

LAND FOR SALE

Located just north of Lexington in north central Holmes County, MS, this property checks all of the boxes for the avid outdoorsman and investor. This +/- 402 acre tract consists of approximately 107 acres of mature upland and bottomland hardwood, 102 acres of mature pine, 50 acres of 18-20 year old pine, 132 acres of 4-5 year old natural regeneration cutover, and the remaining being food plots, woods roads, ponds and right-of-ways. The hardwood timber on this tract can be harvested if desired, which is an attractive incentive for an investment buyer. This tract has multiple established food plots with a good internal trail system. Frontage along Sweetwater Rd. The mature pine was thinned several years back, which now has a thick understory providing attractive bedding and browse for the deer. One notable thing that sets this property apart is the 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. Power and water available. This is a great timberland investment and premium deer and turkey hunting tract in central MS! There is additional acreage available.

\$1,179,000



Holmes County, MS | 402 +/- Acres



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

