



37± ACRES
HOLMES COUNTY, MS
\$99,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE HOLMES 37

PROPERTY PROFILE

LOCATION:

- Lexington, MS
- Holmes County
- Approximately 8 Miles NE of Tchula
- E of Morgan Brake National Wildlife Refuge
- NE of Hillside National Wildlife Refuge

COORDINATES:

- 33.1724, -90.1886

PROPERTY USE:

- Recreational
- Homesite/Cabin
- Investment

PROPERTY INFORMATION:

- 37± Acres
- Mixed Timber
- Great Deer Hunting
- Power Provided by Yazoo Valley EPA

TAX INFORMATION:

2023 - \$210

- Parcel #: 010-10-00400



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOLMES 37

WELCOME TO YOUR NEW AFFORDABLE RECREATIONAL TRACT LOCATED JUST EAST OF THE MISSISSIPPI DELTA IN HOLMES COUNTY, MISSISSIPPI. The property features 37± acres of mixed timber with a few open areas along the frontage at Rosebank Mt Olive Road. This tract is currently raw land and awaiting your recreational development. There is an old home site along the southern portion of the property that would make a good camp site in the timbered area. If you're a public land hunter, you're in luck. This tract is located less than a 1/2 mile east of Morgan Brake National Wildlife Refuge and 2.35± miles northeast of Hillside National Wildlife Refuge. The deer numbers and genetics should be great in this area with some sizable bucks being killed in the general vicinity. If you want to build a camp, power is provided through Yazoo Valley EPA, you will need to dig a well for water, and install a septic system for sewer. Come develop your own place.

If you have been searching for that affordable tract near the Mississippi Delta with great public land hunting, give Michael Oswalt a call today to schedule your private tour of The Holmes 37!



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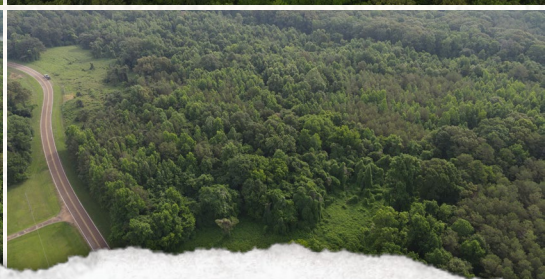
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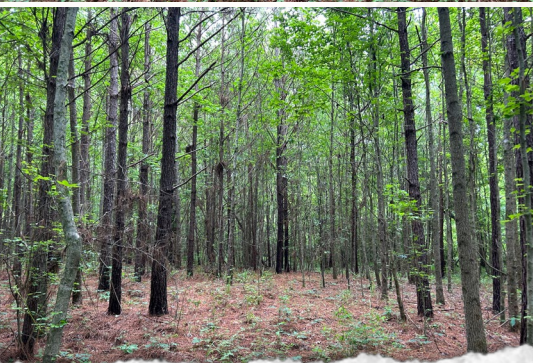
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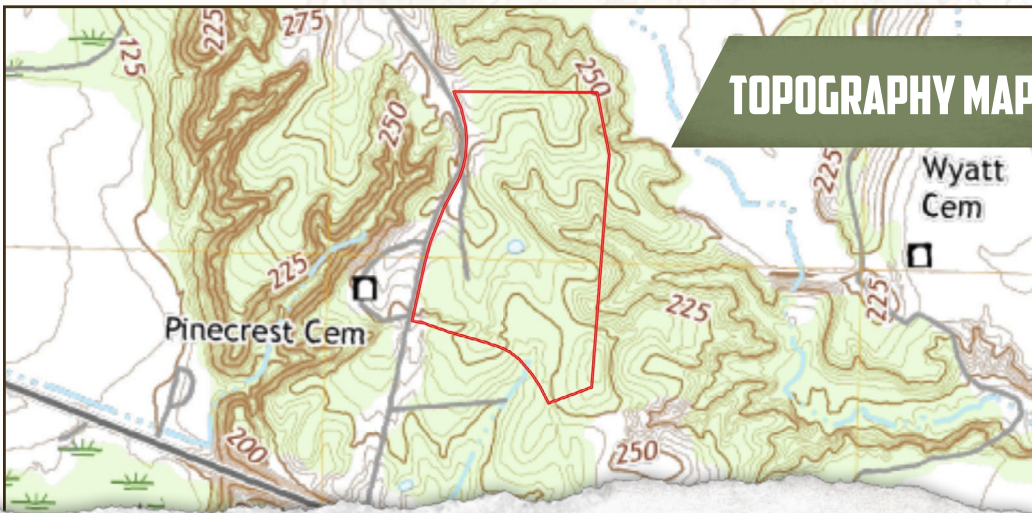
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land id. LINK



