

An aerial photograph of a large property in Holmes County, MS. The property features a large pond in the lower-left quadrant, surrounded by a mix of green pine trees and bare deciduous trees. Several buildings, including a large main house and several smaller outbuildings, are scattered across the property. A dirt road or driveway winds through the trees. The top of the image is partially obscured by a white, torn-paper-like border.

40.33± ACRES WITH 3 HOMES
HOLMES COUNTY, MS

\$565,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE HOLMES 40.33

PROPERTY PROFILE

LOCATION:

- 3295 Sand Hill Road
Lexington, MS 39095
- Holmes County
- 42.5± Miles SE of Greenwood
- 56± Miles N of Madison

COORDINATES:

- 33.12406, -89.96334

PROPERTY USE:

- Residential
- Recreational
- Investment

PROPERTY INFORMATION:

- 40.33± Acres
- 1.0± Acre Stocked Pond
- Rolling Terrain
- Internal Trails
- Predominantly Hardwoods
- Areas for Foodplots

- Bunk House/Private Office
- Multiple Enclosed Sheds for Storage
- Commercial Playground
- Frontage on Sand Hill Road
- 1,500± SqFt Main House
 - 3 Bed/1 Bath
 - Built in 1955
 - Fully Renovated
 - Granite Countertops
 - Metal Roof
 - Freshly Painted Interior/Exterior
- 1,200± SqFt Cabin
 - 1 Bed/2 Bath
 - Built in 2017
 - Cedar Plank Walls
 - Metal Roof
 - Front Porch Overlooks Pond
- 900± SqFt Guest House
 - 2 Bed/1 Bath
 - Built in 1948
 - Metal Roof
 - Freshly Painted Interior/Exterior



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NIKKI BOUTWELL

RESIDENTIAL SPECIALIST

C: 662-466-1453

O: 769-888-2522

nikki@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOLMES 40.33

WELCOME TO YOUR DREAM PROPERTY IN HOLMES COUNTY, MS. Nestled on 40.33± serene acres fronting Sand Hill Road, this unique estate offers a blend of timeless charm and comfort, featuring multiple living spaces, recreational opportunities, and unlimited potential.

The heart of the property features a recently renovated 1,500± square foot main house, originally constructed in 1955, offering three bedrooms and one bathroom. This gem has been thoughtfully updated while preserving its original cozy character. Adjacent to the main house is a one bedroom, two bath cabin overlooking a 1.0± acre stocked pond. Pass the rocking chairs on the porch and step into this eight-year-old, 1,200± square foot cabin where you will notice gorgeous cedar plank walls, creating the perfect country retreat. Whether a peaceful getaway or a guest home, this cabin is the definition of peaceful!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NIKKI BOUTWELL

RESIDENTIAL SPECIALIST

C: 662-466-1453

O: 769-888-2522

nikki@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE HOLMES 40.33

Additionally, you will find a 170± square foot bunkhouse, an ideal space for a private office, creative studio, or additional sleeping quarters. Finally, a 1948 900± square foot guest house featuring two bedrooms and one bathroom is perfect for extended family, guests, or rental income. Other amenities include a commercial playground, a 40x40 barn with an enclosed dog run, and a tractor shed for additional storage. The land consists of rolling terrain, mostly hardwoods, internal trails, and several areas that would make nice foodplots.

Whether you're looking for a private homeplace, a retreat property, or a hunting haven, this incredible estate has it all. With endless opportunities for relaxation, recreation, and revenue, this is a once-in-a-lifetime property.

Call Nikki Boutwell today to schedule your private tour and experience the charm and potential of this extraordinary property!

