



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

120± ACRES
HOLMES COUNTY, MS
\$290,000

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE HOLMES 120

PROPERTY PROFILE

LOCATION:

- Holly Grove Meeks Road
- Lexington, MS 39095
- Holmes County
- 66± Miles N of Madison
- 16± Miles NW of Lexington

COORDINATES:

- 33.3036, -90.1159

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Potential Camp Site

PROPERTY INFORMATION:

- 120 ± Acres
- Hardwood & Pine Mixed Timber
- 1,650' of Road Frontage
- Interior Trails
- Power and Water On Site
- Food Plots

TAX INFORMATION:

\$573.83

- Parcel # 1- 018-29-00801
- Parcel # 2- 018-32-00300



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LUKE SANDERS

LAND SPECIALIST

C: 601-953-3535

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luke@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOLMES 120

HAVE YOU BEEN SEARCHING FOR AN AFFORDABLE PIECE OF HUNTING PROPERTY IN AN AREA KNOWN FOR GROWING BIG DEER? If so, this one is probably for you! This 120± acre tract located in Cruger, Ms has everything that a whitetail deer needs! When you arrive to the gate off of Holly Grove Meeks Road you will find an open area with power (Delta EPA) and water (Acona Water Association) that would make the perfect location for someone to setup a camp with ease! The front 38± acres of this property consist of a mix of pine and hardwood timber with about a ½ acre food plot that is going to make this area ideal for early season bow hunting or changing gears into turkey season! The remainder of the property is made up of several year old natural regeneration and a couple of food plots that has an interior road running the full length of the property, this area is the perfect place to make sure that you are holding deer all year round on your property. The Mississippi Delta is only a few miles away from this property that allows for some really good genetics while still being in an area where land is affordable for many.

If you have been looking for a great hunting property in this location give **Luke Sanders** a call today for your private tour!



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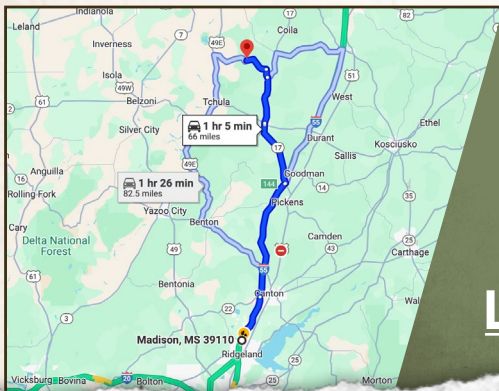
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Directions from I-55 in Madison:
Travel north onto I-55 for 35± miles and take exit 144 onto Highway 17 north towards Lexington. Continue on Highway 17 for approximately 30.6 miles and turn left onto Rosebank Mt. Olive Road. In 0.1± miles, turn right onto Holly Grove Meeks Road and continue for approximately 5.2 miles. The destination will be on your left.

LINK TO GOOGLE MAP DIRECTIONS



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