TOPOGRAPHY MAP



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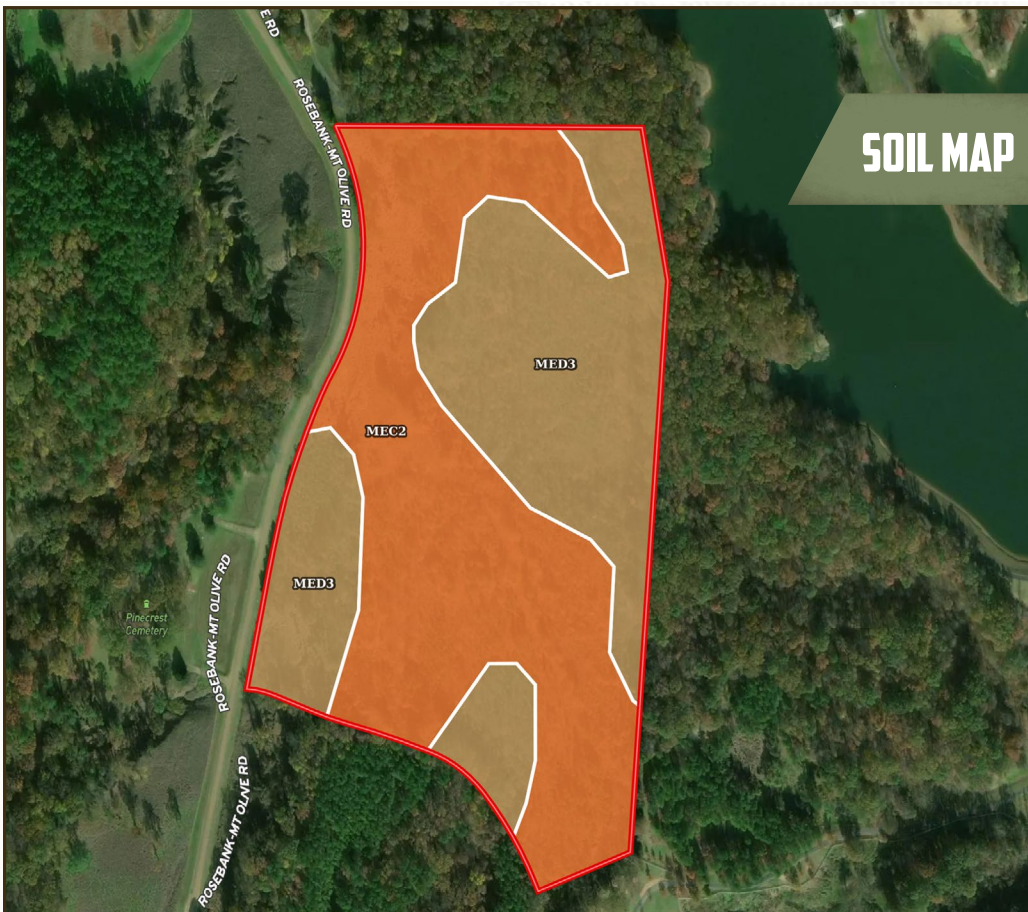
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	20.02	53.76	0	82	3e
MeD3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	17.23	46.27	0	75	6e
TOTALS		37.25(100%	-	78.78	4.39



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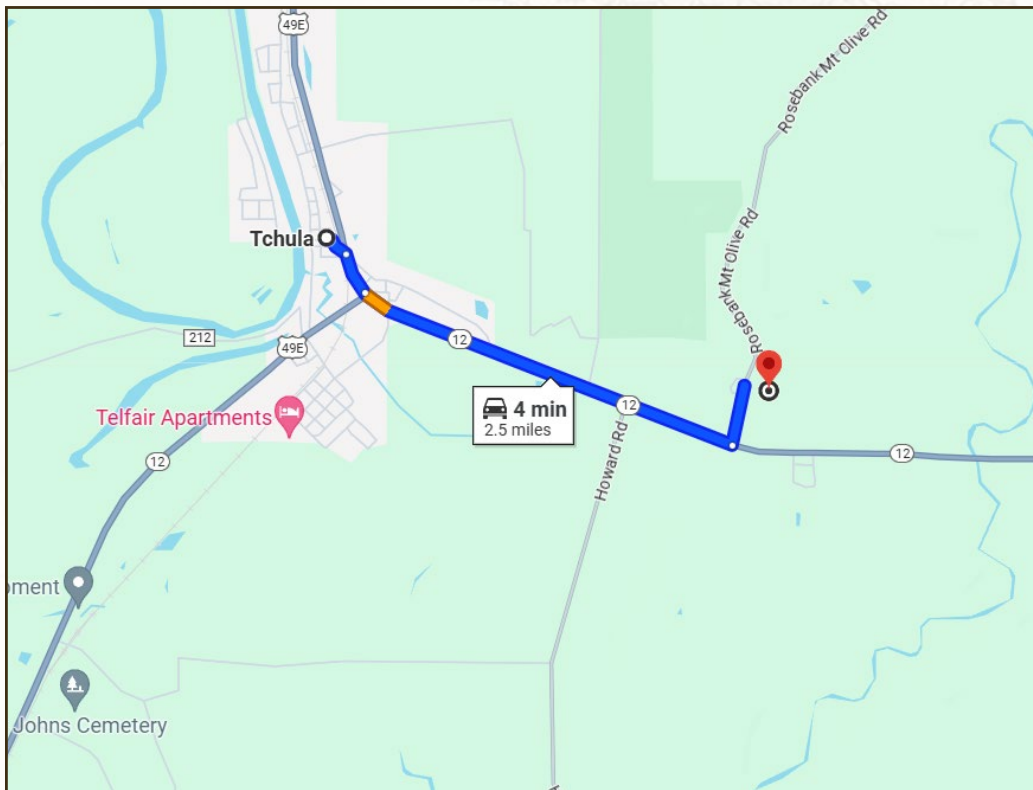
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DIRECTIONS FROM MAIN ST IN TCHULA, MS: Travel east on Main Street toward Blake Street and travel for 0.1 miles. Turn right onto Martin Luther King Drive and travel for 0.2 miles. Continue straight onto MS-12 E and travel for 1.9 miles. Turn left onto Rosebank Mt Olive Road and travel for 0.3 miles. The property is located on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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