

An aerial photograph of a large, wooded property. A dirt road winds through the trees on the left side. In the lower right, there is a clearing with several small, simple structures, possibly a camper or small buildings. The background shows a distant horizon under a clear sky.

28± ACRES WITH A CAMPER

HOLMES COUNTY, MS

\$89,500



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 888-2522

THE HOLMES 28

PROPERTY PROFILE

LOCATION:

- 8076 Franklin Cut-Off Road
Durant, MS 39063
- Holmes County
- 4± Miles W of I-55
- 10± Miles SE of Lexington
- 50± Miles N of Madison

COORDINATES:

- 33.05814, -89.96014

PROPERTY USE:

- Hunting
- Weekend Getaway

PROPERTY INFORMATION:

- 28± Total Acres
- 8± Year-Old Natural Regeneration
- Multiple Food Plot Areas
- Internal Trail System
- Small Pond
- 30' Camper with a Porch
- 12' x 24' Tractor Shed
- Deer Cleaning Rack
- Water On Site
- Power Nearby

TAX INFORMATION:

2024 - \$116.78

- Parcel# 021-14-01202



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ADAM HESTER, ALC

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOLMES 28

ARE YOU SEARCHING FOR AN AFFORDABLE SMALL-ACREAGE HUNTING RETREAT? The Holmes 28 might be just what you've been looking for. Situated in Holmes County, MS, along Franklin Cut-Off Road near Durant, this 28± acre property offers an excellent opportunity for a weekend getaway or a personal hunting haven.

The land primarily consists of 8± year-old natural regeneration, providing a diverse habitat for wildlife. Approximately 2,000 pines were replanted 5-6 years ago, and a variety of planted fruit trees enhance the property's diversity. An internal trail system weaves through the acreage, giving it the feel of a much larger tract. With over 3,200 feet of road frontage, you'll have multiple access points regardless of wind direction. The thick landscape creates prime browse and bedding areas for deer, turkey, and small game, and a small pond offers a convenient water source for wildlife.



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MORE ABOUT THE HOLMES 28

The property already has water on-site, and the nearest power pole is less than 100 yards away. For convenience, there is a 30' camper with a porch, previously used with a generator. A 12' x 24' tractor shed and a deer cleaning rack are also included, adding to the functionality of this property.

Whether you're looking for a manageable hunting property or an escape to the outdoors, The Holmes 28 offers significant potential. With a little work, you can unlock everything this place has to offer.

Call Adam Hester today to schedule a private tour of this small acreage getaway!



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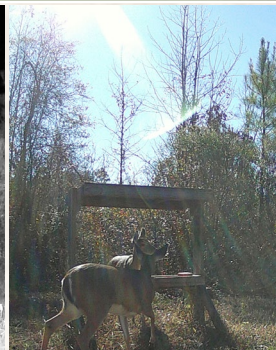
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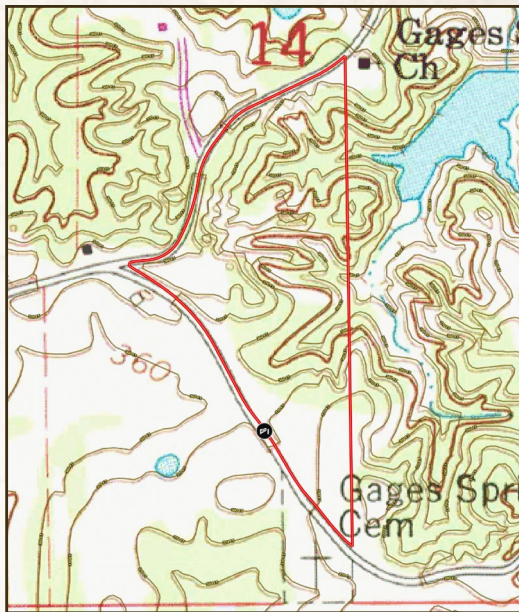
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HOLMES COUNTY, MISSISSIPPI

land id. LINK

TOPOGRAPHY MAP



Directions from Exit #150 on I-55 N near Goodman, MS: Exit towards Holmes County State Park. Turn left onto State Park Road and in 0.8 miles, turn right onto Franklin Road. Continue 2.9 miles and turn right. In 0.5 miles, the entrance will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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