

# HUNTER'S PLAYGROUND

336.52+/- Acres

Holmes County, MS



\$1,595/Acre



Directions from Madison, MS: Drive north on I-55 for 35 miles. Take exit 144 for MS-17 towards Lexington. Continue for 13.7 miles, then make a slight left onto MS-12 W. Continue for 9.4 miles, then turn left onto Howard Road in 0.6 miles. The property access will be on the right. Call list agent for details.



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**MICHAEL OSWALT**, ASSOCIATE BROKER®  
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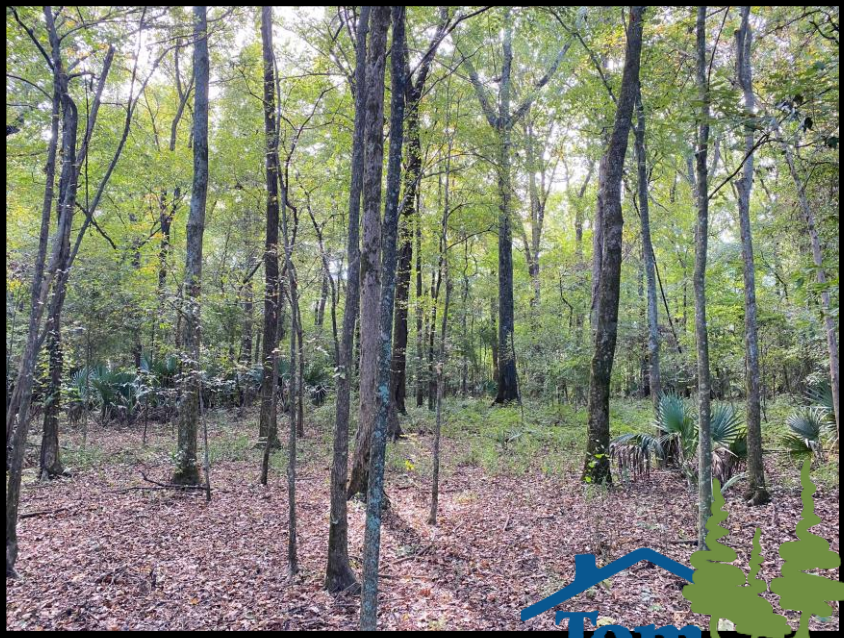
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Information is believed to be accurate but not guaranteed.

What is the best thing about a Mississippi Delta WRP (Wetland Reserve Program) tract? The PRICE! Welcome to your new 336.52+/- acre recreational tract just off the hill land bluff in Holmes County. This property was enrolled in WRP a few years back (318.4 ± acres enrolled with 18.12 ± acres left out) and trees planted in the winter of 2021. The thickets are starting to take place and the deer are loving it. The diversity on this tract is perfect with there being plenty of new bedding areas (143 ± acres planted in trees & 143 ± acres in mainly mature hardwoods). The wildlife plots are in place with the mature timber dropping acorns. Three box stands and three millenniums will be remaining with the property. This combination should grow and hold the big bucks! The WRP plan also created four new duck holes with two of them being very sizable. One electric well was installed in 2020. The current owners have planted the larger holes and now the wait is on. Just show up and hunt! The location is perfect being just over an hour from Madison and easily accessed from most areas of the delta. If you have been searching for a sizable, yet affordable Mississippi Delta hunting tract, give Michael Oswalt a call for your private tour today!



