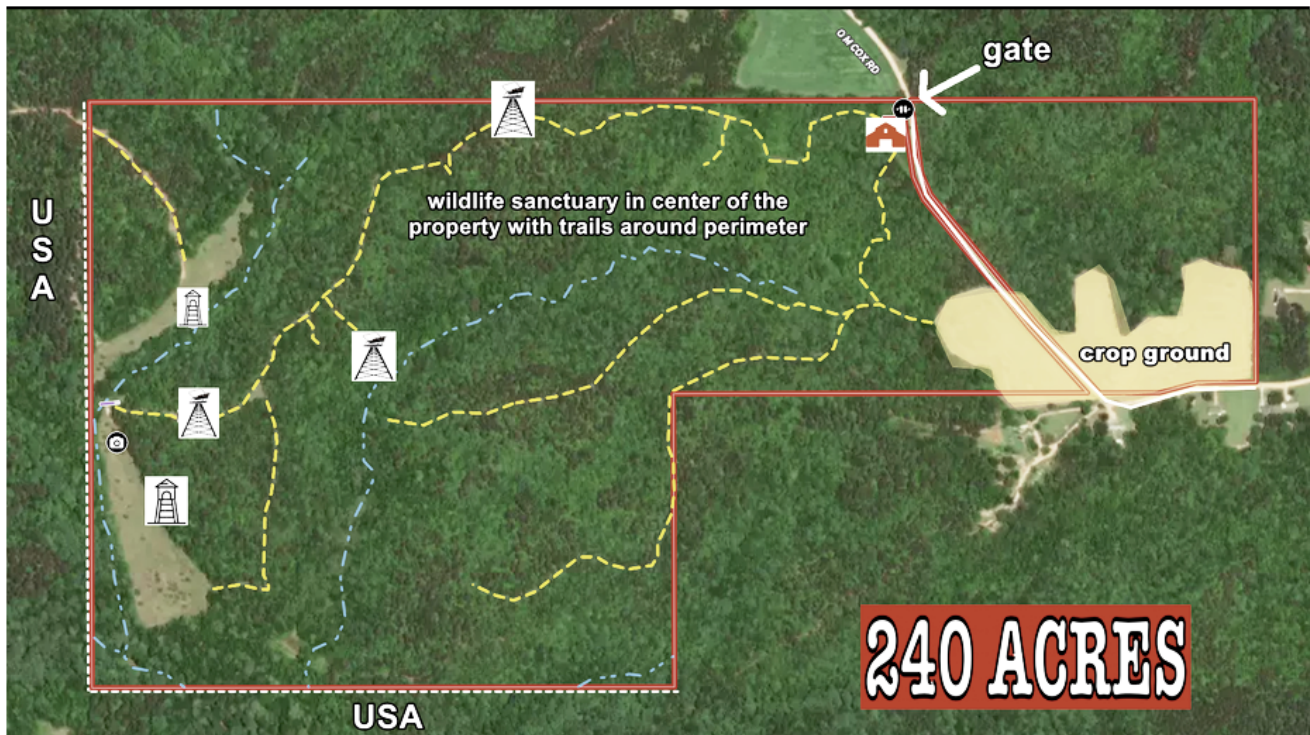


240 ACRES – Benton County, MS



Located east of Holly Springs and south of Ashland, this 240-acre tract is a turkey lover's dream. There are plenty of deer on the property, too, but it's absolutely covered in turkeys. There are trails around the perimeter on the ridges, making it possible to travel around it while leaving the center of the property undisturbed as a wildlife sanctuary. With sawtooth oaks, persimmon trees, and muscadine vines throughout the property, there are ample food sources, and a couple of creeks run through the property, too.

The western and southern boundaries both border the Holly Springs National Forest, so the hunting possibilities are endless. There are two large food plots on the western side, and there's also 15 acres of farm ground, which would set up perfectly for a couple of big dove fields, too. Additionally, there's an unfinished barn plumbed with PEX piping waiting to be completed. Community water is not available, so a well would need to be dug. Electricity in the area is provided by the City of Holly Springs. The crop ground is currently used by a local farmer.

Driving Directions: From I-55, take the Senatobia exit east onto Hwy 4 to Hwy 22 south of Holly Springs. Go south onto 22/Hwy 78 and then take Exit 37 & turn left (north) onto CCC Road. Turn right (east) onto 178 and then left (north) onto Bethany Road. Continue north as Bethany turns into Bowen and then take the left fork (north) onto Snow Creek Road. Next, take a right onto Royston Road and then a left (south) onto OM Cox Road. In less than a mile, the property gate will be on the right.