

43± Acres in Holmes County, MS

\$157,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

Office 662-846-1425

Property Profile

The Holmes 43

Location:

- Holmes County, MS
- 23± Miles South of Greenwood
- 66± Miles North of Madison

Coordinates:

- 34.0879, -90.2699

Property Information:

- 43± Total Acres
- Three Established Food Plots
- Small Pond
- Mixed Hardwoods and Pine Trees
- Utilities Available
- Three Access Points
- Frontage on County Road 109

Property Use:

- Deer, Turkey, and Small Game Hunting
- Potential Cabin Site
- Passive Income: CSP Contract through 2025: \$4,600 per year

Tax Information:

- Total Taxes for 2022: \$322.54
 - Parcel #170400500: \$184.65
 - Parcel #170400502: \$89.71
 - Parcel #170400501: \$36.10
 - Parcel #170401200: \$12.08



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Just inside the foothills of Holmes County, MS lies the perfect weekend getaway...the Holmes 43! Situated on a dead-end county road, this 43± acre property offers seclusion and privacy!

Sitting two miles from the Delta, mature whitetail deer and turkeys are seasonally abundant. The thickness of the established hardwoods is an ideal place for deer bedding and turkey roosting. Three food plots are currently established. Upon initial inspection, the property was loaded with deer tracks!



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Utilities are available for a potential cabin site. An excellent road system traverses the property, and its rolling topography allows for easy riding or walking. Readily accessible from Holly Grove Meeks Road, you can be hunting within minutes!

The Holmes 43 is worth considering soon. Contact Wilson Britt for a private showing today!



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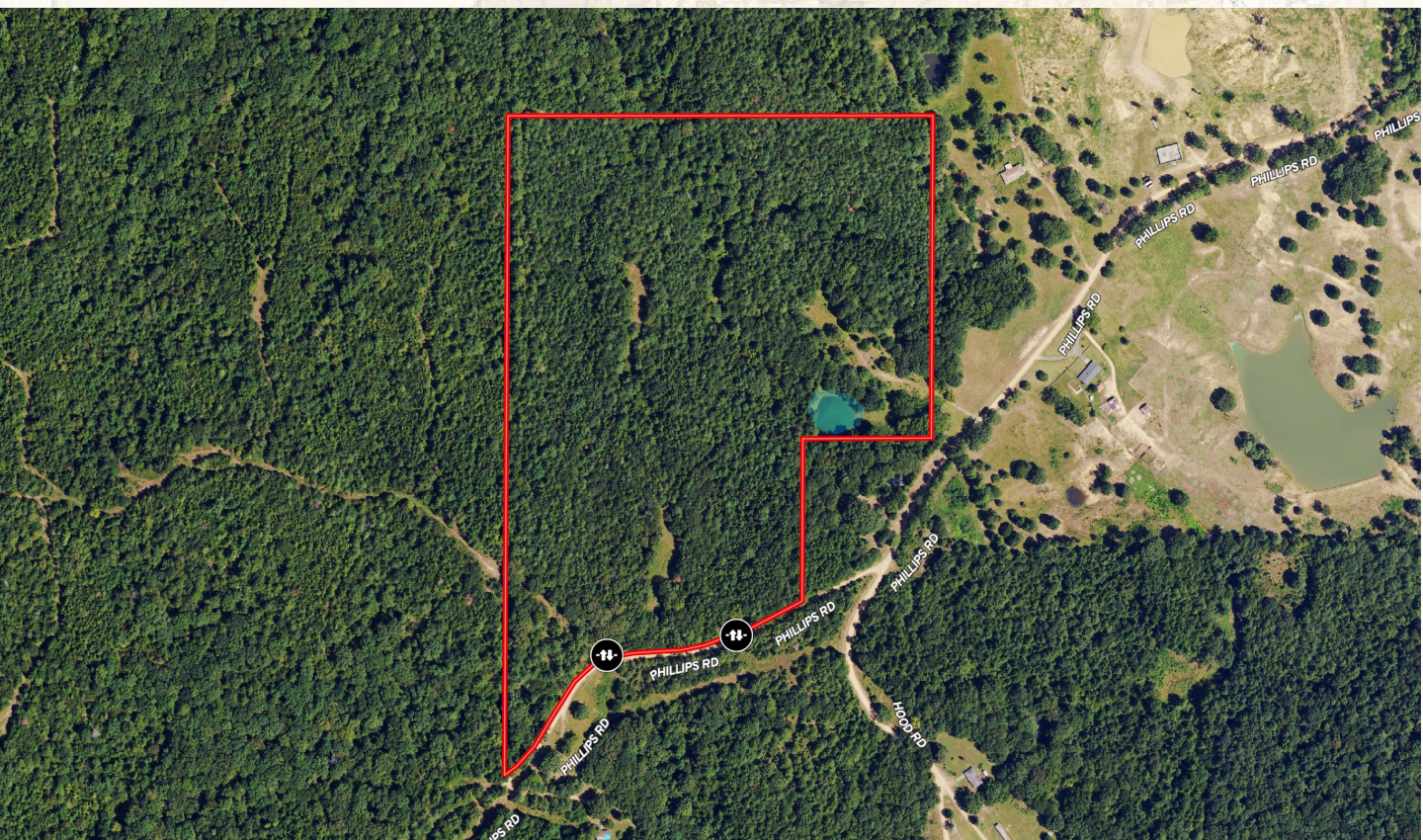
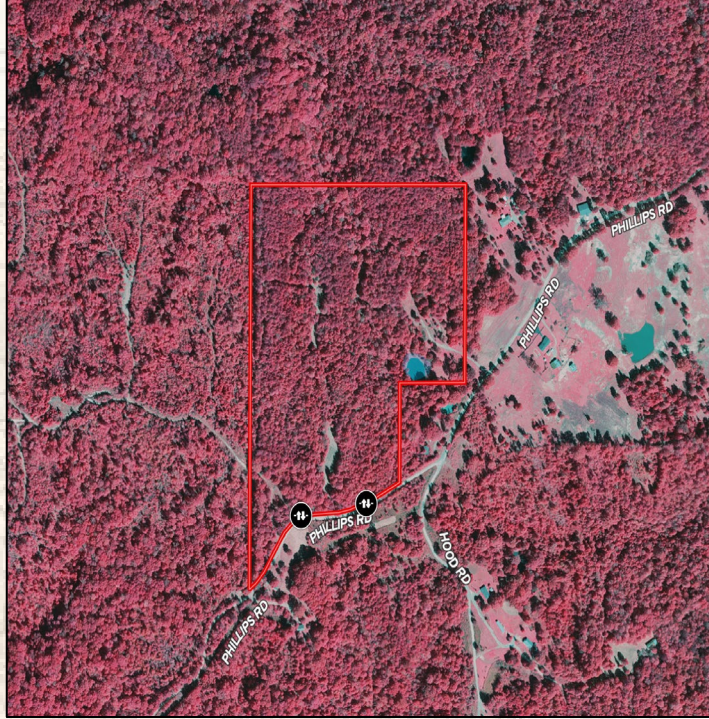
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Land ID Link

Google Map Link



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