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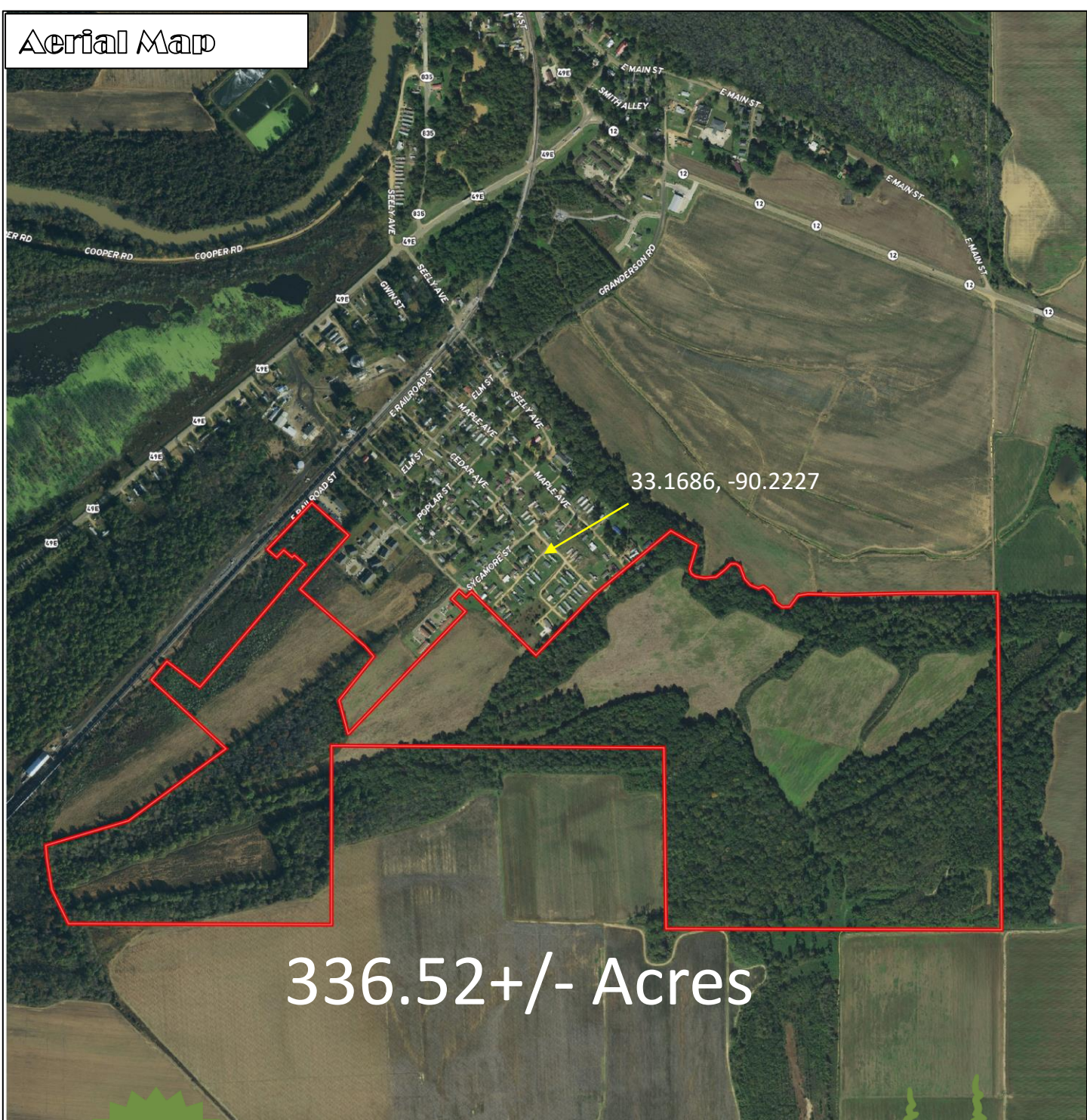
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# Aerial Map



