

3490 SAND HILL ROAD, LEXINGTON
34± ACRES WITH A HOME
HOLMES COUNTY, MS
\$225,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE HOLMES 34

PROPERTY PROFILE

LOCATION:

- 3490 Sand Hill Road
Lexington, MS
- Holmes County
- 56± Miles North
of Madison

COORDINATES:

- 33.12389, -89.95988

PROPERTY USE:

- Residence
- Recreation
- Hunting

PROPERTY INFORMATION:

- 34± Acres
- Frontage on Sand Hill Road
- 1,043± SqFt Renovated Home
- 2 Bedrooms, 1 Bathroom
- Mixture of Pasture and Hardwoods
- Deer and Turkey
- 3 Established Food Plots
- Internal Trails
- Pond/Creek Access
- Established Garden
- Chicken Coop
- Enclosed Storage Shed
- Woodworking Shed
- Attached 1-Car Carport
- Separate Covered Entertaining Porch



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NIKKI BOUTWELL

RESIDENTIAL 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 34

GET THE BEST OF BOTH WORLDS WITH THIS FULLY REMODELED HOME NESTLED ON 34± ACRES IN HOLMES COUNTY, MS. This 1,043± square foot home offers modern updates while keeping that cozy, southern touch. Its two bedroom, one bathroom floor plan will make a perfect starter home, camp, or weekend retreat. Walk in to an open living room and dining room with reclaimed wood floors and a beautiful wooden beam. Step outside to a thriving garden with bountiful blueberry bushes and raised flower beds accompanied by a large chicken coop, an area for woodworking, and large enclosed storage shed. Every outdoor enthusiast will love stepping into your backyard for a hunting escape. With three established food plots and a mixture of pasture and timber – you will have a hard time finding a place like this!

Contact Nikki Boutwell today to schedule a showing!



