

41± Acres with a Cabin in Holmes County, MS

\$149,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

Property Profile

The Holmes 41

Location:

- Lexington, MS
- Holmes County
- Under an Hour from Madison

Coordinates:

- 33.0531, -90.0987

Property Information:

- 41± Acres
- Furnished Two-Story Cabin
- 2003 36' Denali Camper
- Butterworth Creek Traverses Property
- Generator Electricity, Community Water, and Septic Sewer
- Mature Oaks and Pines
- Three Shooting Houses, Ladder Stands, and Two Feeders
- Riding Lawnmower and Two Generators Included

Property Use:

- Residential
- Recreational
- Great Deer and Turkey Hunting

Tax Information: 2022 \$277.48

- Parcel #: 015-21-00300



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MICHAEL OSWALT

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

Welcome to the Holmes 41, the perfect country getaway! As you pull up to this 41± acre Holmes County, MS tract, you will quickly notice the neatest cabin area overlooking the beautiful Butterworth Creek and big mature hardwoods. . The two-story main cabin is equipped with a kitchen/living space, storage room downstairs, and a bedroom/bathroom area upstairs. Sit back and enjoy watching the wildlife feed and the creek flow by from the big porch on the second floor. If you have a large family or guests who come to stay, there is a 2003 36' Denali Camper that will hold a few folks. The utilities include generator electricity, community water, and septic sewer. The cabins are being sold as furnished, including two generators and a riding lawnmower (seller to keep a few select personal items). Once you settle in, enjoy a fire in the sitting area out back while the kids play in the creek.



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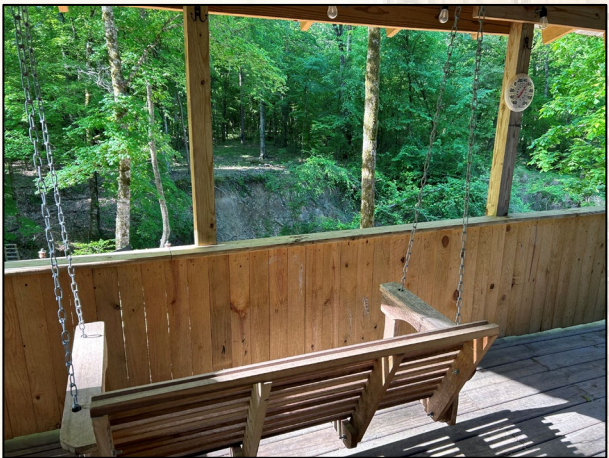
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The side yard offers a great place to sight in your guns or just let the kids shoot. You will also find some established blueberry bushes for making those summertime pies! The remainder of the property is loaded with big, beautiful timber including mature oaks and pines. If you're a hunter, the property includes three shooting houses, a few ladder stands, and two feeders. The deer numbers have been great, and turkeys have been spotted (current owner doesn't turkey hunt). The location is convenient, being just a few minutes southwest of Lexington along the south side of Brozville Road (paved) and less than an hour from Madison. If you have been looking for that affordable getaway for the whole family, give Michael Oswalt a call for your private showing today!



