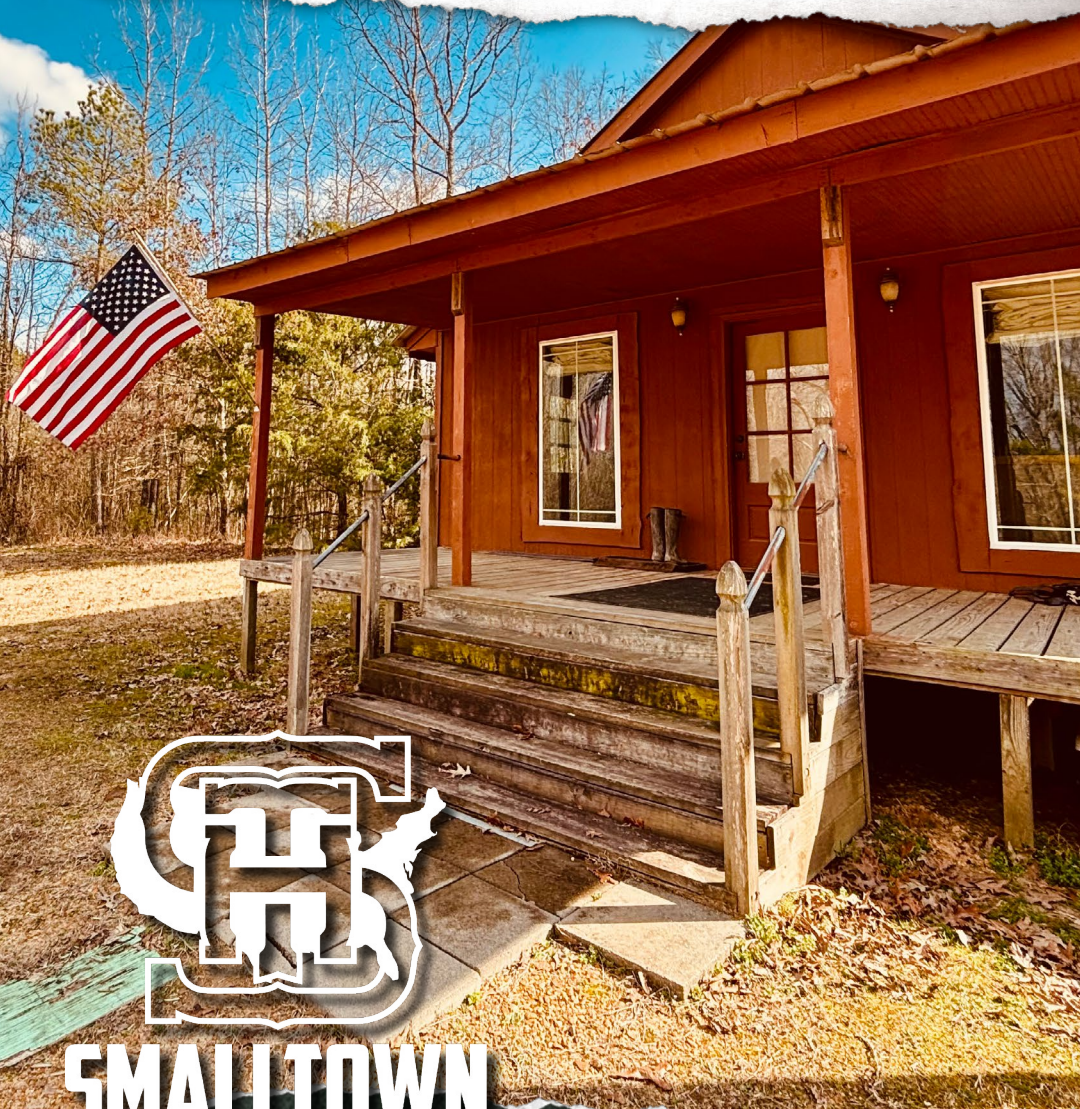


88.5± ACRES WITH A CABIN HOLMES COUNTY, MS

\$318,375



SMALLTOWN
HUNTING PROPERTIES
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OFFICE (769) 888-2522

THE HOLMES 88.5

PROPERTY PROFILE

LOCATION:

