

33± ACRES WITH A CABIN
HOLMES COUNTY, MS
\$449,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

LOCATION:

- 700 Rathell Road,
Lexington, MS 39095
- 5± Miles West of Lexington
- 60± Miles North of Madison

COORDINATES:

33.14822, -90.09686

PROPERTY USE:

- Recreational
- Residential
- Hunting

TAX INFORMATION:

Part of Parcel 016-21-00300
\$TBD

PROPERTY INFORMATION:

- 33± Total Acres
- 3 Bedroom-2 Bathroom
Custom Built Cabin
- 1,600± SF of Living Space
- 2 Storage Containers with
Metal Roof Covering
- Hardwood – Pine Mixture
- Rolling Terrain
- Pipeline and Powerline
for Food Plots
- Small Stream



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WELCOME TO THE HOLMES 33

HAVE YOU BEEN SEARCHING FOR A TURN-KEY, PRIVATE GETAWAY? Take a look at the Holmes 33 located approximately five miles west of Lexington and 60± miles north of Madison. The Holmes County, MS property offers a 2± year-old, custom built cabin with 33± acres to roam.

Upon entrance off Rathell Road, you will be greeted by the 1,600± square foot, three bedroom, two bath cabin. This all-electric, two-story cabin was constructed out of steel beam frames approximately two years ago and is fully furnished. High ceilings and plenty of windows allow natural light. The bottom floor is complete with the living area, kitchen, utility area, primary bedroom, and full bathroom. The upstairs offers matching bedrooms with a full bathroom. Additional improvements include two storage containers on a slab with a metal pitched roof. Power and water are connected, making this a great spot for cleaning any deer or turkey you may harvest, or as an area for outdoor cooking. The storage containers provide a safe storage option for any small equipment or tools you choose to leave on site. There is another small, finished slab that gives a new owner options for creating a covered sitting area or place for ATV/UTV parking. Enjoy the custom-built fire pit in the backyard on cool nights.



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Information is believed to be accurate but not guaranteed.

MORE ABOUT THE HOLMES 33

The land make-up offers a mixture of pine and hardwood with a gentle rolling terrain and two small ridges running from north to south. The timber consists of previously thinned mature pine, scattered mature hardwoods, and a mix of young natural regeneration. For the wildlife, there is a small creek along the eastern boundary and two locations for wildlife plots. You can plant the 2± acre pipeline or the powerline directly behind the house and watch the wildlife feed from your living room!

Turn-key tracts are a rare find. Whether you are looking to set roots in the country, or have a weekend getaway for hunting and relaxing, the Holmes 33 will check the boxes. In addition, this would be a great property to consider renting as an Airbnb to generate income when not in use.

Give us a call today to schedule a private showing.



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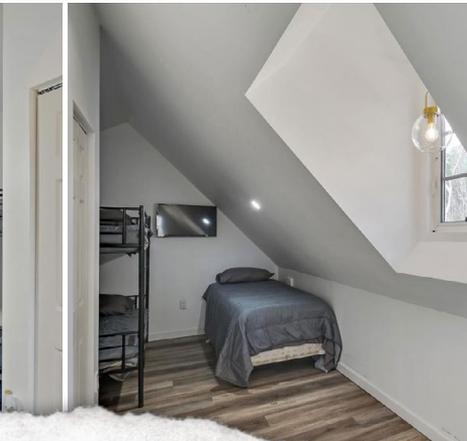


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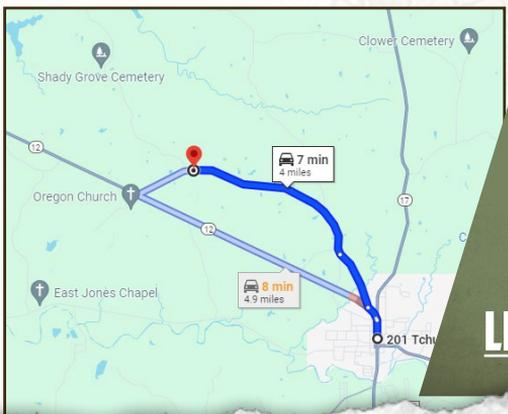
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land id. LINK



Directions From the Square in Lexington, MS: Drive north onto Carrollton Avenue/Highway 12 for 0.4 miles. Keep left to stay on Highway 12 and in 3.8 miles, turn right onto Rathell Road. In 0.9 miles, the property will be on your right. 700 Rathell Road, Lexington, MS 39095

LINK TO GOOGLE MAP DIRECTIONS



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