



96± ACRES WITH A HOME
HOLMES COUNTY, MS
\$475,000



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THE HOLMES 96

PROPERTY PROFILE

LOCATION:

- Holmes County, MS
- 12.3 Miles North of Lexington
- 4.3 Miles South of Black Hawk

COORDINATES:

- 33.2674, -90.012

PROPERTY USE:

- Residential
- Hunting
- Recreational

PROPERTY INFORMATION:

- 96± Acres
- 3,500± Square Foot Home with 5 Bedrooms/4 Baths
- Gravel/Sandy Creek Near Fannegusha Creek
- Primarily Hardwoods with Some Pines
- Gentle Terrain
- 2 Ponds
- Several Food Plots
- Deer/Turkey/Small Game

TAX INFORMATION:

- Parcel 023-08-00600
\$2,308 for 2023
- Parcel 023-07-01400
\$113 for 2023



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HUNTING PROPERTIES
& REAL ESTATESM

BARRY HOLT

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOLMES 96

HAVE YOU BEEN SEARCHING FOR AN AFFORDABLE RECREATIONAL PLAYGROUND WITH A HOME? Take a look at this 96±- acre diverse timber tract, situated off Emory Road a few miles north of Lexington in Holmes County, MS. As you arrive at the property, you will enter the established driveway and see the 3,500± square foot home. This expansive rural ranch house offers five bedrooms, four baths and is full of possibilities. The split floor plan offers family space to the left, while the mother-in-law suite on the right could serve as a fantastic primary bedroom. Step outside and enjoy the lovely back deck overlooking the lush green backyard.



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MORE ABOUT THE HOLMES 96

This property is a natural beauty featuring primarily hardwoods with some pines, offering a scenic and serene environment. Just south of the home is a spacious open area perfect for a large food plot and a feeder. Multiple other openings are tucked away in the hardwoods that would be ideal for additional food plots to provide much-needed forage for the wildlife. Two ponds on the property provide beautiful year-round water and recreational opportunities. As you continue to the south side of the property, you will notice an extensive trail system on the eastern boundary that takes you directly to the gravel/sandy creek drainage with the Fannegusha Creek being not far away. Just across the creek is an untouched bottom boasting multiple deer crossings and bedding areas. This property, from top to bottom, is approximately 0.7 miles and it really hunts BIG.

Whether you're looking for a family residence, a place to raise livestock, or a hunting retreat, the Holmes 96 meets all these needs and more. Spacious living, natural beauty and recreational opportunities make for a unique combination.

