 34

IF YOU ARE LOOKING FOR A BEAUTIFULLY MAINTAINED PROPERTY WITH CHARM AND COMFORT IN MIND, CONSIDER THE HOLMES 34, SITUATED OFF SAND HILL ROAD IN LEXINGTON, MS. Located in the heart of an area known for hunting, this property has unlimited potential as a hunting camp for multiple families or doubles as the perfect country estate.

With a main home, cabin, commercial playground, and a stocked pond, just to name a few, this property is a peaceful dream. The focal point of the property is a recently renovated 1,500± square foot home offering three bedrooms and one bathroom. This gem has been thoughtfully updated while preserving its original cozy features.



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MORE ABOUT THE HOLMES 34

Adjacent to the main house is a newly built cabin overlooking a 1± acre pond. Pass the rocking chairs on the porch to step into this newly constructed 1,200± square foot cabin, which features one bedroom and two bathrooms. This treasure has gorgeous cedar plank walls, creating the perfect country retreat. The Holmes 34 also features a 40x40 barn with an enclosed dog run and a 170± square foot bunkhouse with an ideal space for a private office, creative studio, or additional sleeping quarters.

Call Nikki Boutwell to schedule your private tour today and experience the charm and potential of this extraordinary property!

MAIN HOUSE



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HOLMES COUNTY, MISSISSIPPI

MAIN HOUSE



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34 ± ACRES WITH 2 HOMES

HOLMES COUNTY, MISSISSIPPI

CABIN



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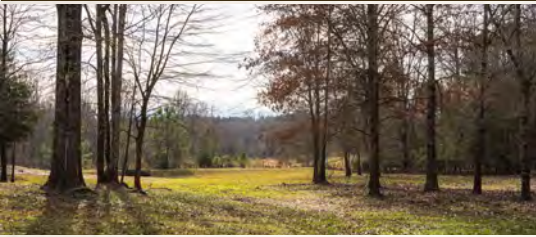
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34 ± ACRES WITH 2 HOMES

HOLMES COUNTY, MISSISSIPPI

AROUND THE PROPERTY



SMALL OFFICE BUILDING / BUNK HOUSE



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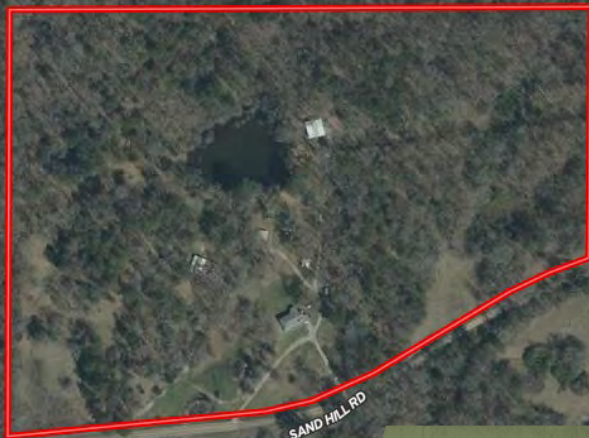
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34 ± ACRES WITH 2 HOMES

HOLMES COUNTY, MISSISSIPPI

land id. LINK



SAND HILL RD

SAND HILL RD

SAND HILL RD

Directions From the Holmes County Courthouse in Lexington, MS: Travel north on Wall Street toward W China Street. Turn right on the 1st cross street onto W China Street then turn left at the 1st cross street onto Court Square. Turn right onto MS-12 E/Depot Street and travel 2.8 miles. Turn left onto Sand Hill Road and in approximately 3 miles the property will be on your left. 3295 Sand Hill Road Lexington, MS 39095

LINK TO GOOGLE MAP DIRECTIONS



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