

41± ACRES
HOLMES COUNTY, MS
\$160,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE HOLMES 41

PROPERTY PROFILE

LOCATION:

- Highway 12
Durant, MS 39063
- Holmes County
- 49± Miles N of Madison
- 53± Miles S of Grenada

COORDINATES:

- 33.0983, -89.8873

PROPERTY USE:

- Hunting
- Investment
- Timber
- Potential Commercial
Opportunity

PROPERTY INFORMATION:

- 41± Total Acres
- Zoned Commercial
- Hardwood & Pine Timber
- Frontage on MS Hwy 12
- Small Pond
- Power/Water Available
- Final Acreage Determined by Survey
- Additional Acreage Available

TAX INFORMATION:

- To Be Determined



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CHRIS REED

LAND SPECIALIST

C: 601-906-0723

O: 769-888-2522

chris.reed@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

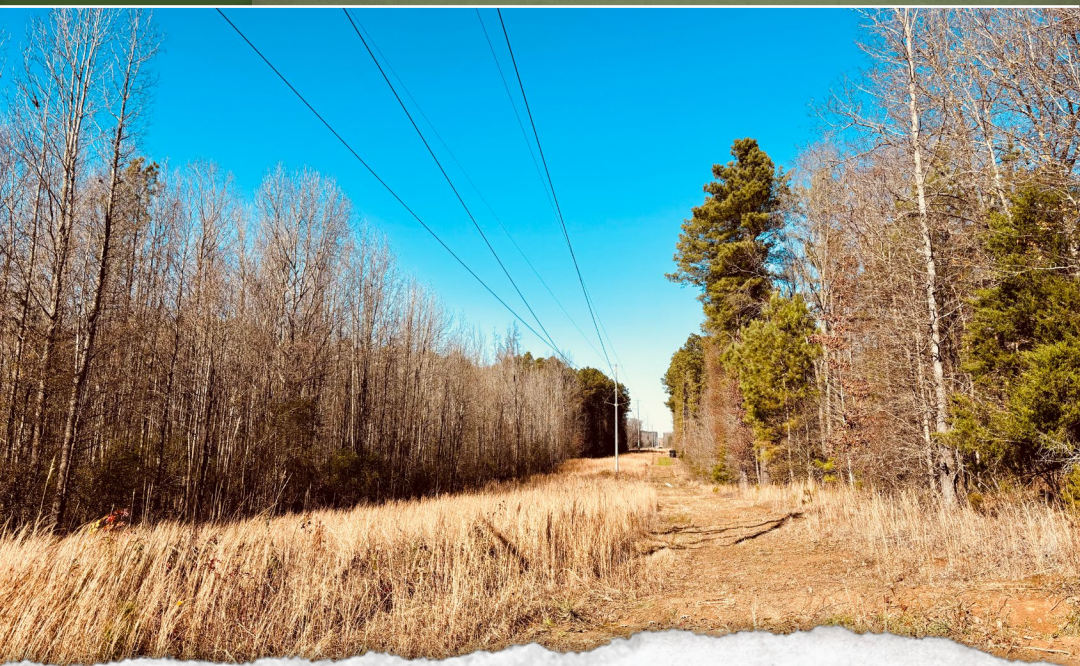
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WELCOME TO THE HOLMES 41

WELCOME TO THE HOLMES 41, LOCATED ALONG HIGHWAY 12 IN DURANT, MISSISSIPPI. This 41± acre property provides options and opportunity. Boasting a mature mix of pine and hardwood timber that has not been touched during the current ownership of 40+ years, a timber harvest could offset the initial investment cost. A power line runs north to south through the Holmes County tract. Water and sewer availability is located on the south end at the highway, ensuring ease of utility access. The topography on the southern portion ascends to a nice hilltop, while the remaining acreage is fairly gentle. Enjoy a picturesque pond situated on the east side of the power line. Zoned commercial, the Homes 41 provides options down the road to develop if you choose. Additional acreage is available.

Contact Chris Reed today to learn more and schedule a personal tour.

The final acreage will be determined by a survey.