- 5854 Sand Hill Road
Lexington, MS 39095
- Holmes County
- 8± Miles E of Lexington
- 48± Miles N of Gluckstadt
- 197± Miles N of Hammond, LA

COORDINATES:

- 33.11492, -89.94378

PROPERTY USE:

- Hunting
- Recreational
- Weekend Getaway
- Country Home

PROPERTY INFORMATION:

- 88.5± Deeded Acres
- 1,000± SqFt Cabin
- 2 Bedrooms/1 Bath
- Fiber Internet Cable Available
- Covered Skinning Shed
- Nice Hardwoods Throughout
(White/Red Oak)
- Pine Timber
- 2 Feeder Creeks
- Small Pond
- Native Browse/Cover for Game

TAX INFORMATION:

- 2024 - \$1,163.50



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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

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WELCOME TO THE HOLMES 88.5

INTRODUCING THE HOLMES 88.5, A PLACE FOR HUNTING AND A WEEKEND RETREAT! This 88.5± acre tract sits in the heart of central Holmes County, Mississippi. As you pull through the gate, a gravel drive leads you to a rustic cabin, complete with a front porch made for relaxing: the perfect spot to sip coffee or fire up the grill after a day in the woods.

Step inside and immediately notice the exposed wood trim and tongue-and-groove pine ceilings that create that warm, camp feel. The cabin offers 1,000± square feet with plenty of room to accommodate a large family or a group of hunting buddies. While it's not perfect—needing a little molding and touch-up paint in spots—it's a solid, comfortable camp with everything you need for a quality getaway. High-speed fiber cable has been run to the camp yard, giving you the option to hook up internet if desired. A mudroom off the kitchen provides a convenient space for storing gear, with a covered skinning shed in the rear, equipped with lights and water, ready for your harvest.



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MORE ABOUT THE HOLMES 88.5

The land itself is a diverse mix of hardwood and pine timber, with rolling topography and two tributaries feeding Shipp Creek that run through the property. Well-positioned food plots on the north and south sides are set up near feeder creeks, allowing you to hunt regardless of the wind direction. Shooting houses are already in place, but there are some larger trees along the edges that could prove to be good bow-hunting setups as well. A quality road system makes it easy to navigate the entire property, especially on the southern end, where the terrain has more hills and ridges. Browse and cover are not a problem on this tract, as some of the bottomland areas on the southeast portion are covered in kudzu. Additionally, a recent cutover on the neighboring property to the west provides even more food and bedding for both deer and turkey.

Holmes County is well known for strong deer and turkey populations, meaning spring mornings could be action-packed as gobblers echo through the bottoms of the Holmes 88.5. The land also features a healthy mix of white and red oaks, providing a steady acorn crop for game. A 200-yard power line faces north near a kudzu bottom with a small pond, creating a great vantage point to catch deer slipping in and out, giving you another prime hunting spot.

Conveniently located minutes north of Highway 12 and near Interstate 55, this property makes quick trips to the camp easy no matter where you are! Whether you want to slip into a deer stand after work, chase a turkey for a few hours in the morning, or enjoy a quick weekend retreat, the Holmes 88.5 is one you should definitely consider.

Contact Chris Reed for more information and to schedule a viewing.



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88.5± ACRES WITH A CABIN HOLMES COUNTY, MISSISSIPPI



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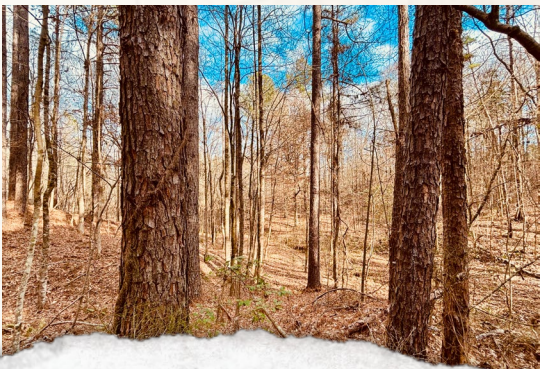
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Equal Housing Opportunity

