

111± ACRES WITH A CABIN
HOLMES COUNTY, MS
\$395,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE HOLMES 111

PROPERTY PROFILE

LOCATION:

- 19680 Highway 17
Lexington, MS 39095
- Holmes County
- 39± Miles S of Winona
- 50± Miles N of Madison
- 250± Miles N of New Orleans

COORDINATES:

33.13664, -90.04923

PROPERTY INFORMATION:

- 111± Acres
- 1,000± SqFt Cabin
 - 2 Bedrooms/2 Baths
 - Loft
- 50'x20' Equipment Shed
- Tractor and Implements Included
- Internal Trails Throughout
- Three Ponds
- Multiple Food Plots
- Beautiful Hardwood Timber
- Box Stands, Ladder & Lock-on Stands Included
- Excellent Deer and Turkey Hunting

PROPERTY USE:

- Recreational
- Residential
- Hunting & Fishing
- Investment

TAX INFORMATION:

- Tax Information: 2024 - \$499.89
- Parcel #: 016-25-00500
- Parcel #: 016-24-01400
- Parcel #: 016-23-00900



HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com

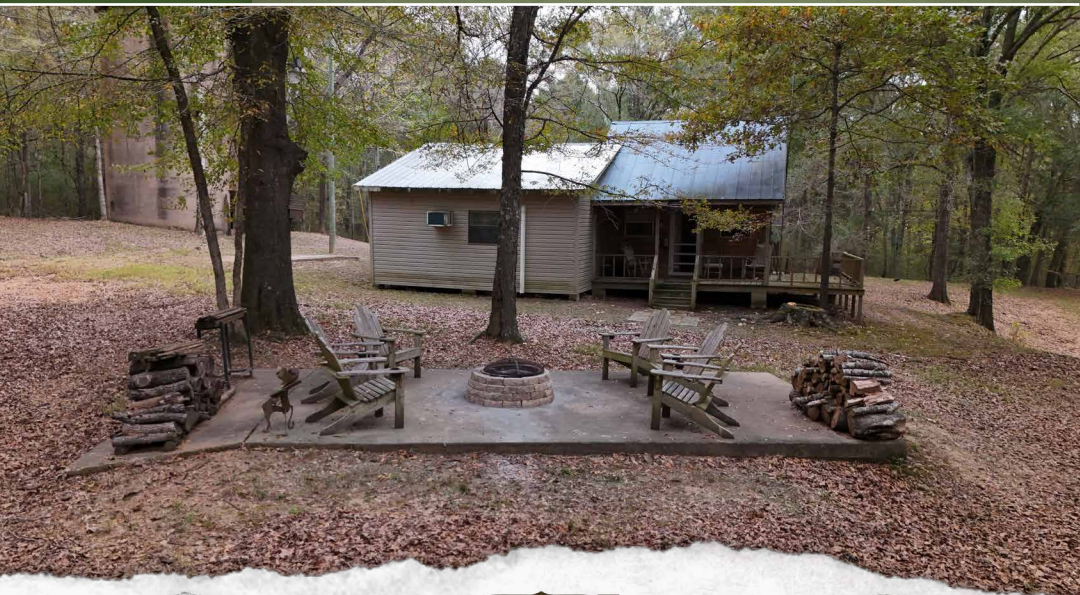


BILLY CARPENTER | LAND SPECIALIST
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WELCOME TO THE HOLMES 111

WELCOME TO THE HOLMES 111, LOCATED JUST NORTH OF LEXINGTON, MS, ON HIGHWAY 17. A long gravel drive leads you to a 50'x20' equipment shed and a 1,000± square foot cabin overlooking a small pond. The cabin features two bedrooms, two bathrooms, and an upstairs loft, ideal for the kids. The exterior of the cabin has a large porch looking across a pond and a concrete sitting area out front with a firepit and rocking chairs. The equipment shed includes an enclosed work area, perfect for small projects or storing tools and hunting equipment. A shipping container next to the shop is included and can be used to park ATVs or whatever you desire. Included in the purchase of the property is a 4WD 30 hp Kubota tractor with a front-end loader and all implements needed to continue caring for the land.

The layout of the land is excellent, especially for the hunter. You will find some of the prettiest hardwood timber in Holmes County, the Owen Branch Creek bottom, well-maintained wildlife food plots, and three ponds, two shallow and one purpose-built for raising bass and bluegill. Each food plot has a large custom-built shooting house and a ladder stand or lock-on, which gives you options depending on if you are a bow hunter or have kids you are taking to the woods. The internal trail system is well established and maintained, which makes travel throughout a breeze.



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MORE ABOUT THE HOLMES 111

Deer and turkey numbers are excellent in the area, and as you can see from the trail camera pictures, this property is home to some nice whitetails and tons of turkeys! If you want to take the property to the next level, implement a burning rotation, which will benefit both the timber and the wildlife.

Whether you're looking for a private family getaway, a turnkey hunting retreat, or a solid recreational investment, The Holmes 111 delivers it all.

Give Billy Carpenter or Henry Mosco a call to schedule a private showing and experience #TheSmallTownWay!