33.1686, -90.2227

336.52+/- Acres



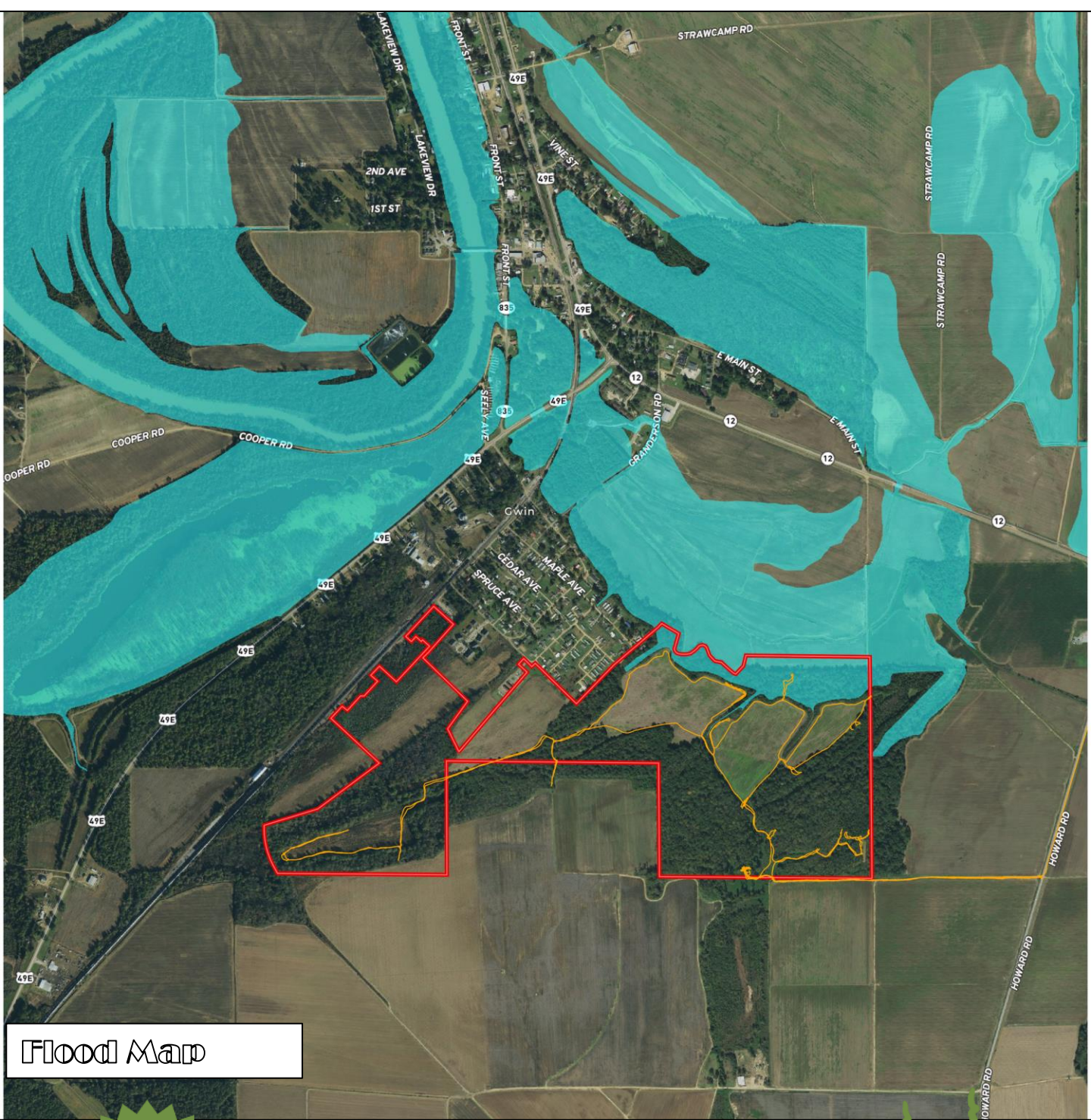
Click [HERE](#) for an Interactive Map

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Flood Map

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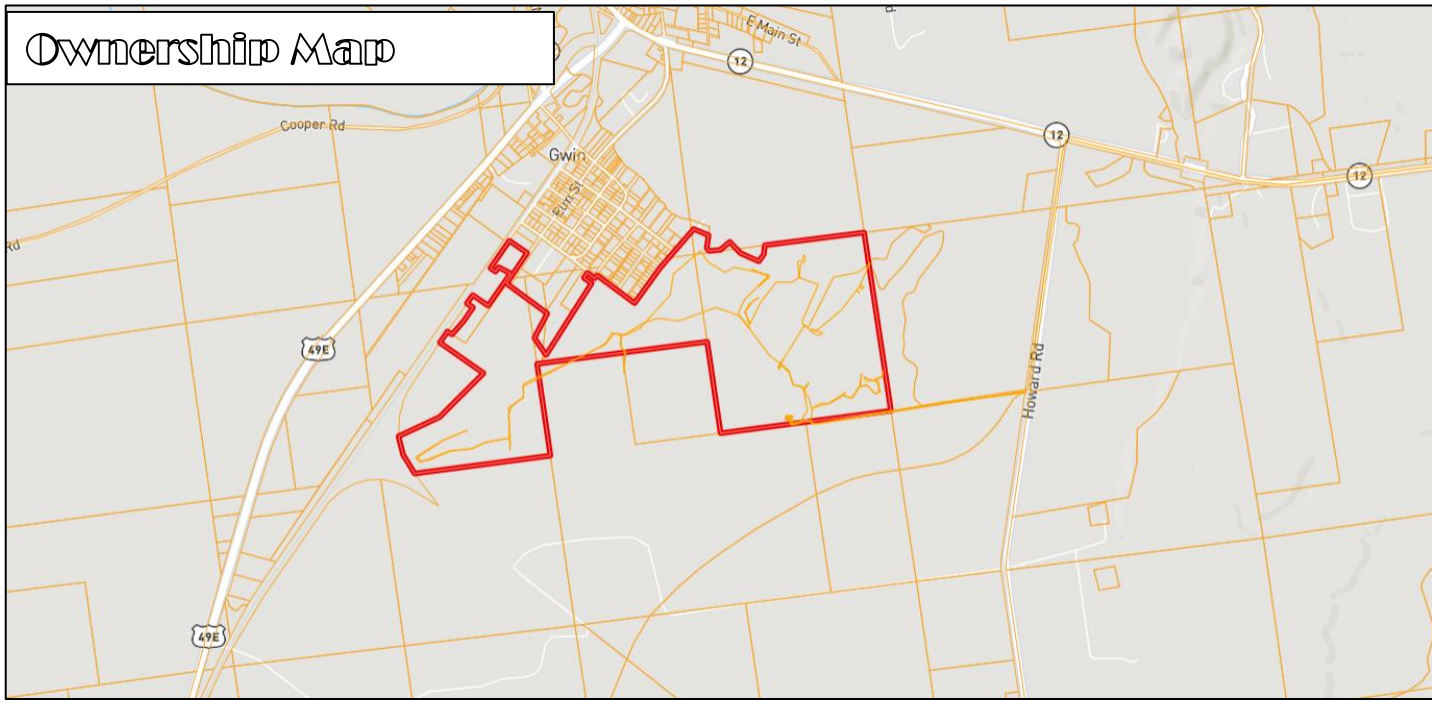


