



**225± ACRES**  
**HOLMES COUNTY, MS**  
**\$393,750**



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (662) 846-1425

## LOCATION:

- Holmes County, MS
- Less than One Mile North of Lexington

## COORDINATES:

- 33.130532, -90.054842

## PROPERTY USE:

- Hunting
- Recreational
- Investment

## PROPERTY INFORMATION:

- Size: 225± Acres
- Landscape: 6± Year Old Hardwood Regrowth, Large Hardwood Scattered Throughout

- Water Features: Owens Branch Creek, 5 Small Ponds
- Accessibility: Established Road System, Gated Entrance
- Amenities: Food Plots, Box Blinds in Place
- Wildlife: Excellent Hunting for Deer, Turkey & Other Small Game
- Utilities: Power and Water on Site

## TAX INFORMATION:

2022 - \$1,590±

- Parcel #: 162501600
- Parcel #: 162502800
- Parcel #: 162600100
- Parcel #: 162600101
- Parcel #: 163500700
- Parcel #: 500102001
- Parcel #: 500400100



**HENRY MOSCO** | MANAGING BROKER  
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**BILLY CARPENTER** | LAND SPECIALIST  
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# WELCOME TO THE HOLMES 225

COME ON DOWN TO THE HOLMES 225, A UNIQUE RECREATIONAL TRACT SITUATED ONE MILE NORTH OF LEXINGTON, MS. The land is made up of 6± year old hardwood regrowth with mature hardwoods scattered throughout, this provides excellent cover for the abundant wildlife population. Despite the extreme temperatures in August, trail cameras have been very active, capturing several pictures of impressive bucks. An old house is on the property (not included in the valuation) that could be removed, leaving you with the potential for an excellent home or cabin site. The current owner put in a lot of work recently to clear roads and food plots throughout the property. There is still room for improvement; with your vision and some planning you could turn this Holmes County, MS tract into a wildlife sanctuary. Two box blinds and a box stand are in place along the road system and food plots. Also, in the center of the property is a very interesting small brick building which could be converted to a box blind.



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# MORE ABOUT THE HOLMES 225

The 225± acre property offers five small ponds and Owens Branch Creek runs through the heart of this place providing year round water for wildlife. A power line runs east to west giving you a prime location for a shooting house and some long range shots. There are two access points, one gated entrance on Rathell Road and an entrance off MS-17, which is not gated but easily could be. Overall, the Holmes 225 offers a little bit of everything: abundant wildlife, potential home site, and a canvas to create your dream property.

