

112± Acres in Holmes County, MS

\$410,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

Office 662-846-1425

Property Profile

The Holmes 112

Location:

- Holmes County, MS
- 3± West of Hillside National Refuge
- 33± Miles South of Greenwood, MS
- 56± Miles North of Madison, MS

Coordinates:

- 33.14677, -90.27403

Property Information:

- 112± Total Acres
- 26± Acres of Tillable Farmland
- Six Established Duck Holes
- Flooded Tupelo Gum and Cypress Brake

Property Use:

- Recreational
- Deer, Duck, and Small Game
- Passive Income Opportunity: Farm Rental Income

Tax Information:

- Total Taxes for 2022: \$2,292.57
 - Parcel 52301201: \$1,057.38
 - Parcel 52301500: \$1,235.19



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Welcome to the Holmes 112, a duck hunter's dream! Located in Tchula, MS in Holmes County is a 112± acre property primarily tailored for waterfowl hunting. Seven miles southwest of the Morgan Brake National Wildlife Refuge and three miles west of Hillside National Refuge, this tract is attractively located in the Mississippi Flyway.



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The tupelo gum and cypress brake timber create the ideal duck habitat. Surrounded by agricultural fields, water is retained year-round. Six established duck holes are in place with the potential to add more. Although a boat ramp exists, it needs minor work. Of the 112± acres, there are 26± acres of precision-leveled farmland. This farmland can be irrigated with a re-lift pump from the brake. The seller is willing to rent back the land for an agreed upon lease. If chosen to bypass the passive income opportunity, the farmland would be an ideal place to establish a dove field.



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The remainder of the property consists of a block of mixed hardwoods, a perfect deer highway haven. Deer and ducks were seen on the property during initial inspection.

Easily accessible from Highway 49-East, you can be hunting within minutes! Be sure to see what all the Holmes 112 has to offer; call Wilson Britt to schedule a showing.