88.5± ACRES WITH A CABIN

HOLMES COUNTY, MISSISSIPPI



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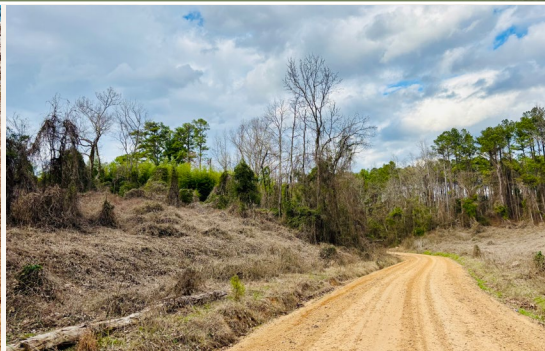
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88.5± ACRES WITH A CABIN

HOLMES COUNTY, MISSISSIPPI



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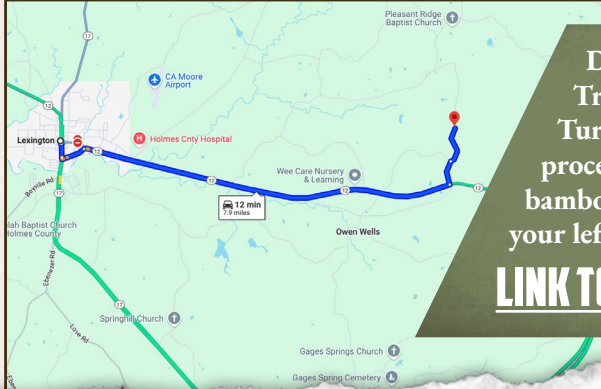
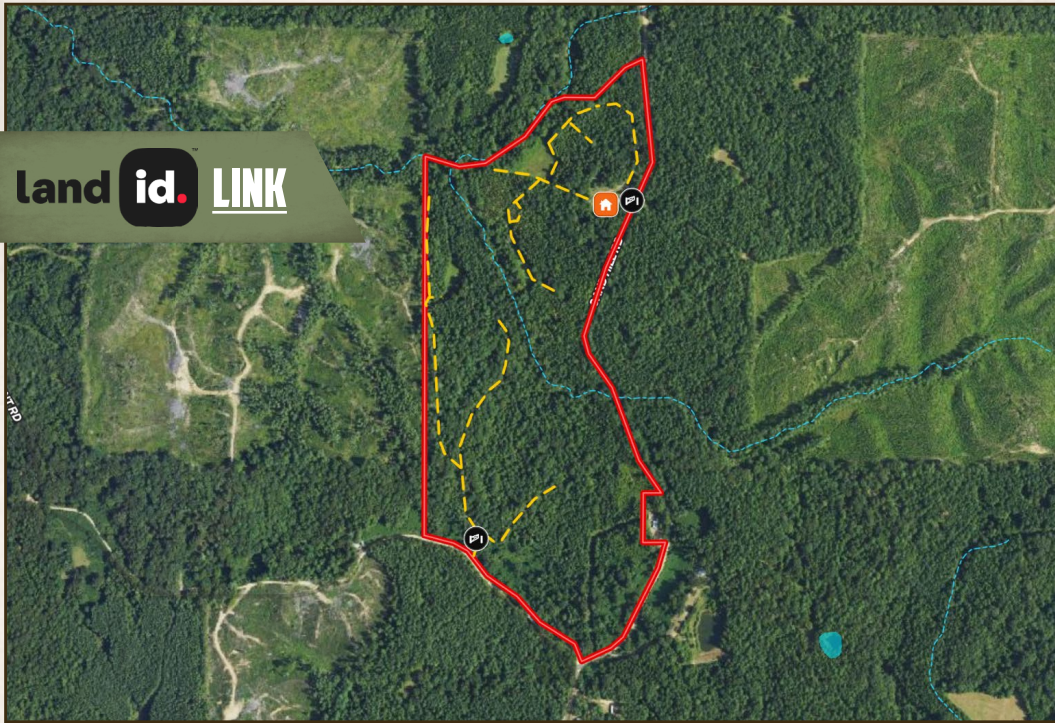
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88.5± ACRES WITH A CABIN

HOLMES COUNTY, MISSISSIPPI

land id. LINK



Directions From Lexington, MS:
Travel 6.2 miles east on Highway 12.
Turn left onto Sand Hill Road and
proceed 0.6 miles north. Pass the giant
bamboo on the left and the property on
your left at the gate.

LINK TO GOOGLE MAP DIRECTIONS



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