

50± Acres with a Camp in Holmes County, MS

\$215,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

Office 769-888-2522

Property Profile

The Holmes 50

Location:

- Holmes County, MS
- Fronts James Road
- 2± Miles South of Ebenezer
- 45± Miles North of Madison

Coordinates:

- 32.952524, -90.073040

Property Information:

- 50± Total Acres
- 30± Acres of Maintained Pasture
- Hardwood Pockets with Large Oaks
- Fishing Pond
- 1,210± Square Foot Camp

Property Use:

- Hay Production
- Camp or Permanent Residence
- Hunting
- Fishing

Tax Information:

- Parcel 014-27-00100: \$1,141 for 2022



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ADAM HESTER
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Information is believed to be accurate but not guaranteed.



Looking for a property with options - pasture ground, permanent residence or recreational opportunities with a camp? Look no further than The Holmes 50! Situated just south of Ebenezer in Holmes County, MS, this 50± acre tract offers approximately 30 acres of beautifully maintained pasture, hardwood pockets with giant oaks, a small fishing pond, and a 1,210± square foot camp. Use the three bedroom, two bath camp as a weekend getaway or a fixer-upper for a permanent residence. The kitchen needs to be completed, however there is a living room, and washer/dryer area. The camp was built in the early 1990's, has never been stayed in and is being sold "as is, where is".



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Currently, The Holmes 50 is used for hay production. It has been drilled with rye grass and is full of volunteer clover. If you are looking for recreational opportunities, the area is known for great deer and turkey hunting; upon initial inspection, a flock of turkey was in the pasture! The property layout provides a blueprint to create your own wildlife paradise. You can plant trees, and strategically develop bedding areas, transition zones and multiple food plots. Hardwoods navigate along the boundary with a small pocket surrounding the fishing pond in the southwest corner.



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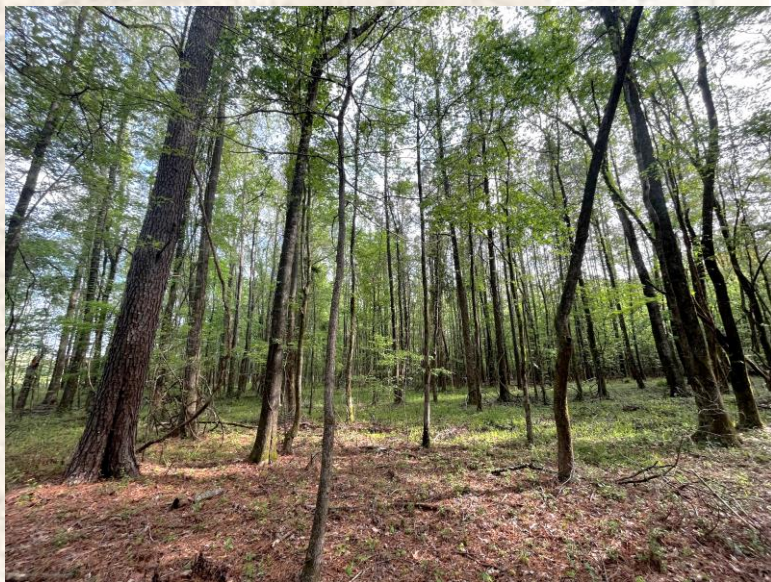
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The Holmes 50 offers “curb appeal”, in the middle of the country. There's a little bit of something for everyone here, come take a look! For further reference, the property is located approximately 45 miles north of Madison.



