

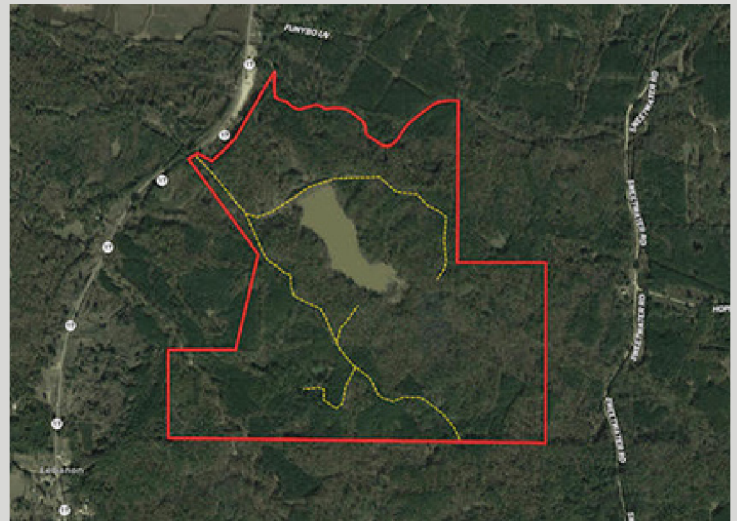
LAND FOR SALE

Welcome to Lebanon Ridge Farms 493! 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 +/- 493 contiguous acre remarkable timberland and hunting tract consists of over 463 acres of merchantable standing timber, with approximately 340 acres being mature hardwood and 123 acres of mature pine. Along with the rolling hills of towering timber, multiple ponds, and over two miles of frontage along Bophumpa and Dry Creeks, you will find a beautiful 23 acre watershed lake with a private boat ramp. Behind the lake is a three acre hidden duck slough, where mallards and wood ducks have been observed numerous times on recent visits. There are over three miles of internal woods roads allowing excellent access to the majority of the property by vehicle. Over one mile of blacktop frontage along Highway 17 with power and water utilities available. There are multiple suitable cabin sites overlooking the lake. This tract has multiple established food plots with box stands, ladder stands, and feeders in place. 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, duck, 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!

\$1,406,000



Holmes County, MS | 493 +/- Acres



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