



71± ACRES
HOLMES COUNTY, MS
\$320,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE HOLMES 71

PROPERTY PROFILE

LOCATION:

- Highway 12
Durant, MS 39063
- Holmes County
- Frontage on I-55 North
& MS Hwy 12
- 49± Miles From Madison
- 53± Miles From Grenada

COORDINATES:

- 33.09939, -89.88887

PROPERTY USE:

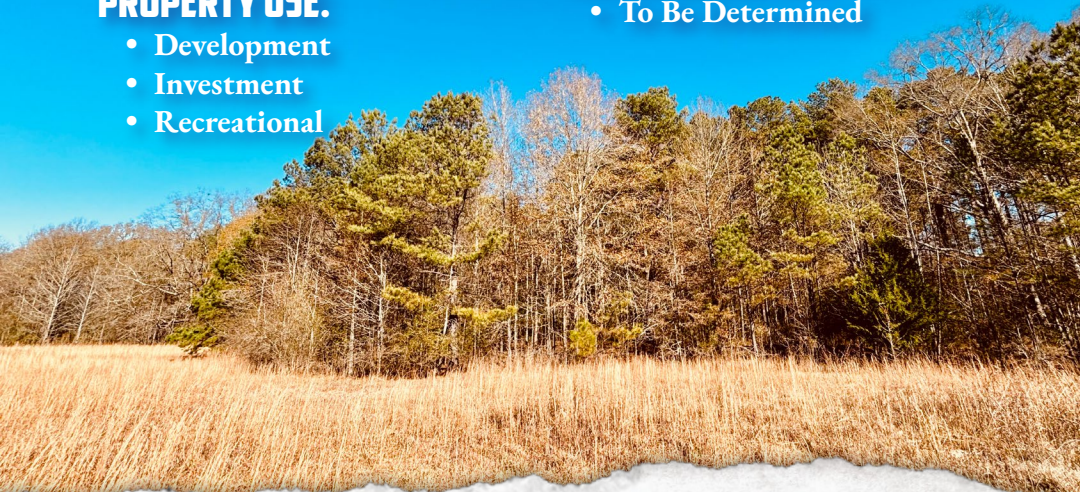
- Development
- Investment
- Recreational

PROPERTY INFORMATION:

- 71± Total Acres
- Zoned Commercial
- Hardwood Timber
- Pine Timber
- Small Pond
- Power/Water Available
- Final Acreage Determined
By Survey

TAX INFORMATION:

- To Be Determined



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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

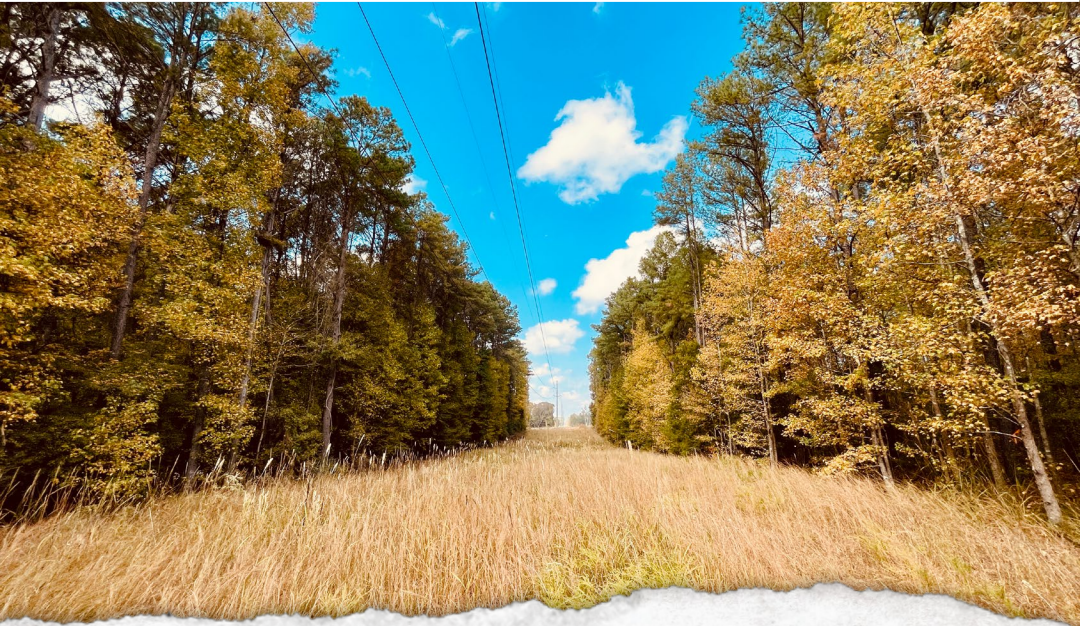
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOLMES 71

THIS 71± ACRE COMMERCIAL ZONED PROPERTY, LOCATED IN HOLMES COUNTY, MS, OFFERS EXCELLENT DEVELOPMENT POTENTIAL WITH FRONTAGE ON BOTH HIGHWAY 12 AND INTERSTATE 55, PROVIDING HIGH VISIBILITY AND ACCESSIBILITY. The property boasts a mature mix of pine and hardwood timber, which could offset the initial investment cost through a timber harvest. A power line runs north to south through the tract, with water and sewer availability located on the south end, ensuring ease of utility access. With predominantly level topography, the property is ideal for various commercial projects and even offers flexibility for the new owner to possibly divide it into multiple parcels, accommodating diverse development strategies. This tract also provides a nice recreational aspect to enjoy prior to development. Surrounded by fresh cutover and featuring a small pond providing year-round water, this could be a jam-up honey hole for deer or turkey. If you have been looking for a business development space with Interstate frontage, you should consider the Holmes 71.