**Call Barry Holt today to schedule a
private showing of this exceptional place!**



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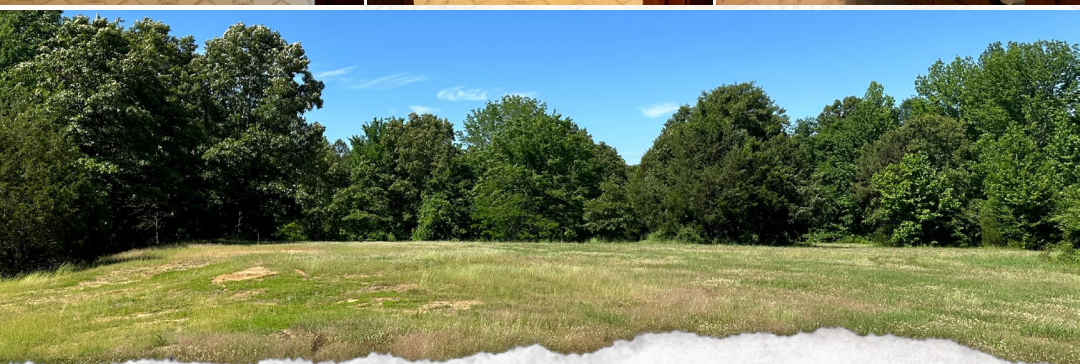
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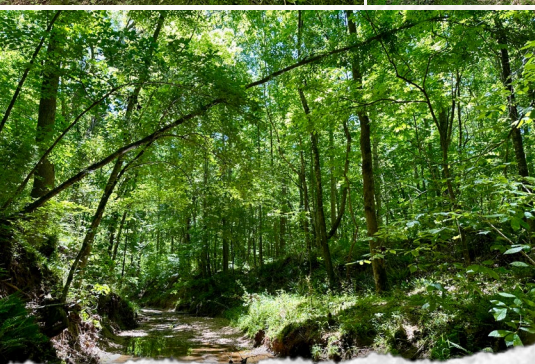
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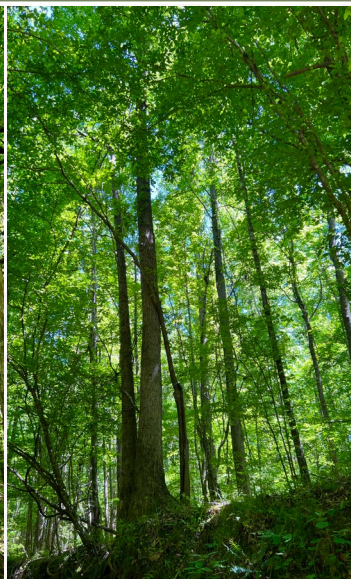
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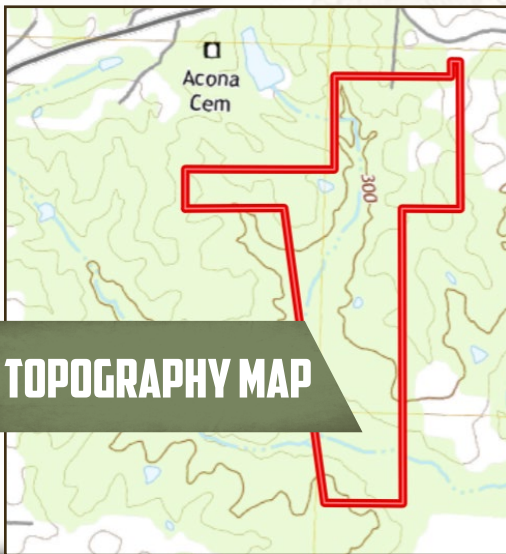
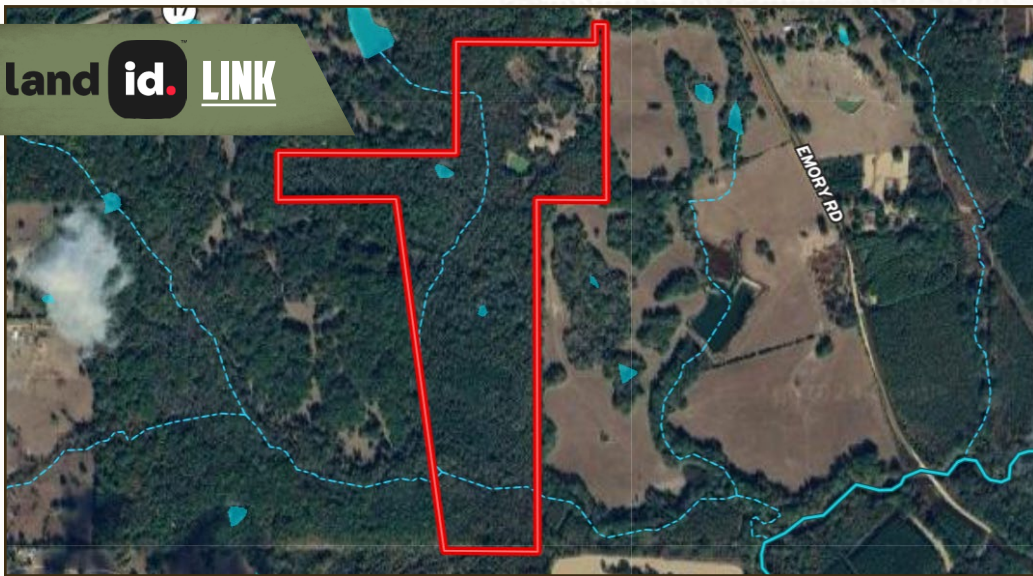
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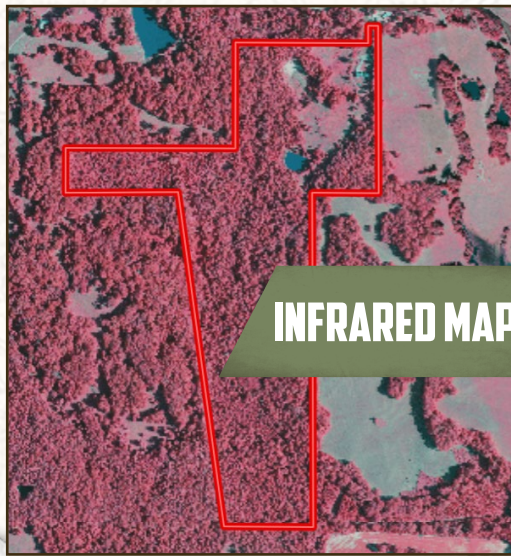
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land id. **LINK**



TOPOGRAPHY MAP



INFRARED MAP



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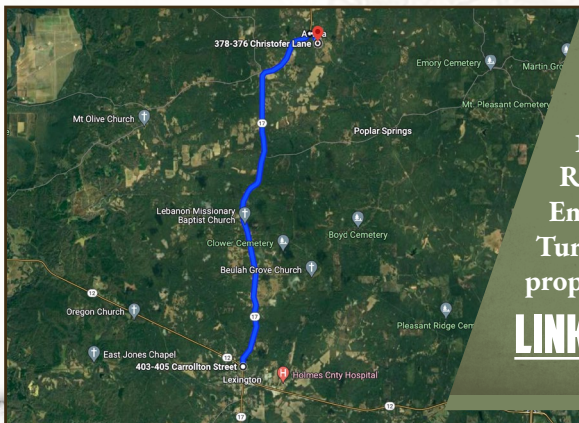
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Directions From the Intersection of Hwy 17 and Hwy 12 in Lexington, MS: Travel north on Hwy 17 for 11.7 miles. Turn right onto Ancona Road and travel 449'. Turn right onto Emory Road and continue for .3 miles. Turn right onto Christofer Lane and the property will be at end of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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