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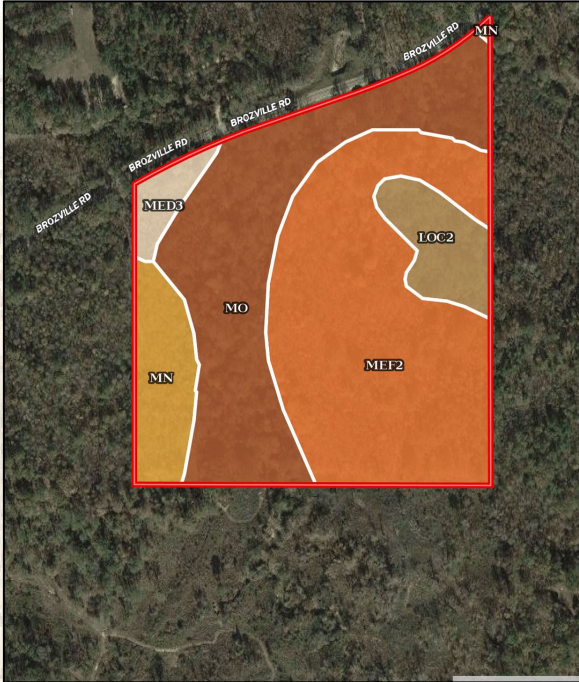
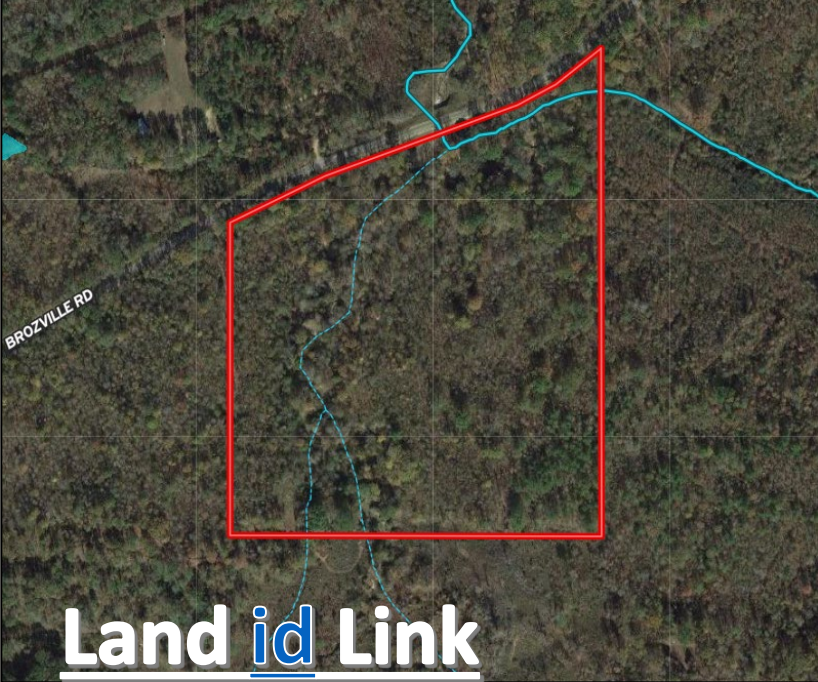
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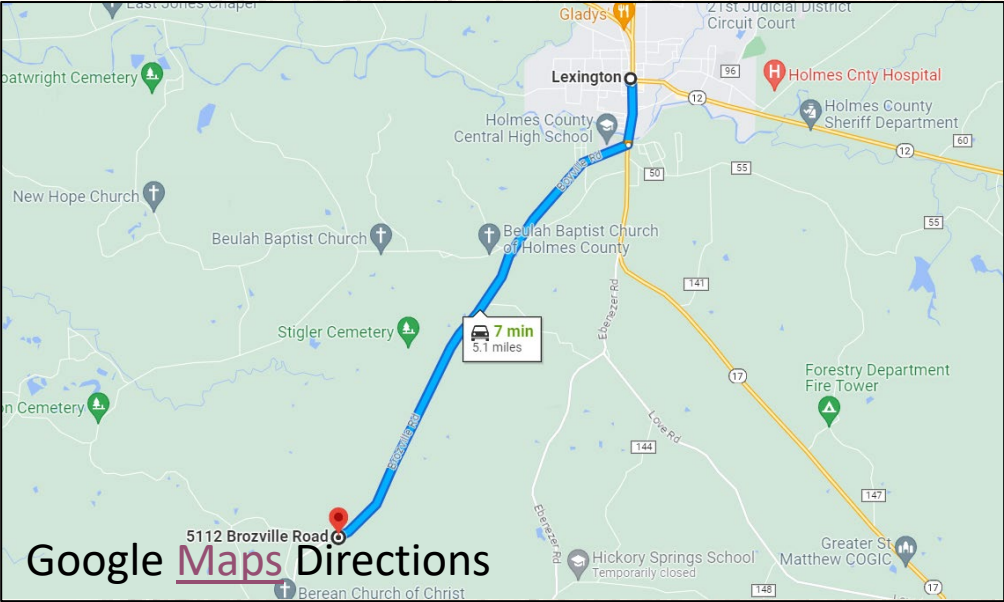
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
MeF2	Memphis silt loam, 12 to 40 percent slopes, eroded	19.08	45.36	0	19	7e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	14.74	35.05	0	77	2w
MN	Memphis-Natchez association, 12 to 50 percent slopes	3.81	9.06	0	19	7e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	3.08	7.32	0	47	4e
MeD3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	1.34	3.19	0	75	6e
TOTALS		42.05	100%	-	43.16	5.0



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