Call Chris Reed today to schedule a private showing.



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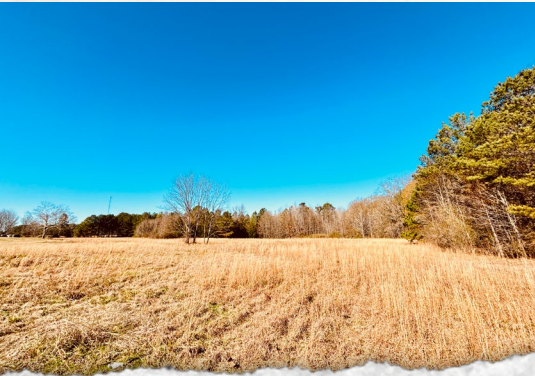
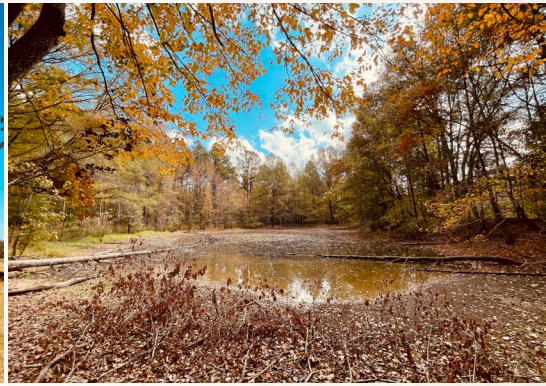
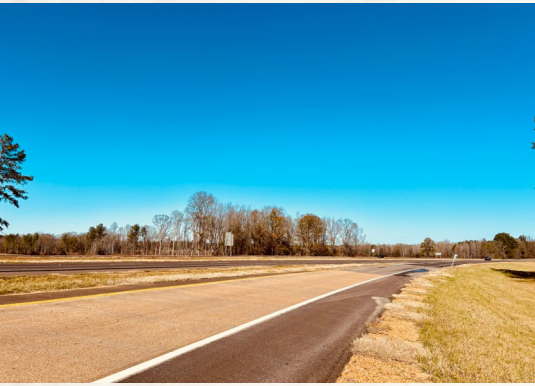
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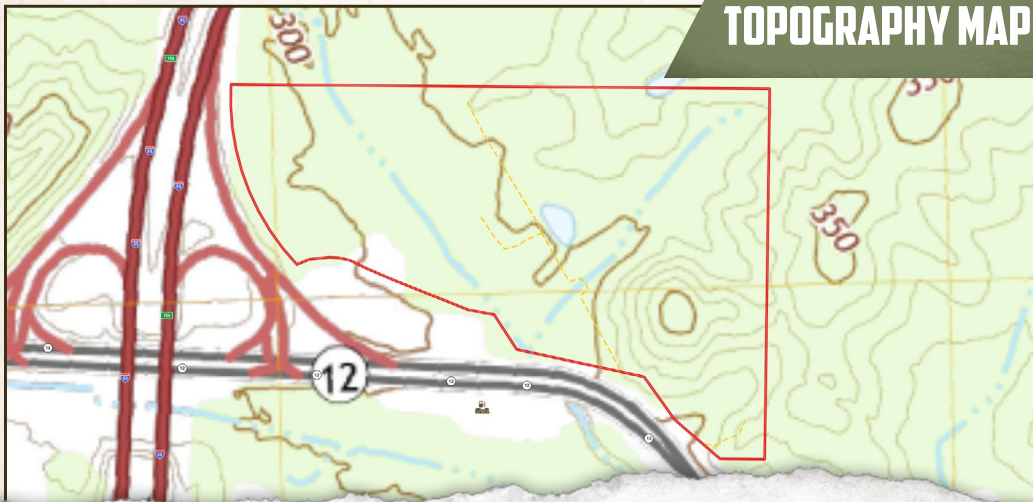
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INFRARED MAP



TOPOGRAPHY MAP



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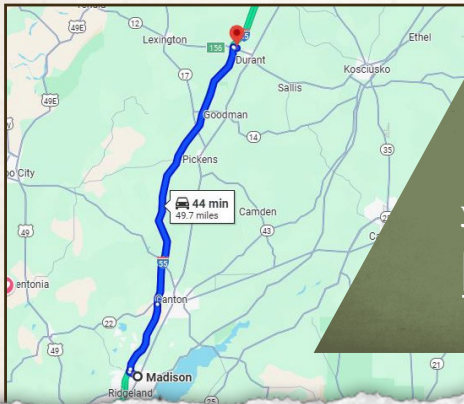
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land id. LINK



Directions From Madison, MS: Travel north on I-55 to Durant/Exit 156. Turn left onto MS-12 and the property will be on your left, on the northside of Hwy 12.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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