

258± Acres in Holmes County, MS

\$599,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Holmes 258

Location:

- Holmes County, MS
- Fronts Shady Grove Road
- 3± Miles North of Goodman
- 45± Miles North of Madison

Coordinates:

- 33.006074, -89.911921

Property Information:

- 258± Total Acres
- 100± Acres of 13-Year-Old Regrowth
- 75± Acres of Rolling Pasture
- Mature Hardwood Pockets and Veins
- Established Food Plots
- 5 Ponds
- Traversed by Box Creek

Property Use:

- Home or Cabin Site
- Hunting
- Fishing
- Livestock

Tax Information:

- Parcel 250500402: \$290 for 2022
- Parcel 250600101: \$1,319 for 2022



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CODY BELLAPINI | LAND SPECIALIST
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Perfect for hunting, fishing, building, and even livestock, this 258+/- acre tract in Holmes County, MS is a showstopper! Situated just north of Goodman, the property offers diversity and stunning views!



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Information is believed to be accurate but not guaranteed.

Featuring 75± acres of pasture, approximately 100 acres of 13± year old regrowth, established food plots, fishing ponds, live running creeks and mature hardwood pockets and veins, this property is an outdoorsman's paradise. Located in an area known for great hunting, the land offers the opportunity for deer, turkey, dove, and fishing. If hunting is your focus, the pasture is a great blueprint for creating a wildlife haven. Plant buffers, fruit trees, travel corridors or expand the foodplots. The creeks and mature hardwood pockets provide a great water source and roosting areas for springtime turkey hunting. When dove season arrives, plant a large field and enjoy a day of shooting skeet over the ponds in between your hunts! If you are not hunting, fish one of the five stocked ponds.



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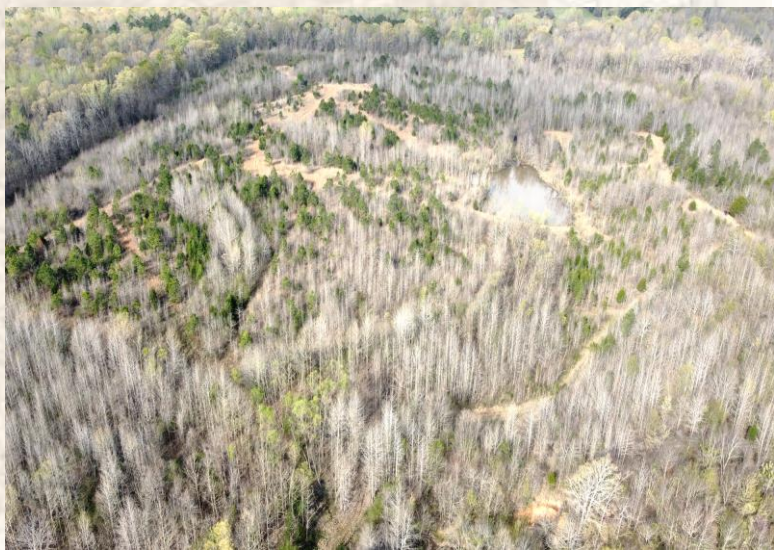
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Approximately 70 acres of this place is situated on the west side of Box Creek. This portion offers 13± year old regrowth, established trails and one pond. The age of the regrowth is ideal for wildlife bedding. This segment of the land provides the diversity a landowner loves! The former creek crossing needs repair; the sellers have a recent estimate which is available for serious inquiries.



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If hunting is not your primary focus, enjoy trail riding, camping, housing livestock, or relaxing! There is a home/cabin site well off the road overlooking one of the ponds. The view from this hill offers one of the prettiest you will find in Mississippi! Water and power are in place and there is a small pole barn for your equipment storage. The Holmes 258 is waiting for you!



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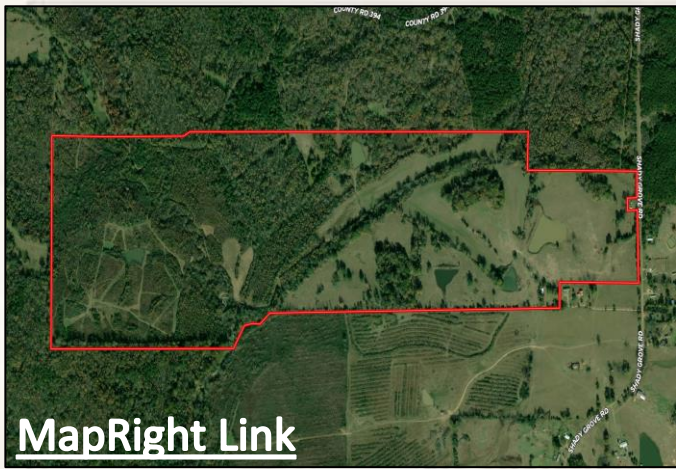