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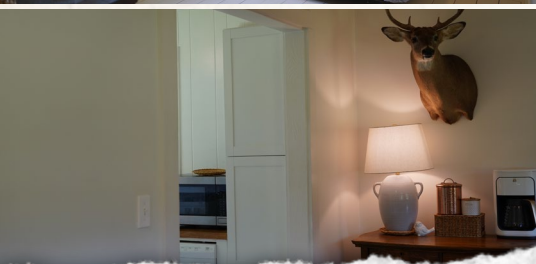
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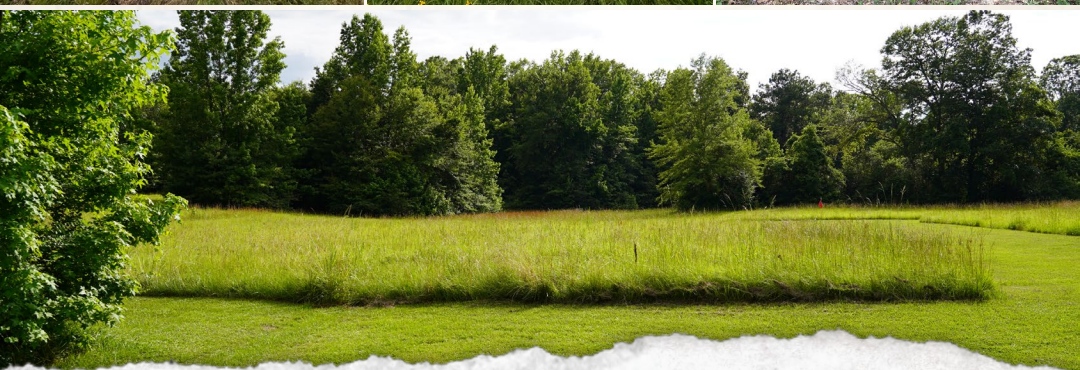
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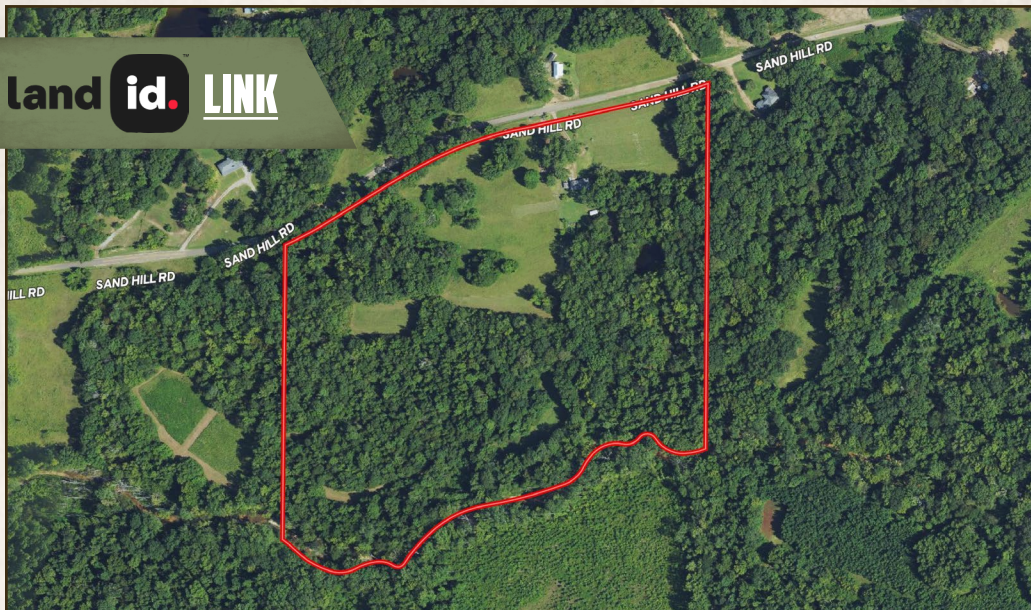
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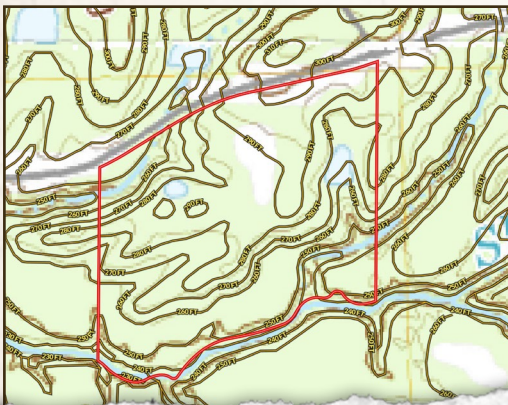
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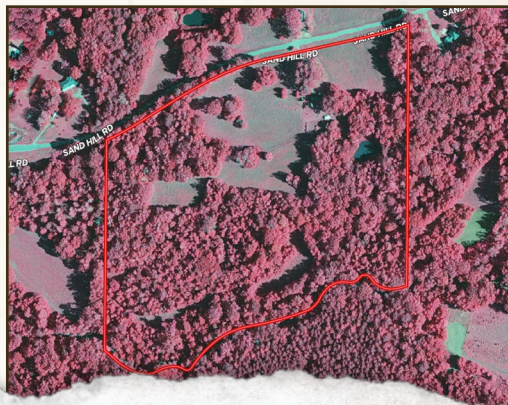
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TOPOGRAPHY MAP



INFRARED MAP



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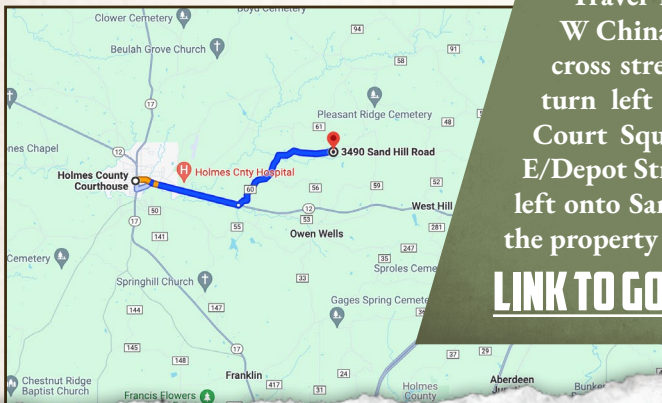
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Directions From the Holmes County Courthouse in Lexington, MS: Travel north on Wall Street toward W China Street. Turn right on the 1st cross street onto W China Street then turn left at the 1st cross street onto Court Square. Turn right onto MS-12 E/Depot Street and travel 2.8 miles. Turn left onto Sand Hill Road and in 3.4 miles the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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