

280 Acre Premier Property in Holmes County **Cropland, Pastureland and Timberland**



Are you looking for a hunting and investment property with crop and timber income? If so, you need to take a look at this premier tract of land in Holmes County. Located within 45 minutes of Jackson in the Big Black River basin, it's loaded with game. Call today to set up your visit.

- 105 acres of tillable cropland planted in soybeans in 2014 with an estimated yield of 50 bushels per acre.
- 20 acres of pastureland with hay production.
- 40 acres of planted pine ready for thinning.
- 112 acres of mixed hardwood and open land.
- Excellent hunting property in close proximity to the Big Black River and it's incredible deer population.
- Very diverse property with numerous home sites overlooking the crop land.
- Within 45 minutes of Jackson, even closer to Madison, Canton and Pickens.
- Secluded and private.
- Paved road frontage.
- Power available.
- Farm Service Agency map is available.

\$2,350 / acre



PAUL GONWA The Overby Company, 1808 N. State St. Jackson, MS 39202
601-214-7985

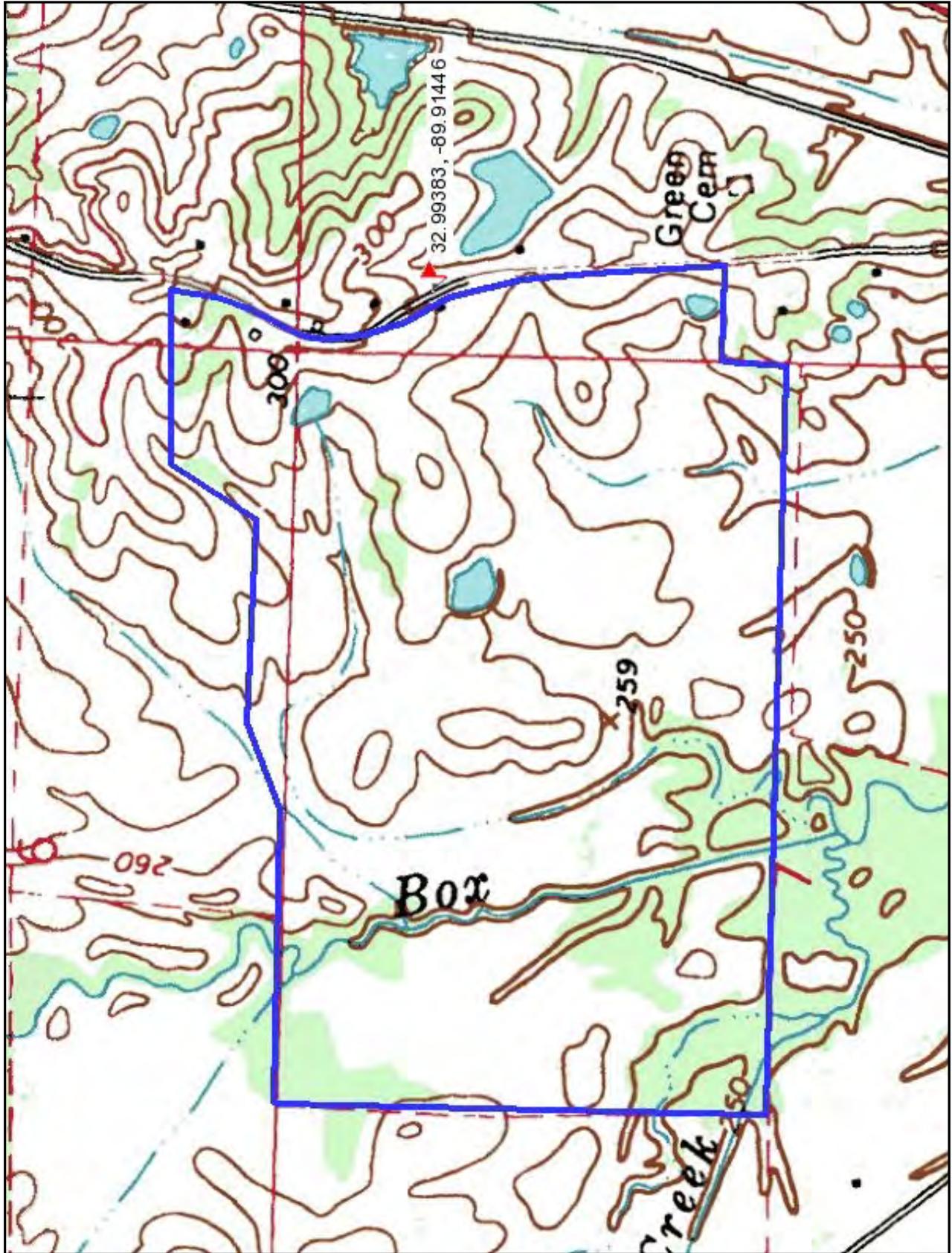


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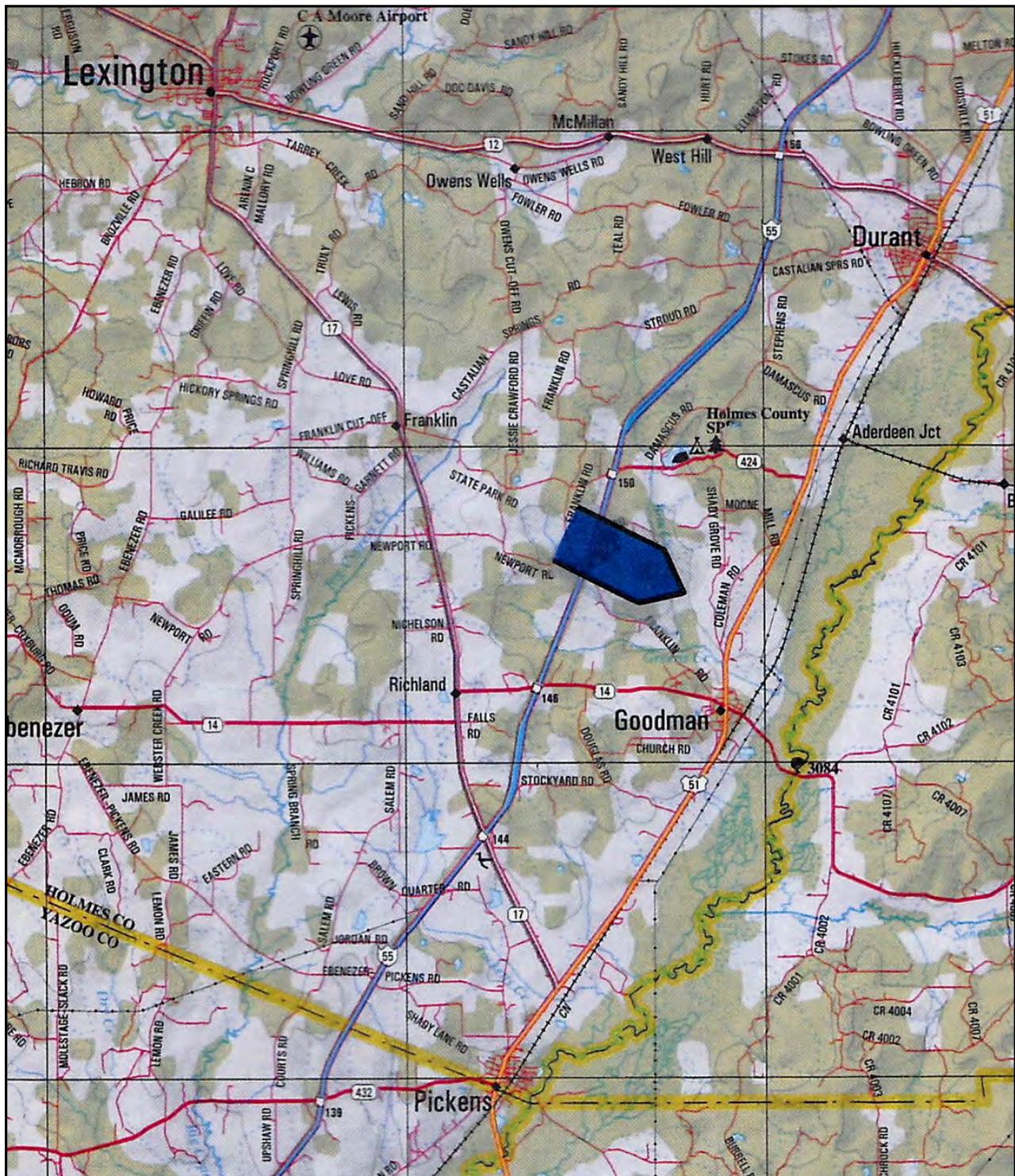
Aerial Photo

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Topographic Map

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DIRECTIONS

From I-55, go east on Hwy 14 for 3 miles to Hwy 51 in Goodman, MS. Turn left and go north on Hwy 51 for 0.8 miles to Shady Grove Road. Turn left and go 0.7 miles to the property on the left.

PAUL GONWA

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