An aerial photograph of a large property in Holmes County, MS. The property features a large pond in the foreground, surrounded by a mix of green and bare trees. Several buildings, including a large house and several smaller structures, are scattered across the property. The background shows a wide river or lake. The text is overlaid on the top portion of the image.

# 34± ACRES WITH 2 HOMES

## HOLMES COUNTY, MS

**\$460,000**



**SMALLTOWN**

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

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



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**NIKKI BOUTWELL**

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# 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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Information is believed to be accurate but not guaranteed.

# 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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34 ± ACRES WITH 2 HOMES

HOLMES COUNTY, MISSISSIPPI

MAIN HOUSE



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34 ± ACRES WITH 2 HOMES

HOLMES COUNTY, MISSISSIPPI

CABIN



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34 ± ACRES WITH 2 HOMES

HOLMES COUNTY, MISSISSIPPI

AROUND THE PROPERTY



SMALL OFFICE BUILDING / BUNK HOUSE



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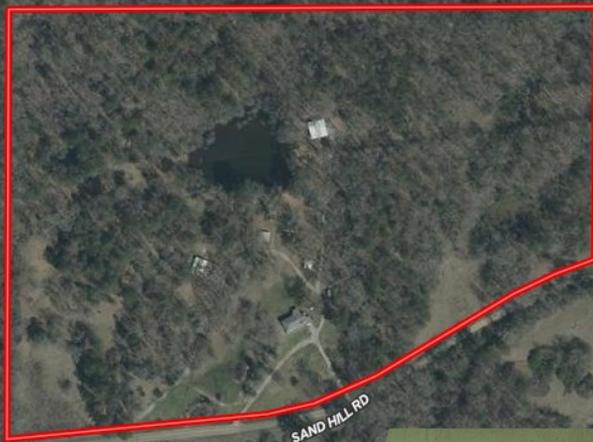
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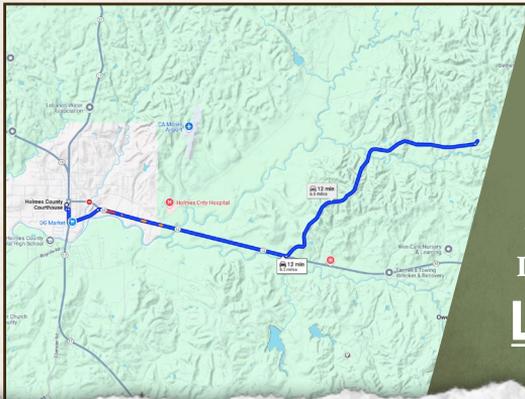
HOLMES COUNTY, MISSISSIPPI

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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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