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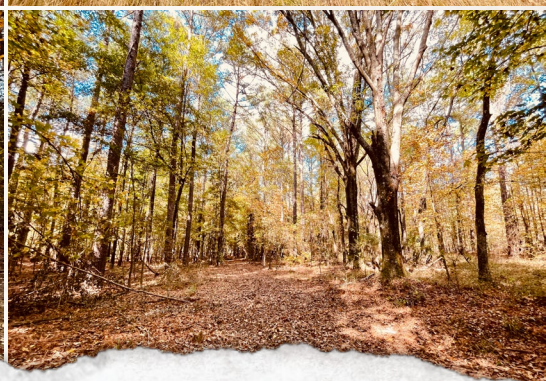
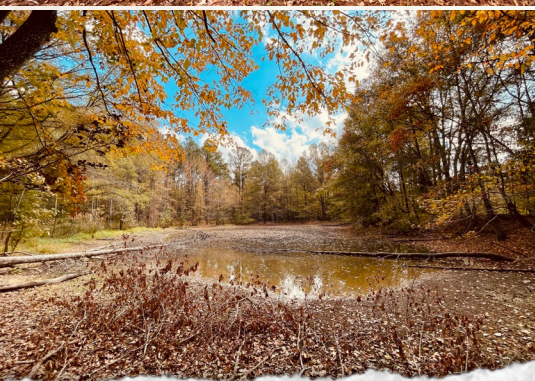
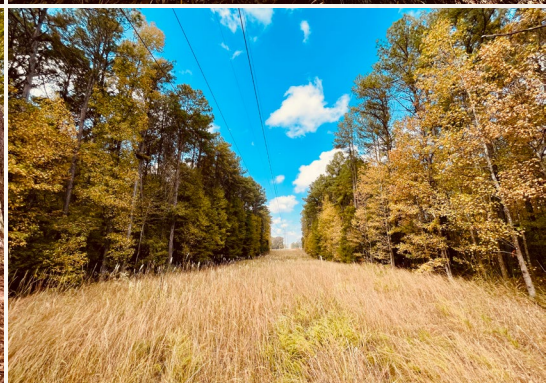
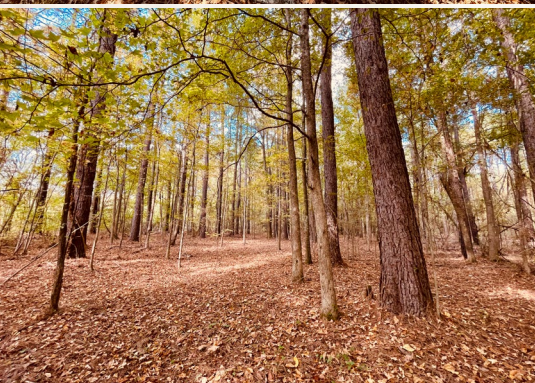
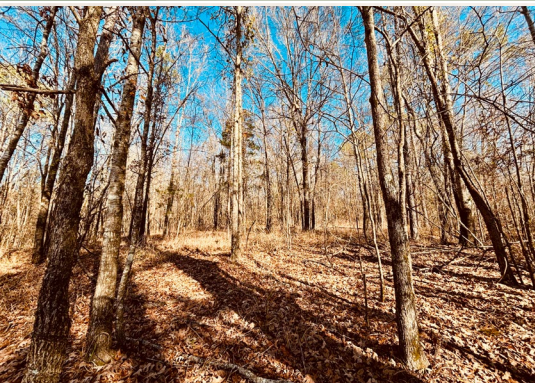
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Code	Description	Acres	%	CPI	NCCPI	CAP	?
SP	Smithdale-Providence association, 8 to 45 percent slopes	14.61	35.95%	-	29	7e	?
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	11.07	27.24%	-	46	4e	?
PrD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	10.16	25%	-	37	6e	?
Cn	Collins silt loam, occasionally flooded	4.80	11.81%	-	86	2w	?

Totals
40.64 ac ?

0 CPI
Average

42.36 NCCPI
Average

5.34 Cap.
Average



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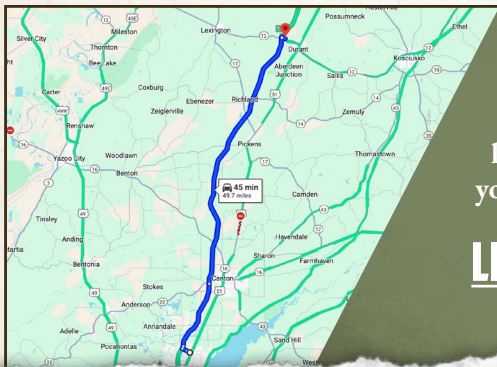
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land id. LINK

INFRARED MAP



Directions From Madison, MS: Travel north on I-55 to Durant/Exit 156. Turn left onto MS-12 and the property will be on your left, on the north side of Hwy 12.

LINK TO GOOGLE MAP DIRECTIONS



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