

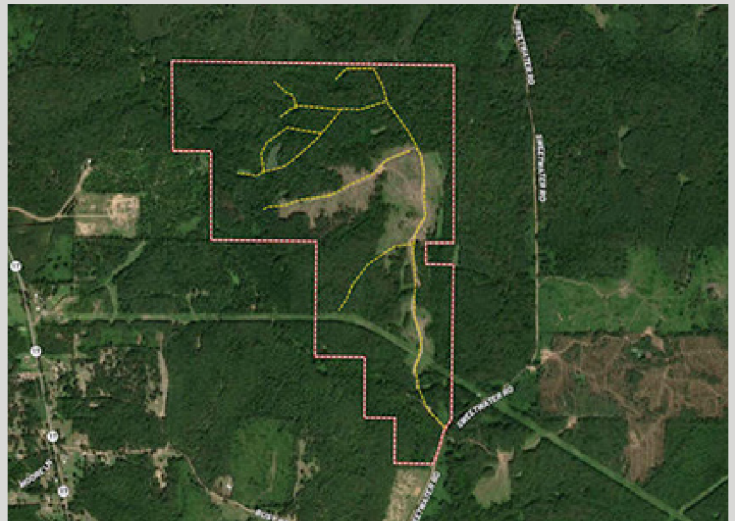
# LAND FOR SALE

Welcome to Lebanon Ridge Farms 362! Located approximately 6 miles north of Lexington in north central Holmes County, MS, this property checks all of the boxes for the avid outdoorsman and investor. This +/- 362 contiguous acre remarkable timberland and hunting tract consists of over 304 acres of merchantable standing timber, with approximately 259 acres being mature hardwood and 45 acres of mature pine. Along with the rolling hills of towering timber, there is one acre pond and over a half mile of creek frontage. There are over three miles of internal woods roads allowing excellent access to the majority of the property by vehicle. There is over 800' of frontage along Sweetwater Rd. While the majority of the property is heavily timbered, there is approximately 50 acres of recent cutover in the middle portion providing strategic deer bedding and cover. This tract has multiple established food plots with box stands, ladder stands, and feeders in place. There is an existing camp with power and water located in the southern portion off Sweetwater Rd. There is a substantial amount of current standing timber value allowing immediate and long term income if desired. One notable thing that sets this property apart is the numerous successful deer and turkey hunts filmed by Primos Hunting for "The Truth About Hunting" TV series which is a testament to the quality hunting opportunities that this property offers. With the standing timber value, deer, turkey, small game and fishing opportunities, diverse terrain, and water features you will be hard pressed to find another property like this. This tract is truly the outdoorsman dream package! There is additional acreage available. Contact Dillon Walker for additional information!

**\$1,032,000**



Holmes County, MS | 362 +/- Acres



Dillon Walker | Forester, Land Professional  
(C) 601-503-4631  
(O) 601.209.4882  
dwalker@backwoodsland.com

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