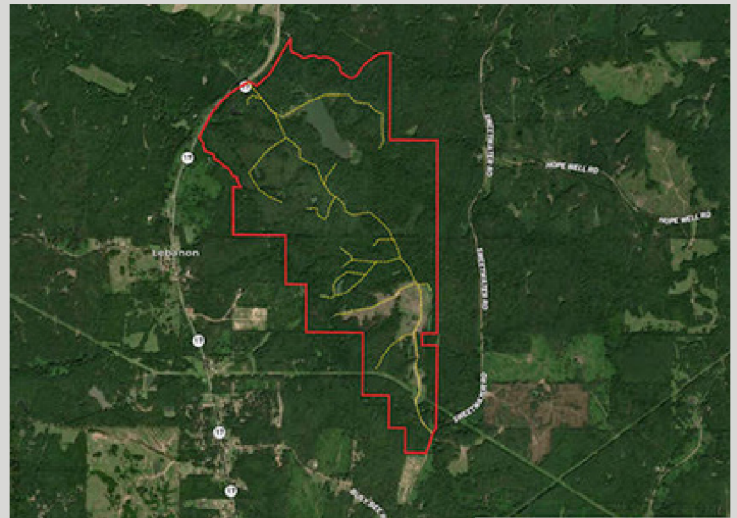


LAND FOR SALE

Welcome to Lebanon Ridge Farms! 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 +/- 950 contiguous acre remarkable timberland and hunting tract consists of over 863 acres of merchantable standing timber, with approximately 655 acres being mature hardwood and 208 acres of mature pine. Along with the rolling hills of towering timber, multiple ponds, and over three 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 six miles of internal woods roads allowing excellent access to the majority of the property by vehicle. There is over a mile of frontage along Highway 17 and Sweetwater Rd. While the majority of the property is heavily timbered, there is approximately 50 acres of recent cutover in the southern 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, however there are multiple suitable cabin sites off Highway 17 in the northern portion overlooking the lake. 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! This property is also being offered in smaller parcels. Contact Dillon Walker for additional information!



Holmes County, MS | 950 +/- Acres



\$2,665,000



Dillon Walker | Forester, Land Professional
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VIEW WEBSITE