**Call Billy Carpenter or Henry Mosco today for your private showing.**  
OWNER/AGENT



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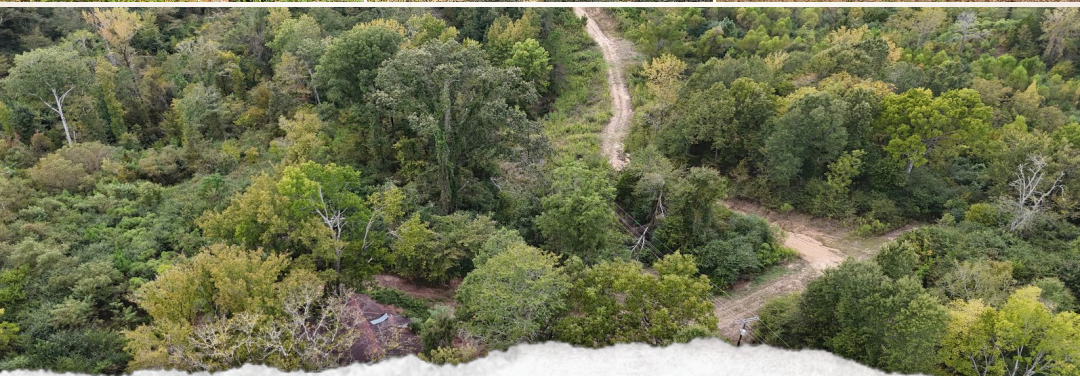
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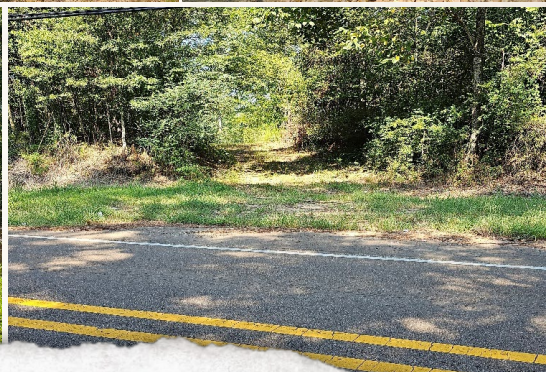
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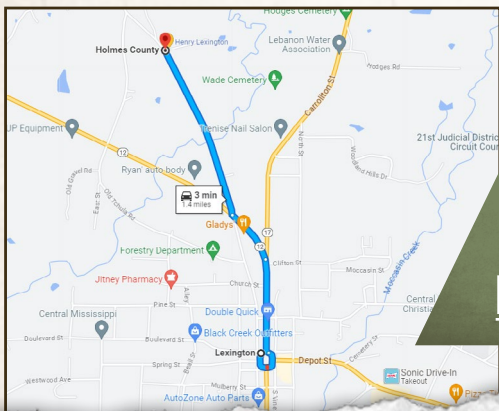
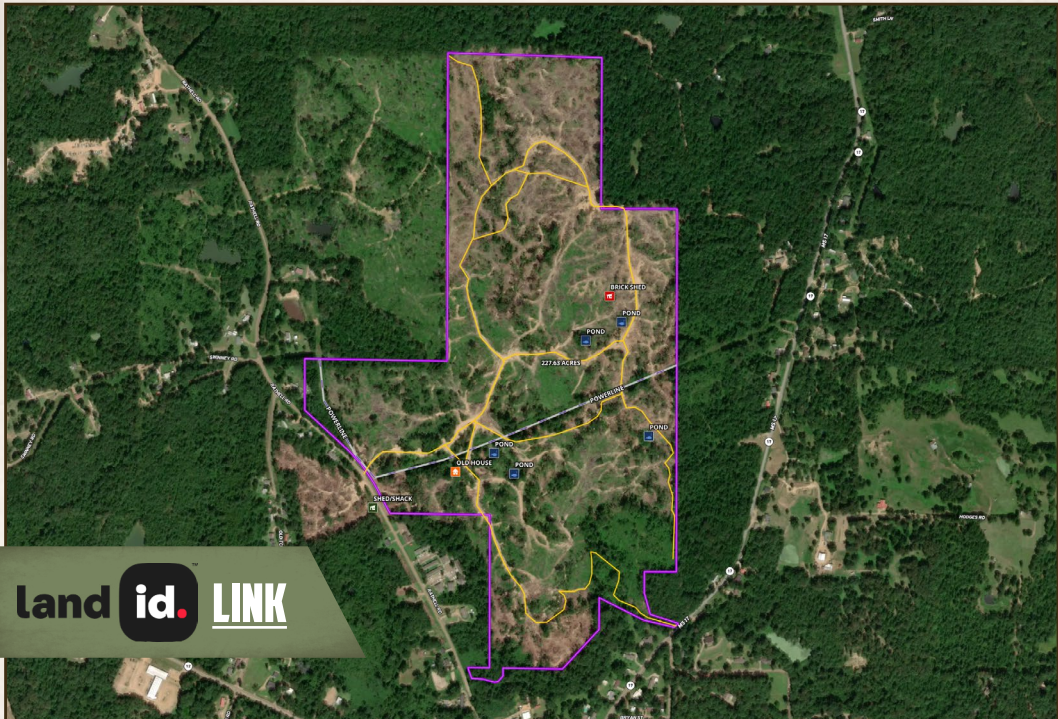


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Directions from the Square in Lexington: Travel North on Carrollton Street for 0.3 miles, slight left onto MS-12 for 0.2 miles, turn right onto Rathell Road, and the gate will be 0.7 miles on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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