

# LAND FOR SALE

Welcome to Lebanon Ridge Farms 95! 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 +/- 95 acre timberland and hunting tract consists of over 92 acres of merchantable standing timber, with approximately 56 acres being mature hardwood and 36 acres of mature pine. Along with the rolling hills of towering timber, there are multiple ponds and over a quarter mile of creek frontage. There is over 2,000' of frontage along blacktop Highway 17. 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 small property like this in Holmes County. This tract is truly the outdoorsman dream package! There is additional acreage available. Contact Dillon Walker for additional information!

**\$310,000**



Holmes County, MS | 95 +/- Acres



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