

180± ACRES
HOLMES/YAZOO COUNTY, MS
\$630,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662)846-1425

THE HOLMES/YAZOO 180

PROPERTY PROFILE

LOCATION:

- Holmes/Yazoo County, MS
- 11± Miles NE of Yazoo City
- 3± Miles East of Hillside National Wildlife (15,698 Acres)

COORDINATES:

- 32.9776653, -90.2388927

PROPERTY INFORMATION:

- 180± Acres
- Area is Known to Produce Big Bucks
- Big Timber
- Box Blind and Stands in Place
- Utilities at the Road
- Excellent Hunting (Deer, Turkey & Other Small Game)

PROPERTY USE:

- Hunting
- Recreational
- Timber
- Investment

TAX INFORMATION:

2022 - \$873.28

- Parcel #: 0081800200, 1-314-18-003.00



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WELCOME TO THE HOLMES/YAZOO 180

IF YOU ARE LOOKING FOR BIG HARDWOOD TIMBER, YOU'RE IN THE RIGHT PLACE. The Holmes/Yazoo 180 is situated approximately three miles, as the crow flies, from Hillside National Wildlife Refuge and 20 minutes northeast of Yazoo City, Mississippi. The 180± acre property is accessed by a gate just off the county-maintained Campbell Road, on the west end of the tract. An old interior road system is in place, and with minimal work, could be brought back to use. The timber make up consists of mature oaks and other hardwoods with some big pine scattered throughout. This diverse timber could offer a great return on investment. The terrain is formed with ridges and some of the prettiest hardwood bottoms you'll find. The adjacent property to the north was recently clear cut which will provide ample bedding and browse for the deer herd. The neighboring property to the south is made up of planted pine. Power and water are available at the road if building a camp is something you have in mind.



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MORE ABOUT THE HOLMES/YAZOO 180

With its close proximity to Hillside National Wildlife Refuge and the Techeva Creek bottom being just a mile to the south, this area is known for big deer and abundant turkey. During our initial inspection, we saw good deer and turkey signs. The property has a half-acre pond that provides year-round water for the wildlife as well as the opportunity to catch a fish whenever you feel the need. A big hunting shack was constructed on a ridge, overlooking the bottoms on either side, and several ladder stands are in place. The Holmes/Yazoo 180 is worth considering if you are interested in big timber, good hunting and investment potential! Give Billy Carpenter or Henry Mosco a call to schedule a private showing.

If you have been hunting for big timber, give Billy Carpenter or Henry Mosco a call for your private showing of the Holmes/Yazoo 180.



