



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

**37.2± ACRES WITH A CABIN**  
**HOLMES COUNTY, MS**

**\$330,000**



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# THE HOLMES 37.2

## PROPERTY PROFILE

### LOCATION:

- 24927 Highway 12  
Lexington, MS 39095
- Holmes County
- 4± Miles E of Lexington
- 55± Miles N of Madison

### COORDINATES:

- 33.10251, -89.99436

### PROPERTY USE:

- Residential
- Mini-Farm
- Weekend Getaway
- Hunting and Fishing

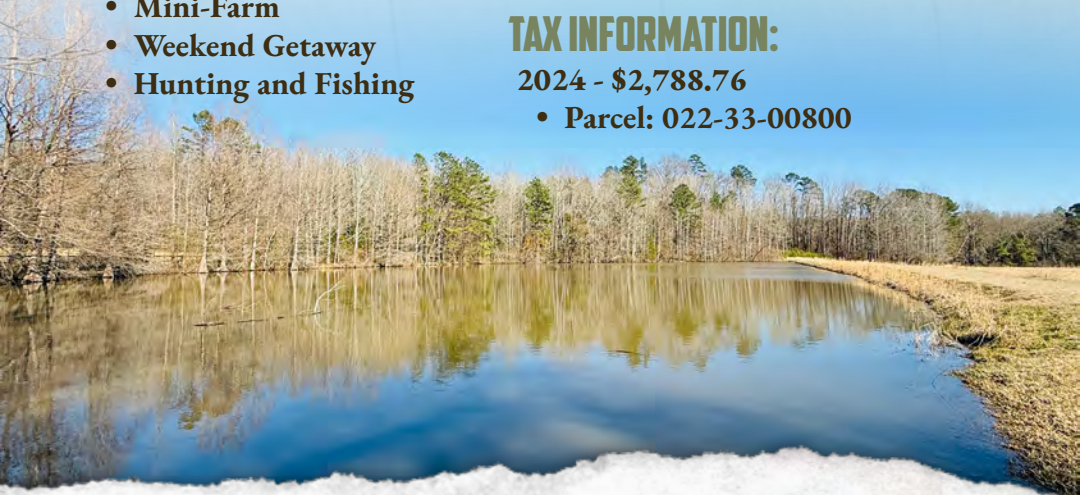
### PROPERTY INFORMATION:

- 37.2± Total Acres
- 14± Acres of Fenced Pasture
- 2,340± SqFt Cypress Cabin
- 4 Bedrooms/3 Bathrooms
- Large Wraparound Porch
- 1.75± Acre Pond
- Rolling Terrain
- Hardwood Timber
- Multiple Out Buildings for Storage
- Paved Road Frontage

### TAX INFORMATION:

2024 - \$2,788.76

- Parcel: 022-33-00800



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**ADAM HESTER, ALC**

ASSOCIATE BROKER


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4848 Main St. - Flora, MS 39071

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# WELCOME TO THE HOLMES 37.2

**WELCOME TO THE HOLMES 37.2, LOCATED A FEW MILES EAST OF THE TOWN OF LEXINGTON, MS!** This 37.2± acre tract offers a solid foundation for a country lifestyle, whether you are seeking a permanent residence, a weekend getaway, or even the blueprint for your own mini-farm.

Situated in the center of the property is a 2,340± square foot, two-story cypress cabin. This home features four bedrooms, three bathrooms, a living room, a functional kitchen, and a dedicated utility room. The rustic interior offers a genuine cabin feel and caters to a variety of living arrangements. Additionally, there is a large wraparound porch providing panoramic views of the property!



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# MORE ABOUT THE HOLMES 37.2

The surrounding land further enhances the appeal. Approximately 14 acres are dedicated to fenced pasture, ideal for livestock, while the remaining acreage features a mix of rolling hardwood terrain, an open field, and a previously stocked 1.75± acre pond. This diverse landscape caters to multiple outdoor activities, including raising livestock, hunting, fishing, or simply enjoying the peaceful country atmosphere. An old barn and screened-in shed provide additional space to store your gear.

Homes with diverse acreage and mixed-use opportunities can be challenging to find. Be sure to see what the Holmes 37.2 has to offer today.