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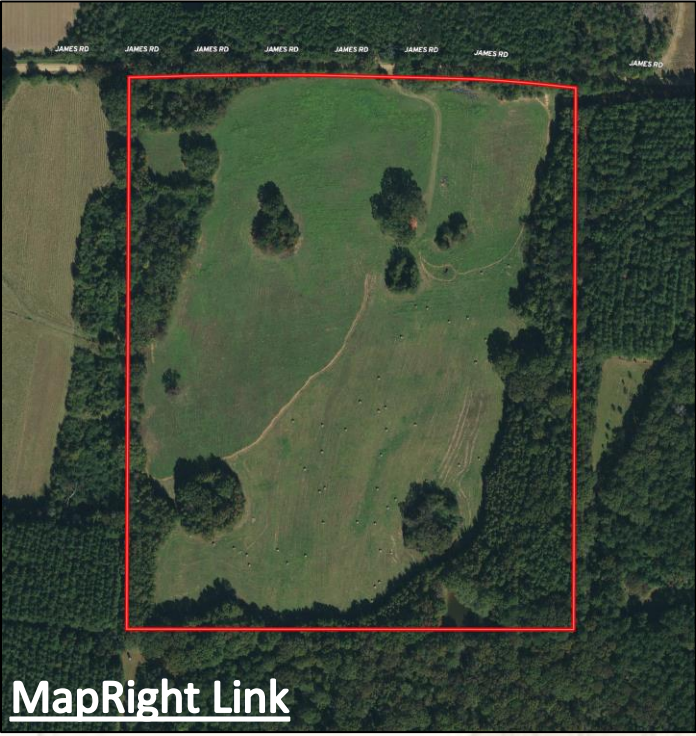
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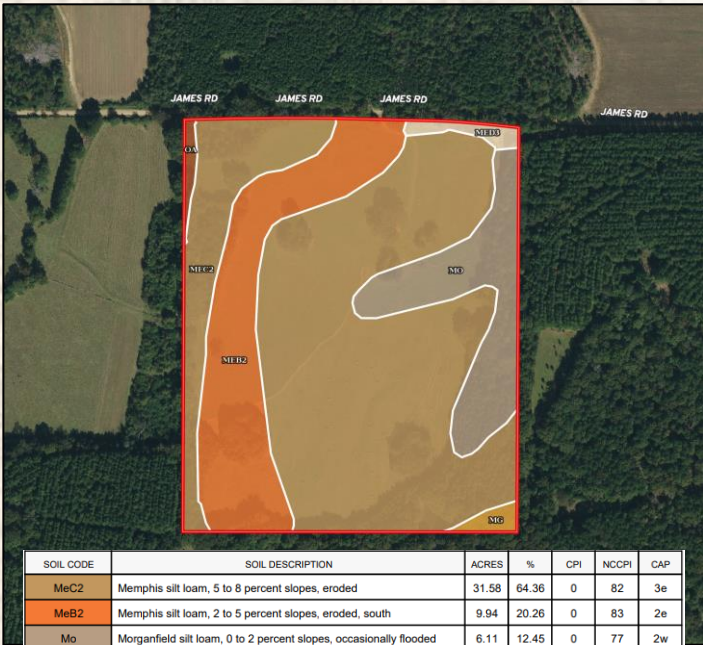
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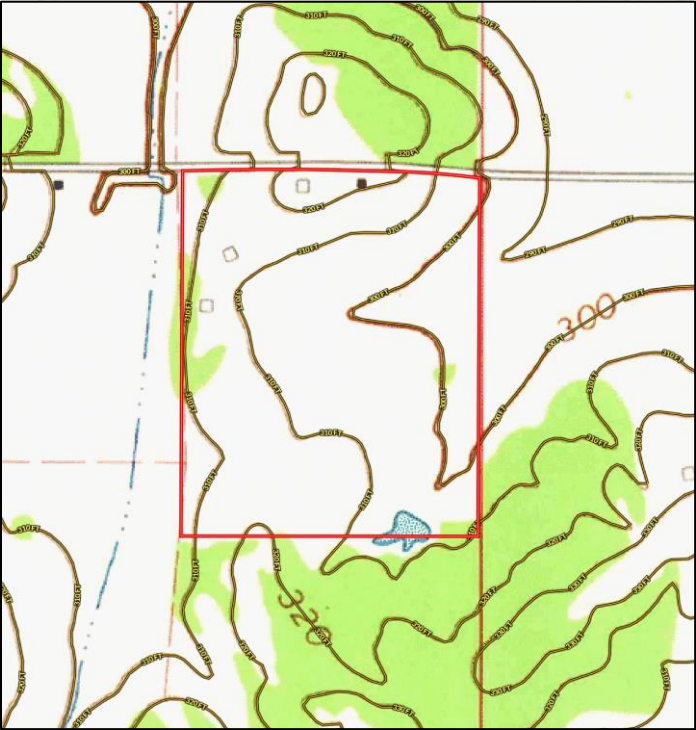
- Boundary Consists of 50± Acres
- Fronts James Road
- 2± Miles South of Ebenezer
- 45± Miles North of Madison



MapRight Link



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	31.58	64.36	0	82	3e
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	9.94	20.26	0	83	2e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	6.11	12.45	0	77	2w
MeD3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	0.61	1.24	0	75	6e
Mg	Memphis-Gullied land complex, 5 to 40 percent slopes	0.45	0.92	0	3	6e
Oa	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded, north	0.38	0.77	0	74	2w



Google Map Link



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