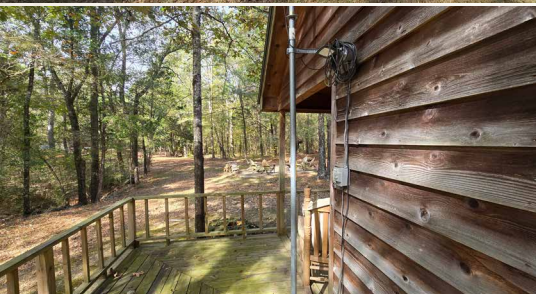


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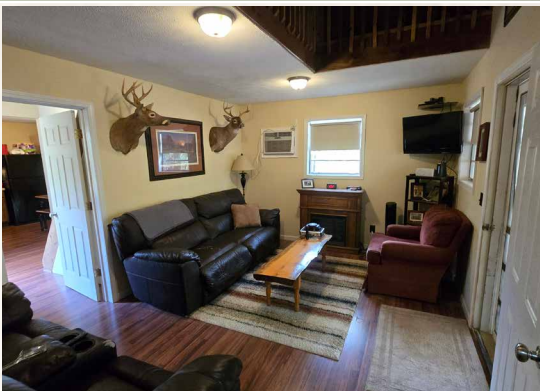


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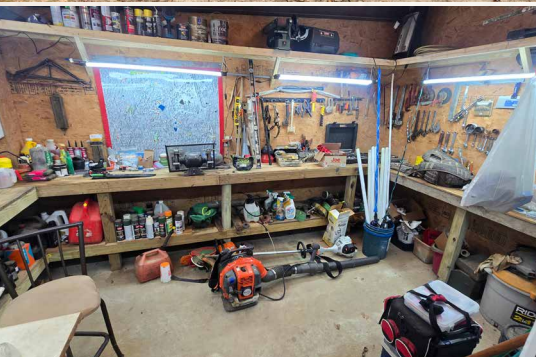


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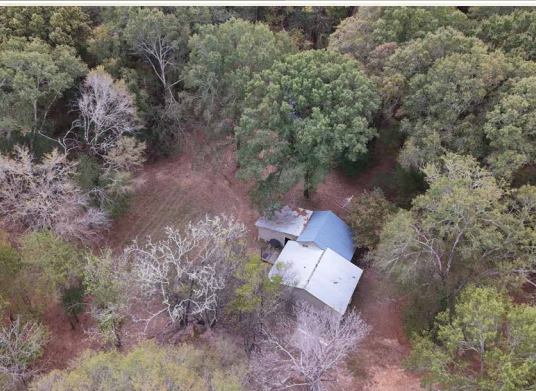
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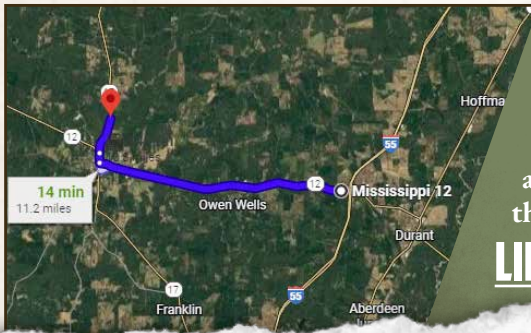
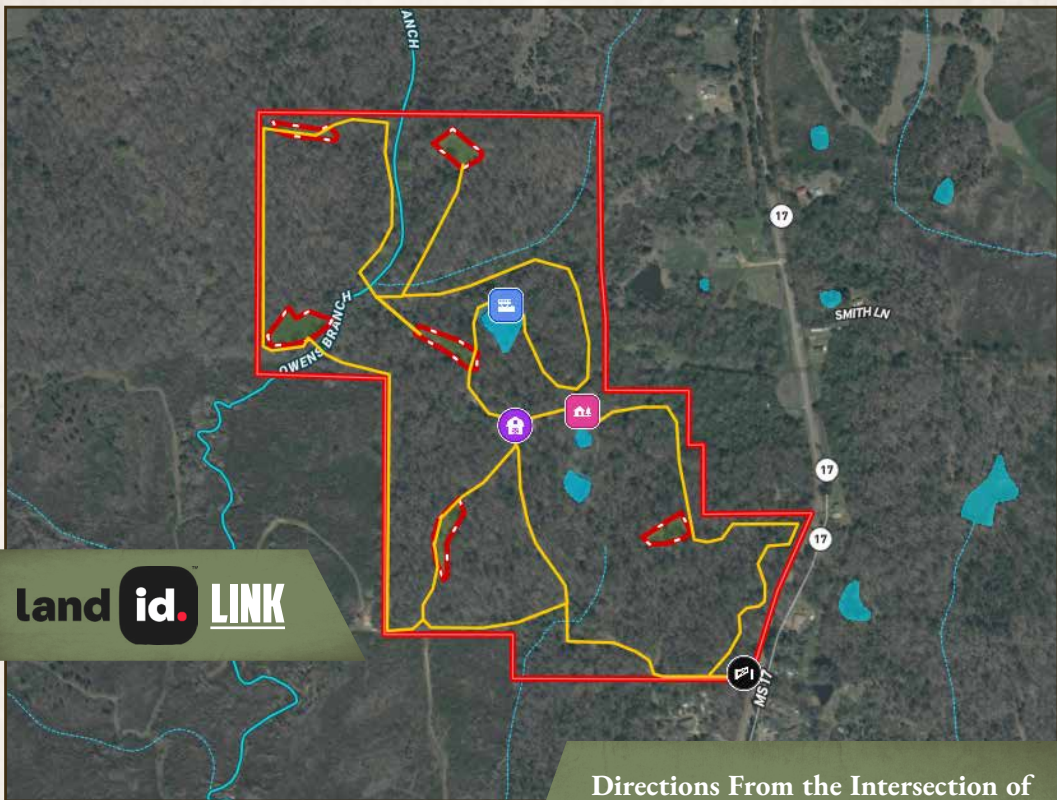
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Directions From the Intersection of Highway 12 & Interstate 55: Travel 8.7 miles west on Highway 12. Turn right on the square and take the first right on Carrollton Street. Continue 0.3 miles and stay right on Highway 17 and proceed 1.4 miles to the property on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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