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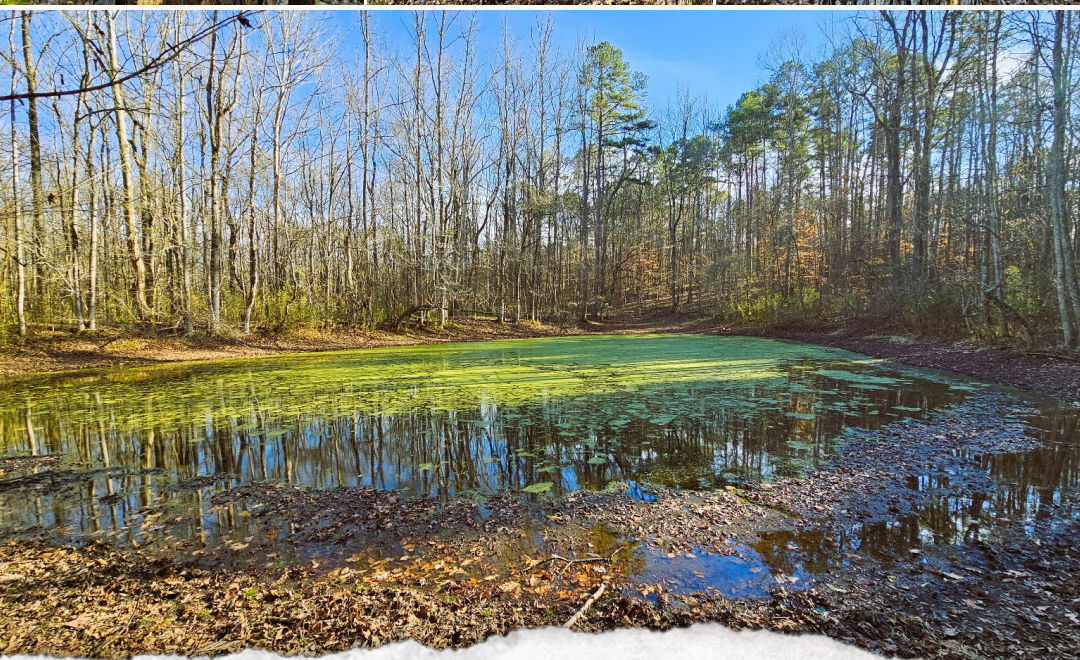
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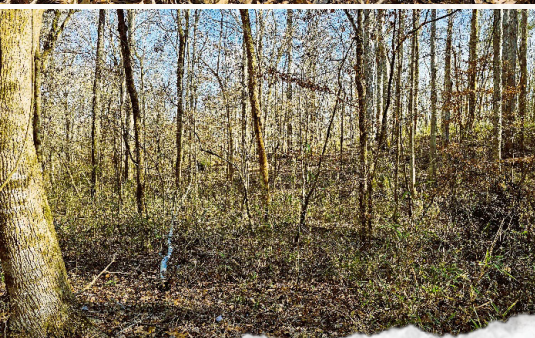
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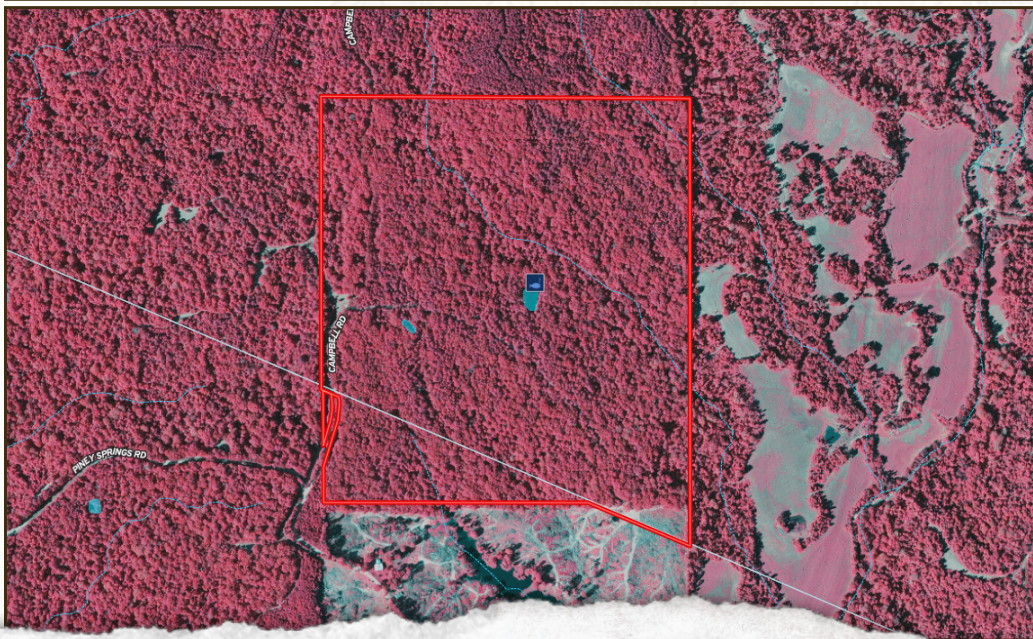
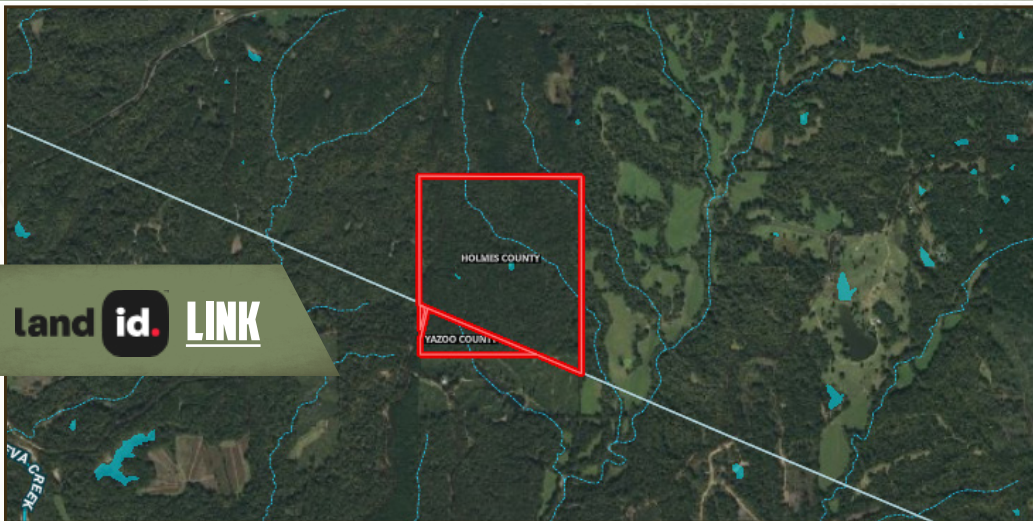


