

17.4± Acres in Holmes County, MS

\$37,500



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

Office 769-888-2522

# Property Profile

## Holmes 17.4

### Location:

- Holmes County
- 7± Miles North of Lexington, MS
- 40± Minutes from Yazoo City, Greenwood, & Kosciusko

### Coordinates:

- 32.2066, -90.0783

### Property Information:

- 17.4± Total Acres
- 13.7± Wooded Acres
- 3.7± Acres in Open Field/Pipeline
- Trophy Deer Hunting, Turkey Hunting
- Area Known for Excellent Deer
- Fannegusha Creek Frontage - 400± Feet
- Box Stand Already in Place
- Deeded Access from Kimbrough Road
- Property Located 1/2 Mile from Public Road

### Property Use:

- Hunting
- Recreation
- Canoeing/Kayaking
- Fishing

### Tax Information: 2022 - \$108

- Parcel #: 017-34-00605



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**CHRIS REED**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



Welcome to the Holmes 17.4.... a small tract with so much to offer! Situated in northern Holmes County, Mississippi, this 17.4± acre tract, features a nice mix of hardwood and pine timber leading to a beautiful open field (3.5± acre) along Fannegusha Creek. Access to the property is from Kimbrough Road to the south, provided by a deeded easement, with the northern boundary being Fannegusha Creek. This area of Holmes County is known for producing trophy bucks and quality turkey hunting. Create your own hidden gem by planting a destination food plot to pull deer from surrounding areas along the creek bottom. This place would also be jam up on those early spring mornings, as gobblers make their way to strut in the open fields next to the creek.



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Direct access to Fannegusha Creek gives you the option for fishing or canoeing in the crystal-clear waters the creek offers. If you are looking to add another small farm to your existing hunting portfolio or simply, a small acreage property to call your own, take a look at the Holmes 17.4!



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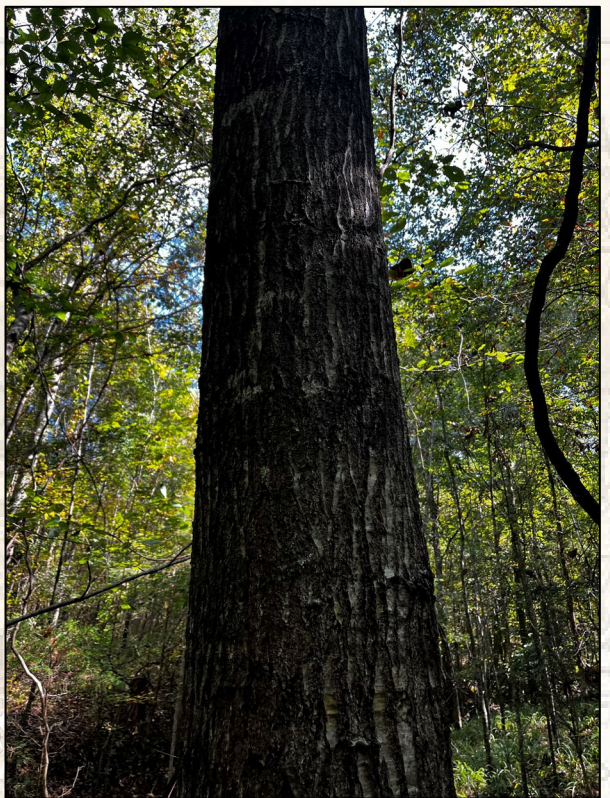
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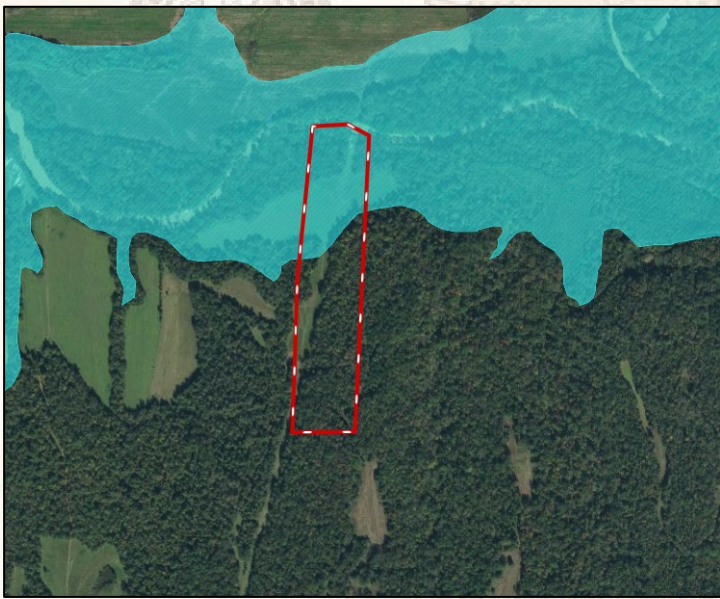
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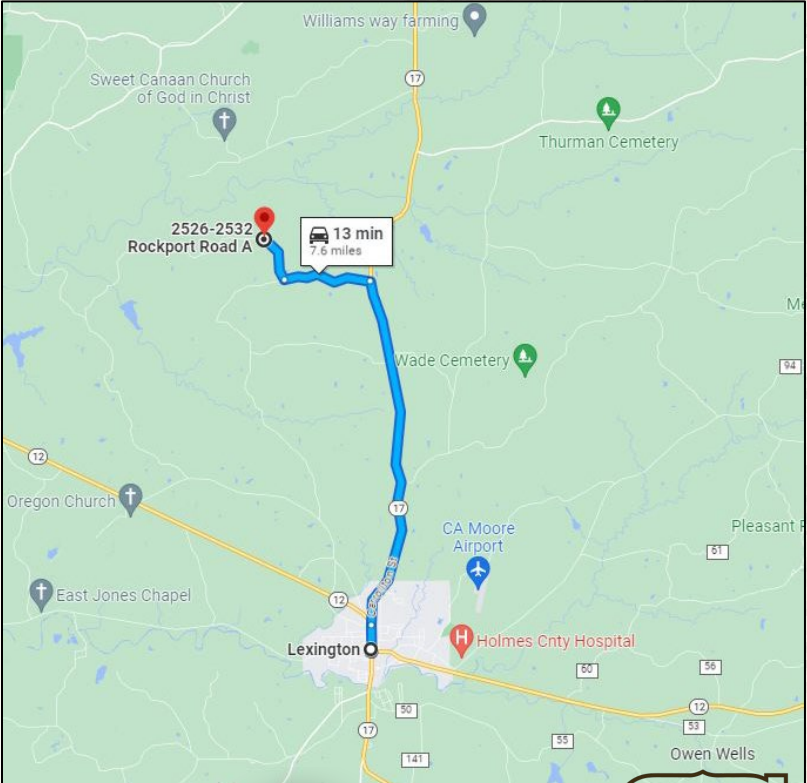
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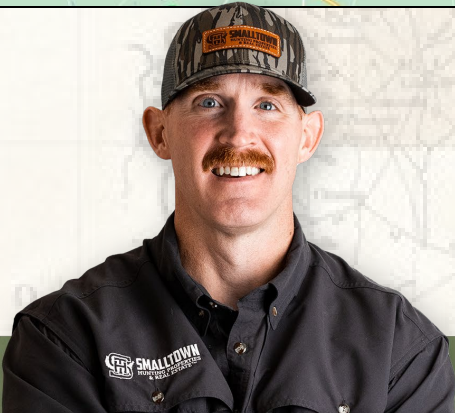




[Land ID Link](#)



[Google Maps Link](#)



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