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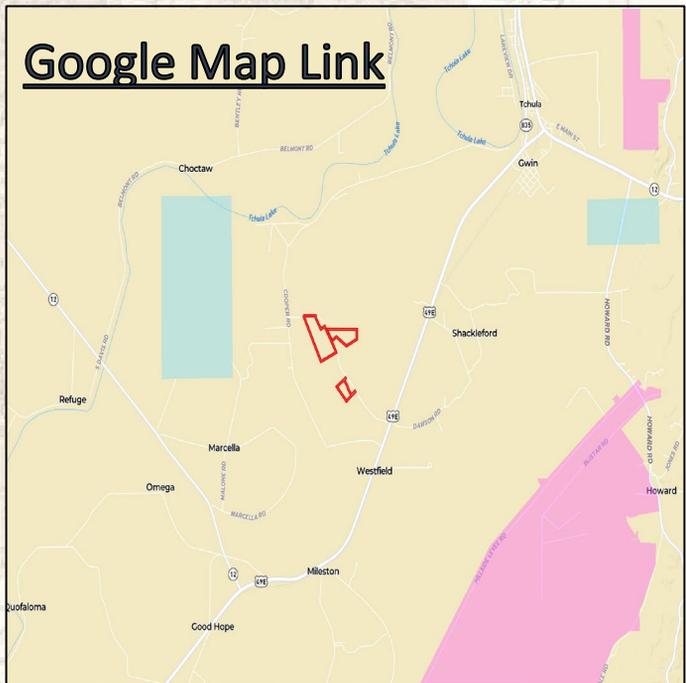
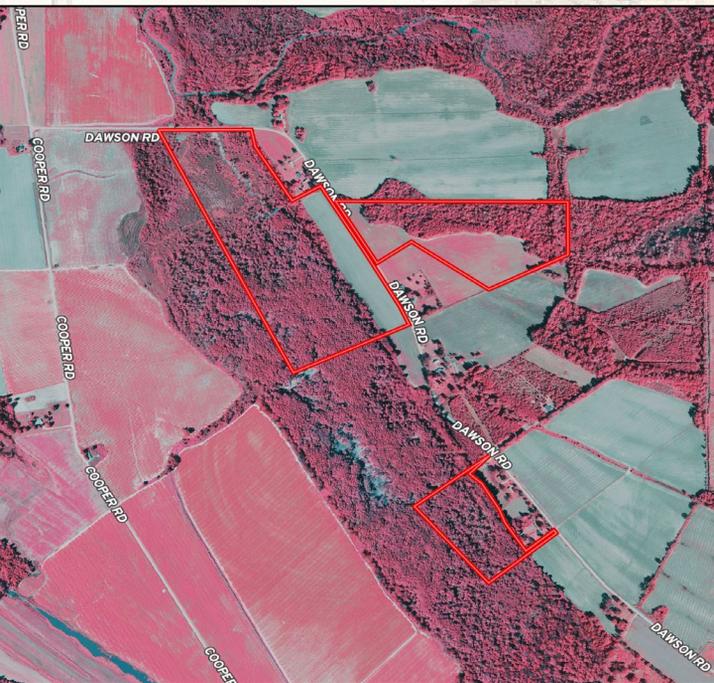
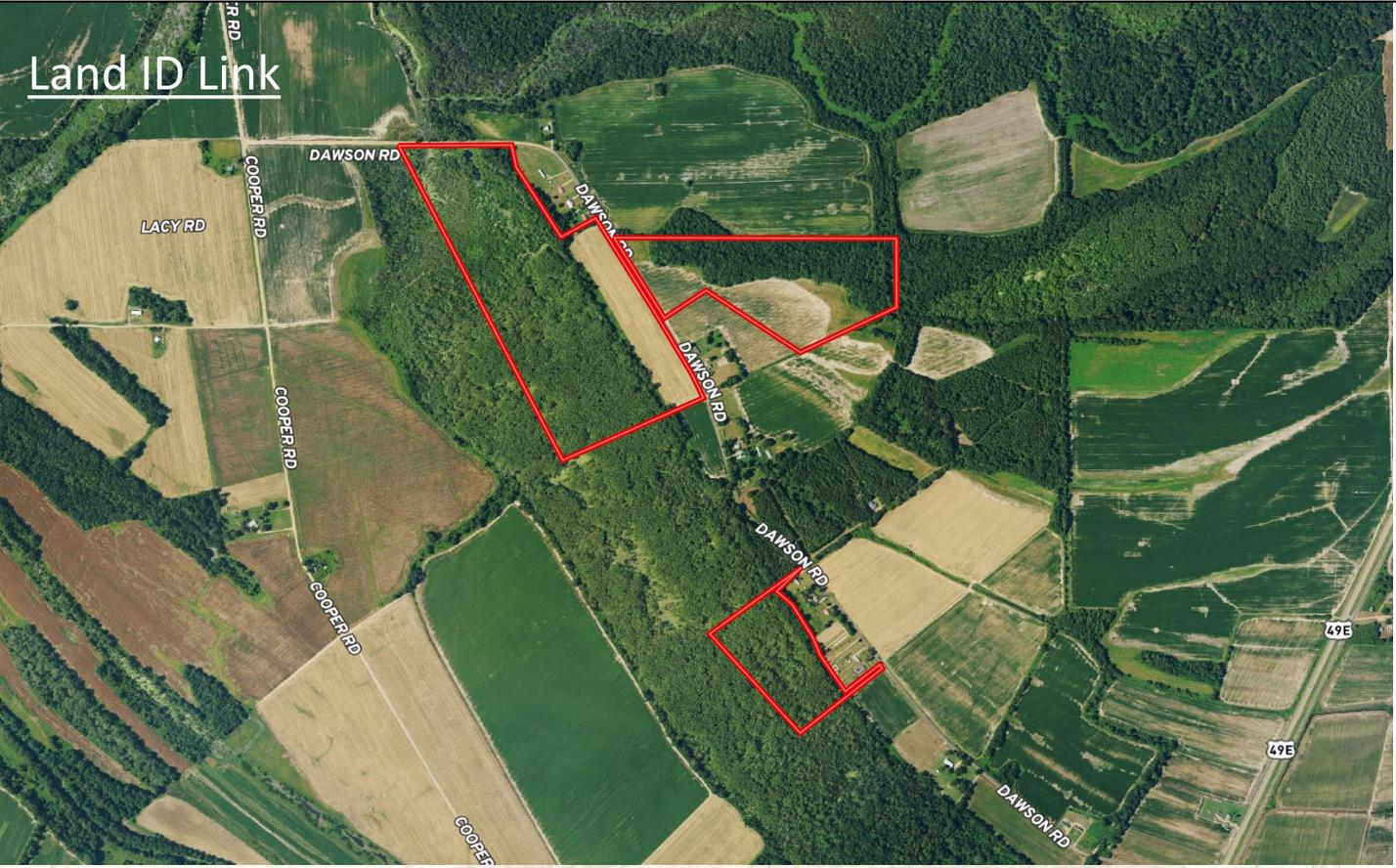
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Land ID Link



Google Map Link



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