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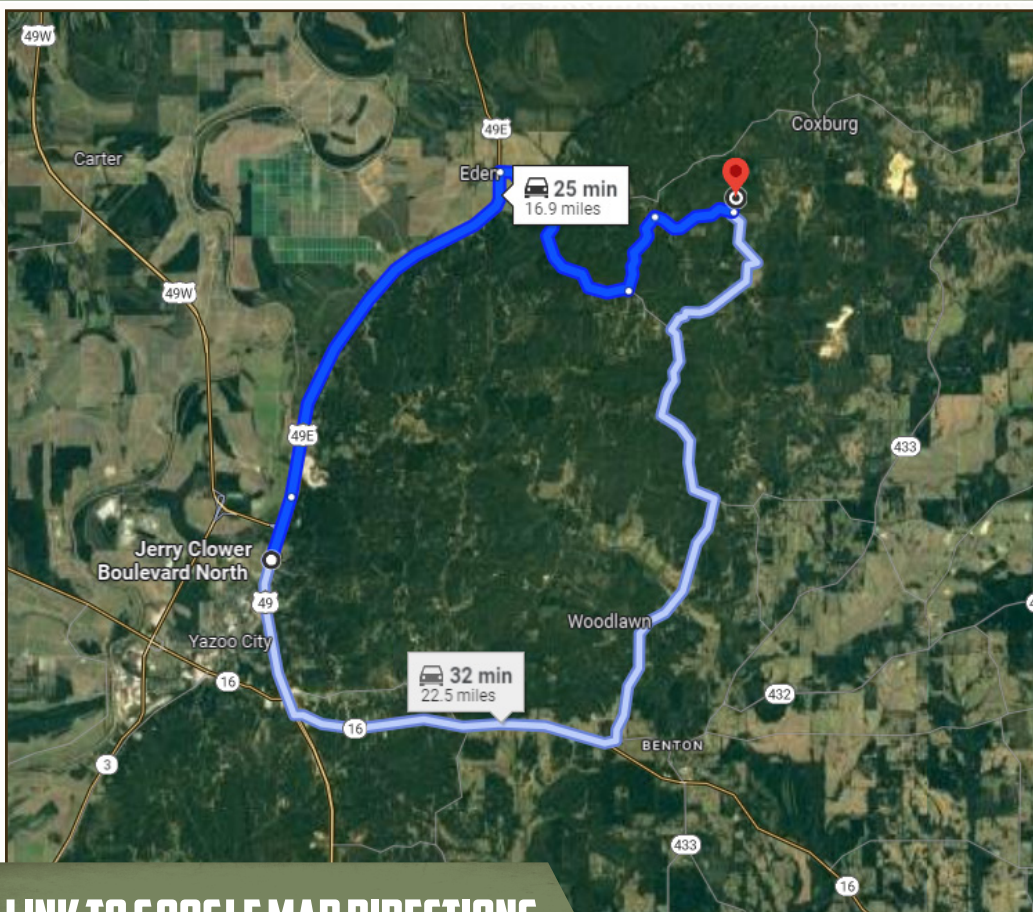
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LINK TO GOOGLE MAP DIRECTIONS

Directions from the Yazoo City Walmart: Travel north on HWY 49E for approximately 9 miles. Turn right onto Edin Midway Road and travel approximately 8 miles to Hoot N' Holler/Campbell Road. The property will be on your right.



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