



**17.4± ACRES**  
**HOLMES COUNTY, MS**  
**\$59,125**



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

OFFICE (769) 888-2522



# THE HOLMES 17.4

## PROPERTY PROFILE

### LOCATION:

- Kimbrough Road  
Lexington, MS 39095
- Legally Deeded Access
- Holmes County
- 7.6± Miles N of Lexington
- 32± Miles S of Greenwood
- 57.6± Miles N of Madison

### COORDINATES:

- 32.2066, -90.0783

### PROPERTY USE:

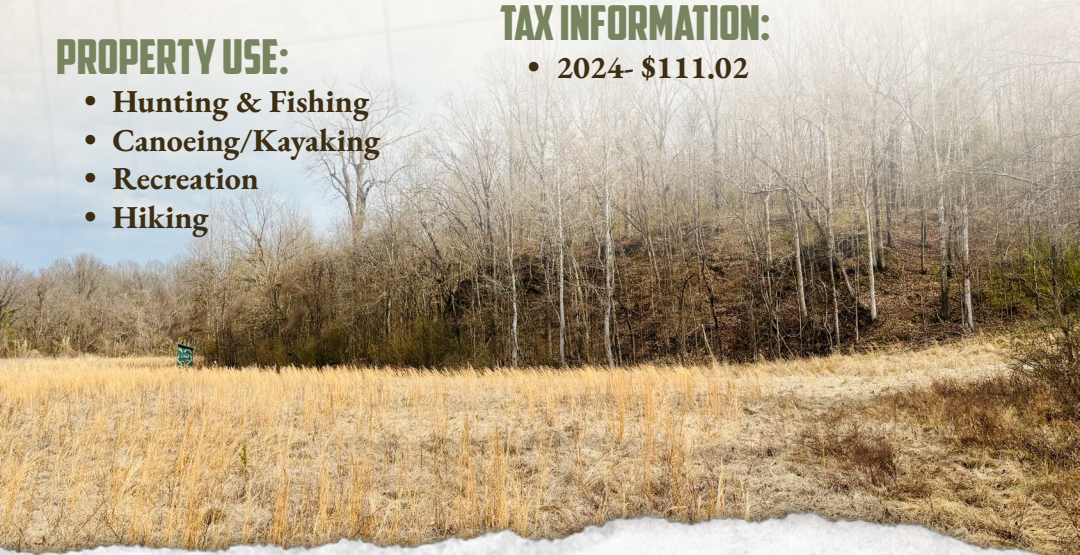
- Hunting & Fishing
- Canoeing/Kayaking
- Recreation
- Hiking

### PROPERTY INFORMATION:

- 17.4± Total Acres
- 13.7± Wooded Acres
- 3.7± Acres in Open Field/Pipeline
- Trophy Deer and Turkey Hunting
- 400± Feet of Frontage on  
Fannegusha Creek
- Deer Stands (2 Ladder, 1 Box)
- Two 300 Pound Feeders

### TAX INFORMATION:

- 2024- \$111.02



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**CHRIS REED**

LAND SPECIALIST

C: 601-906-0723

O: 769-888-2522

[chris.reed@smalltownproperties.com](mailto: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 17.4

**WELCOME TO A 17.4± ACRE GEM NESTLED IN NORTHERN HOLMES COUNTY, MISSISSIPPI!** The Holmes 17.4 features a nice mix of hardwood and pine timber, leading to a beautiful 3.5± acre open field along Fannegusha Creek. Access to the property is from Kimbrough Road to the south, provided by a legally deeded easement, wide enough to drive a truck on when dry, 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. With three deer stands and two 300-lb feeders already in place, this tract is turnkey and ready to hunt. The setup, along with large blocks of surrounding timber and 50± acres of CRP north of the creek, creates prime habitat for holding and attracting wildlife. Additionally, southern access allows for an undetected approach, making this property lethal for those post-cold front hunts.



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# MORE ABOUT THE HOLMES 17.4

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. Direct access to Fannegusha Creek gives you the option for fishing or canoeing in the crystal-clear waters.

If you are looking to add another small farm to your existing hunting portfolio or simply a small acreage property to call your own, the Holmes 17.4 is certainly worth considering!

**Call Chris Reed today to experience #TheSmallTownWay.**



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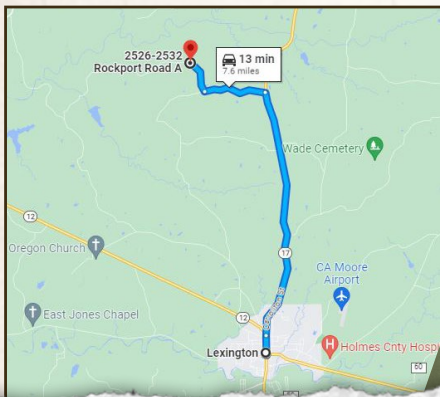


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land id. LINK



Directions From Lexington, MS:  
Travel 5.1 miles north on Highway 17. Turn left onto Upper Louisville Road/Rockport Road and go 1.3 miles. Turn right onto Kimbrough Road/Rockport Road A and proceed 0.7 miles to the property on the right (on the north side of the road).

[LINK TO GOOGLE MAP DIRECTIONS](#)



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