



Douglas Road 256

256 ac. +/-

Holmes County, MS



GORGEOUS ROLLING LAND WITH IMPROVED PASTURE, PINE PLANTATION, CREEK BOTTOM HARDWOODS, FISHING LAKE & CRP INCOME

256+/- acres fronting on Douglas Road near Goodman. Gorgeous piece of land with pasture, CRP plantation pines and creek bottom hardwoods. CRP is paying \$2925 per year through 2017 and will be eligible for re-enrollment after that if CRP program specifics stay the same.

Seller is flexible! He will sell you the 60+/- acres for hunting, CRP income and timber investment or the entire 256+/- acres which includes outstanding pasture land for cattle grazing or hay production. Excellent cabin location with utilities on Parcel B if you are looking for a small hunting tract with CRP income and timber investment. Hunting includes deer, dove, turkey and ducks. Property is only 2 miles from the Big Black River and 20 miles from Hillside Refuge. Mallards, gadwalls and diving ducks have been harvested on the lake and smaller pond. And for the avid Waterfowler, there is an excellent situation for developing a managed duck hole below the lake dam. Other recreational uses include fishing in the 10+/- acre lake and riding horses and ATVs in the pasture.

The barn is a diamond in the rough waiting to be cut and polished by the right buyer. What a cool lodge the barn would make whether in its current location or moved down to by lake! Concrete floor shed, wood rail catch pen and other improvements already installed. Water and electricity already installed.

\$2250 per acre

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