

**40± ACRES**  
**HOLMES COUNTY, MS**  
**\$139,999**



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

**OFFICE (769) 888-2522**

# THE HOLMES 40

## PROPERTY PROFILE

### LOCATION:

- Hebron Road  
Lexington, MS 39095
- Holmes County
- 9.4± Miles SW of Lexington
- 58.3± Miles N of Madison

### COORDINATES:

- 33.076, -90.1793

### PROPERTY USE:

- Recreational
- Hunting
- Investment

### PROPERTY INFORMATION:

- 40± Acres
- Mature Hardwoods
- 680' of Road Frontage
- Interior Trails
- Power & Water at the Road

### TAX INFORMATION:

- 2023 - \$189.24
- Parcel # - 009-10-00200



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**LUKE SANDERS**

LAND SPECIALIST

C: 601-953-3535

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4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HOLMES 40

**HAVE YOU BEEN SEARCHING FOR AN AFFORDABLE, SECLUDED, SMALL-ACREAGE HUNTING TRACT?** If so, the Holmes 40 may be for you! Tucked away deep into Holmes County, about 10 miles southwest of Lexington, MS, this 40± acre tract primarily consists of big mature hardwoods and a few places with pine scattered throughout, which makes this property appealing for any deer or turkey hunter. The Holmes 40 offers roughly 680' of frontage along Hebron Road, and with power and water at the road, it gives you the possibility to build a camp or weekend getaway for the family to enjoy! Come in with a dozer and set this property up as you please, as well as open up several old roads. This area is known to have an abundance of wildlife, and the Holmes 40 will live up to that. On the initial tour of the property, deer sign was all over.

**If you have been looking for a beautiful tract loaded with mature hardwoods, call Luke Sanders today for your private tour!**



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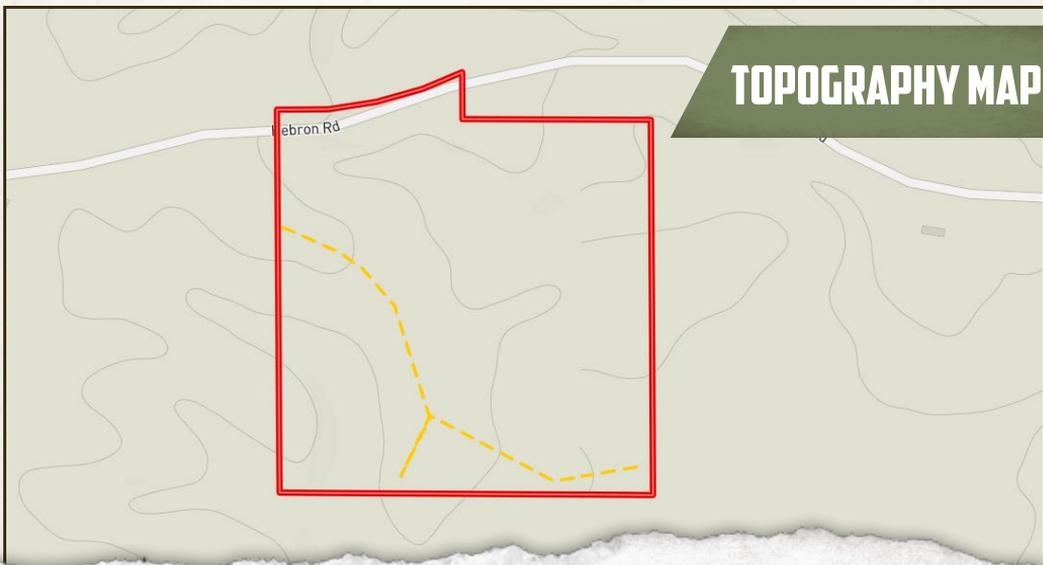
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INFRARED MAP



TOPOGRAPHY MAP



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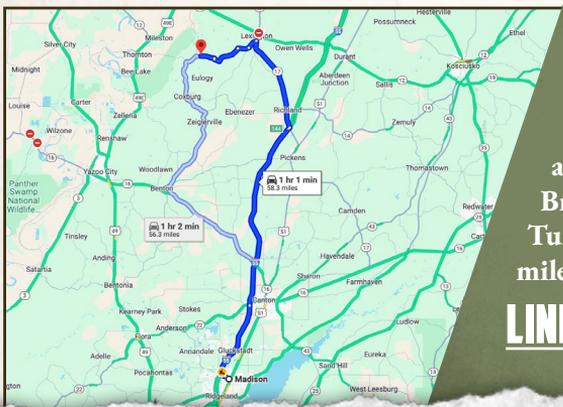
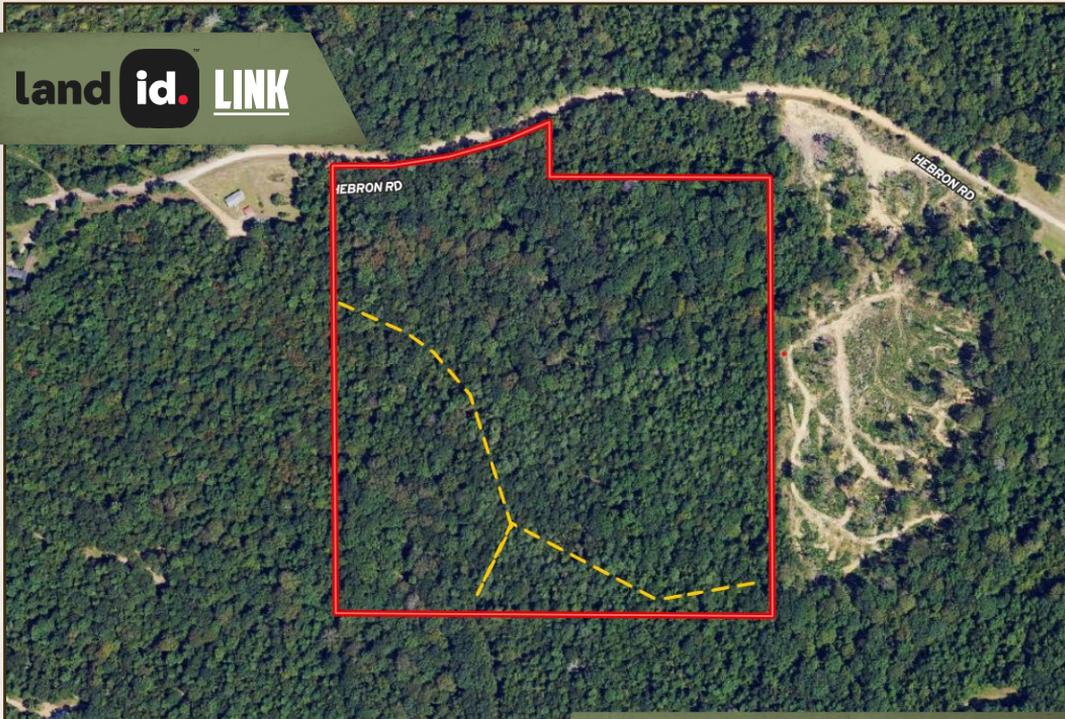
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HOLMES COUNTY, MISSISSIPPI

land id. LINK



Directions from I-55 in Madison, MS: Travel 35.1 miles north on I-55 towards Grenada. Take exit #144 onto Highway 17 towards Lexington and continue 12.8 miles. Turn left onto Brozville Road and proceed 1.4 miles. Turn right onto Hebron Road and in 7.4 miles the destination will be on your left.

**LINK TO GOOGLE MAP DIRECTIONS**



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