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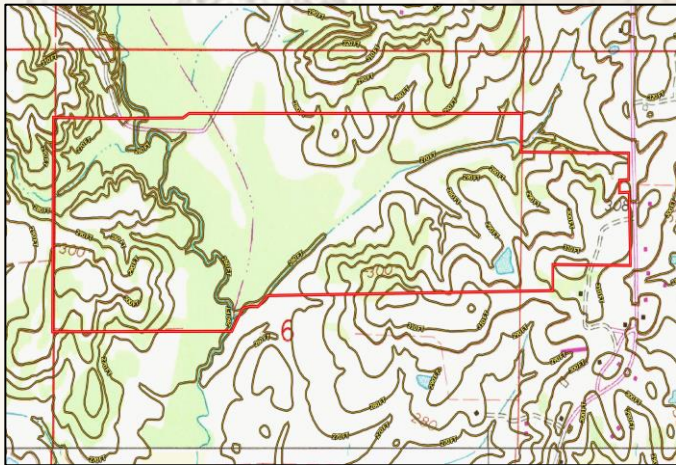
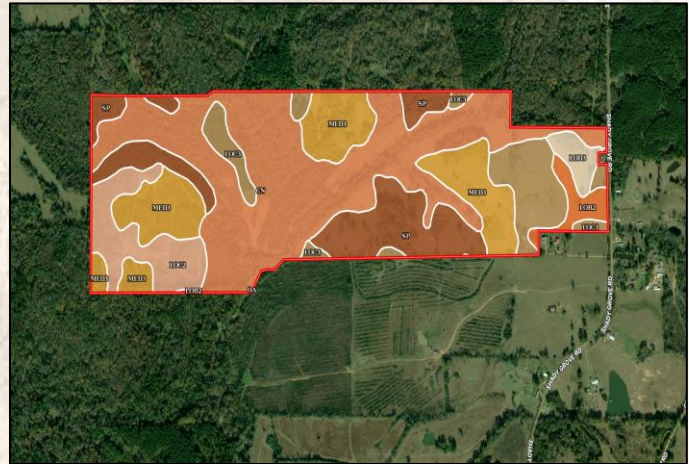
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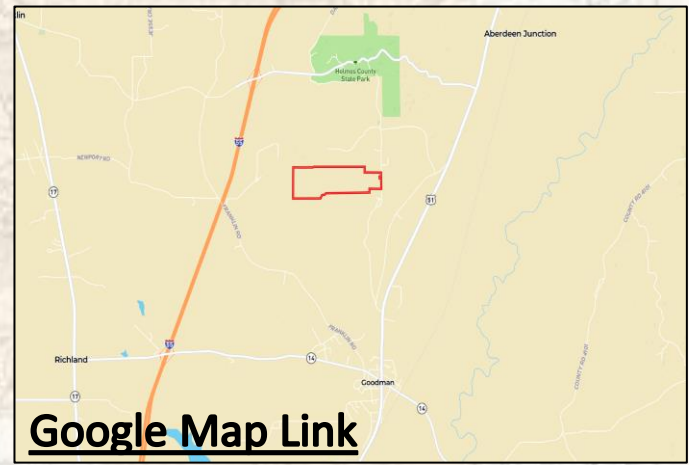
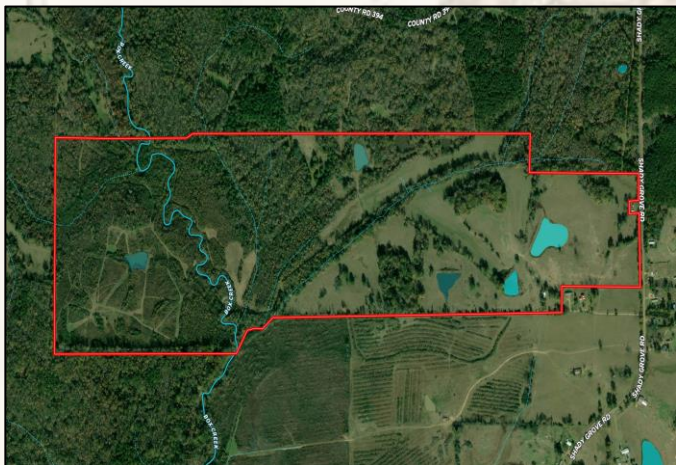
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- Boundary Consists of 258± Acres
- Fronts Shady Grove Road
- 3± Miles North of Goodman
- 45± Miles Northeast of Madison



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cn	Collins silt loam, occasionally flooded	109.86	42.62	0	86	2w
MeD3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	46.86	18.18	0	75	6e
SP	Smithdale-Providence association, 8 to 45 percent slopes	40.05	15.77	0	29	7e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	27.65	10.73	0	46	4e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	20.9	8.11	0	47	4e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	6.52	2.53	0	55	3e
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	5.28	2.05	0	41	6e
Oa	Oakimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	0.04	0.02	0	74	2w



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