**Call Adam Hester for a private tour.**



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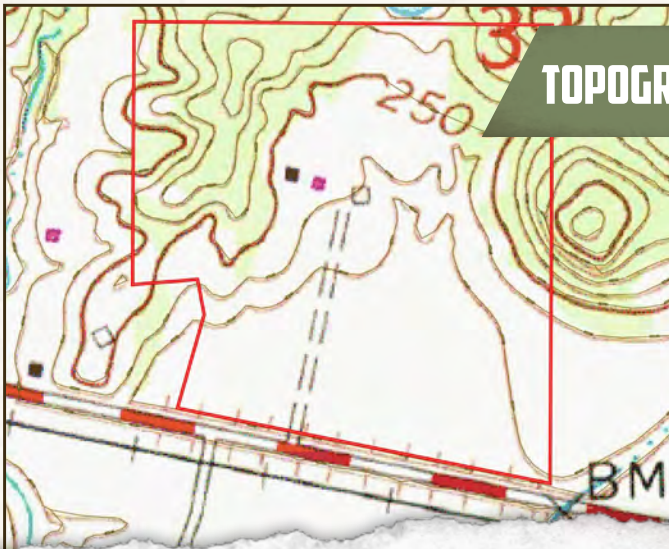


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land **id.** LINK



TOPOGRAPHY MAP



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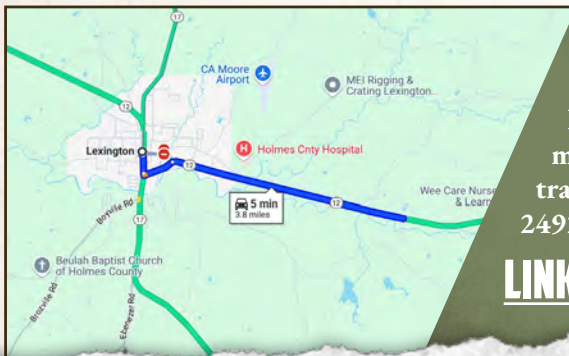
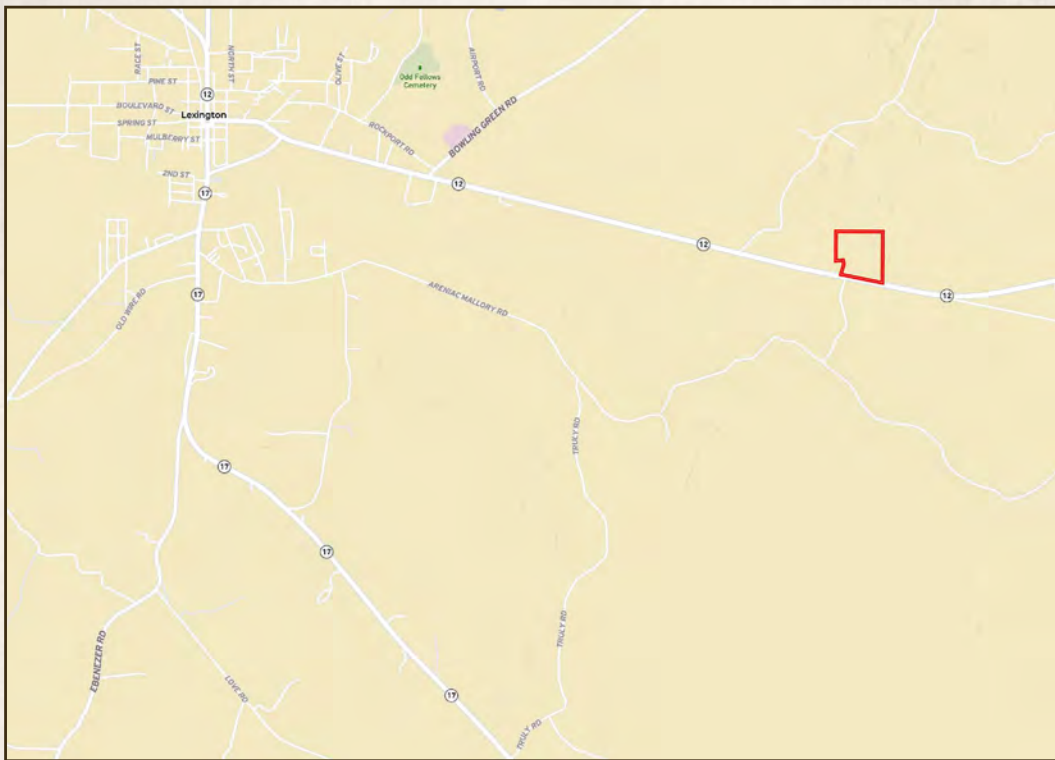
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Directions From Yazoo Street in Lexington, MS: Turn left onto Lexington Bypass and proceed 0.4 miles. Turn right onto MS-12 E and travel 3 miles to the property on the left. 24927 Highway 12 Lexington, MS 39095

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



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