MAIN HOUSE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NIKKI BOUTWELL

RESIDENTIAL SPECIALIST

C: 662-466-1453

O: 769-888-2522

nikki@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40.33 ± ACRES WITH 3 HOMES

HOLMES COUNTY, MISSISSIPPI

MAIN HOUSE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NIKKI BOUTWELL

RESIDENTIAL SPECIALIST

C: 662-466-1453

O: 769-888-2522

nikki@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40.33 ± ACRES WITH 3 HOMES

HOLMES COUNTY, MISSISSIPPI

CABIN



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NIKKI BOUTWELL

RESIDENTIAL SPECIALIST

C: 662-466-1453

O: 769-888-2522

nikki@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40.33 ± ACRES WITH 3 HOMES

HOLMES COUNTY, MISSISSIPPI

GUEST HOUSE



SMALL OFFICE BUILDING / BUNK HOUSE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NIKKI BOUTWELL

RESIDENTIAL SPECIALIST

C: 662-466-1453

O: 769-888-2522

nikki@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40.33 ± ACRES WITH 3 HOMES

HOLMES COUNTY, MISSISSIPPI

AROUND THE PROPERTY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NIKKI BOUTWELL

RESIDENTIAL SPECIALIST

C: 662-466-1453

O: 769-888-2522

nikki@smalltownproperties.com

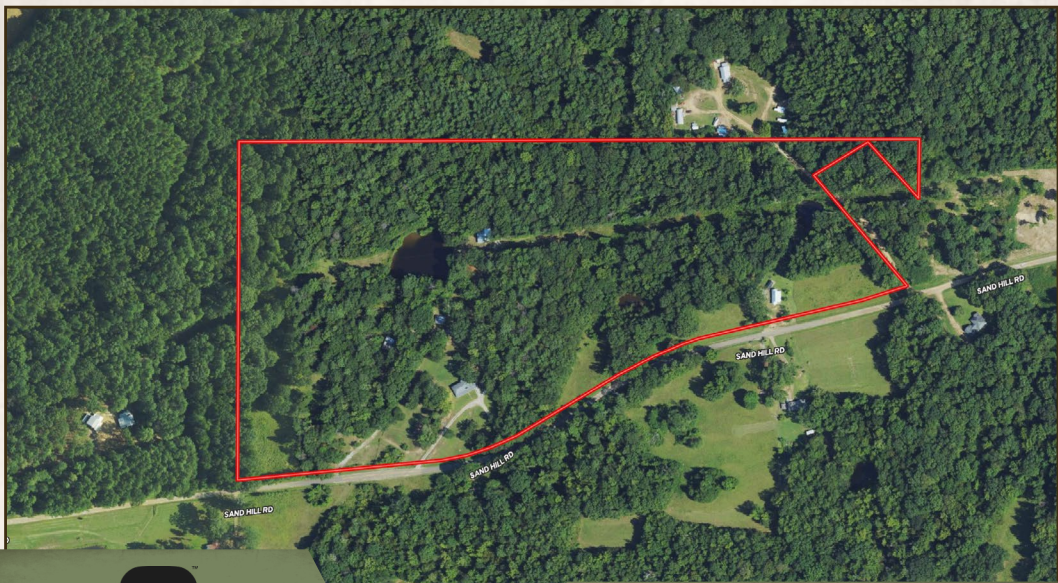
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

40.33 ± ACRES WITH 3 HOMES

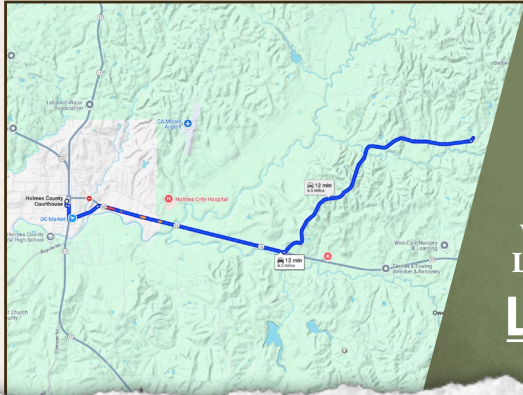
HOLMES COUNTY, MISSISSIPPI



land id. LINK

Directions From the Holmes County Courthouse in Lexington, MS: Travel north on Wall Street toward W China Street. Turn right on the 1st cross street onto W China Street then turn left at the 1st cross street onto Court Square. Turn right onto MS-12 E/Depot Street and travel 2.8 miles. Turn left onto Sand Hill Road and in approximately 3 miles the property will be on your left. 3295 Sand Hill Road Lexington, MS 39095

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NIKKI BOUTWELL

RESIDENTIAL SPECIALIST

C: 662-466-1453

O: 769-888-2522

nikki@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.