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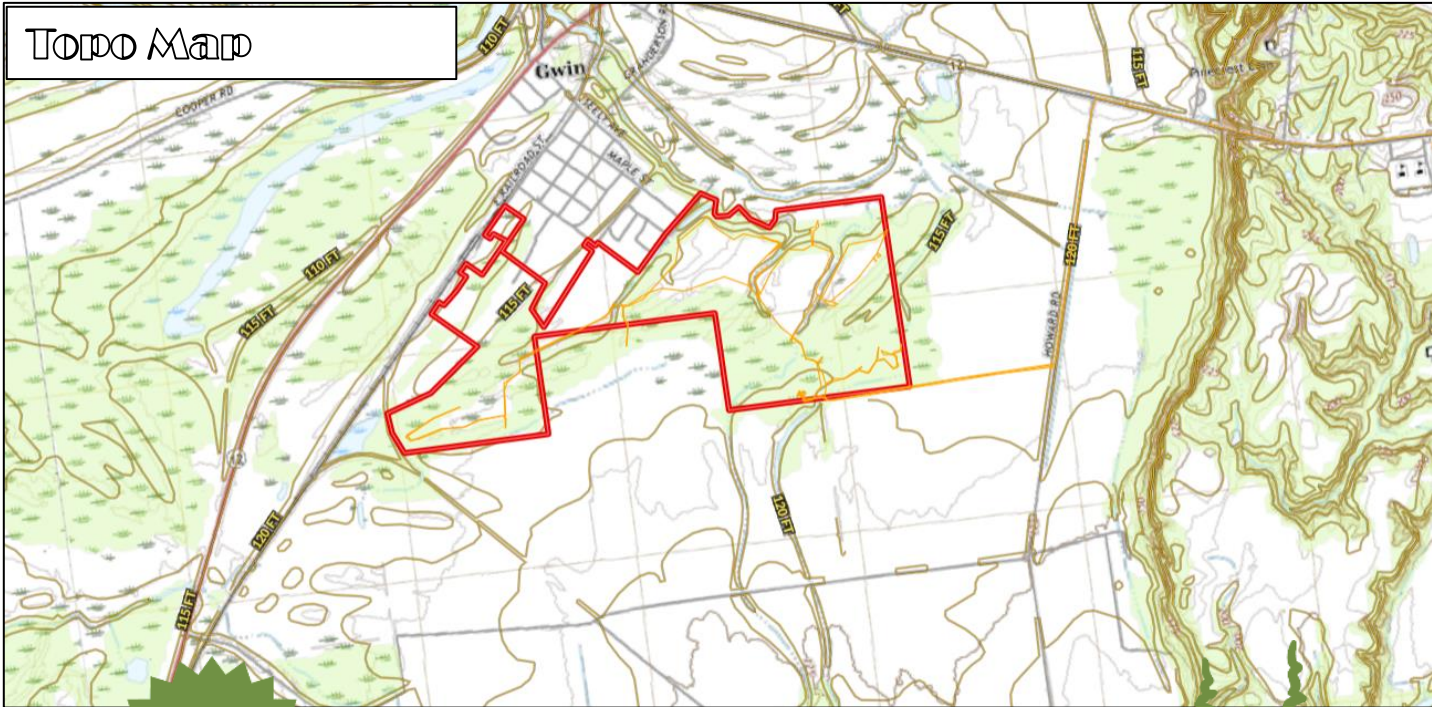
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# Ownership Map



# Topo Map



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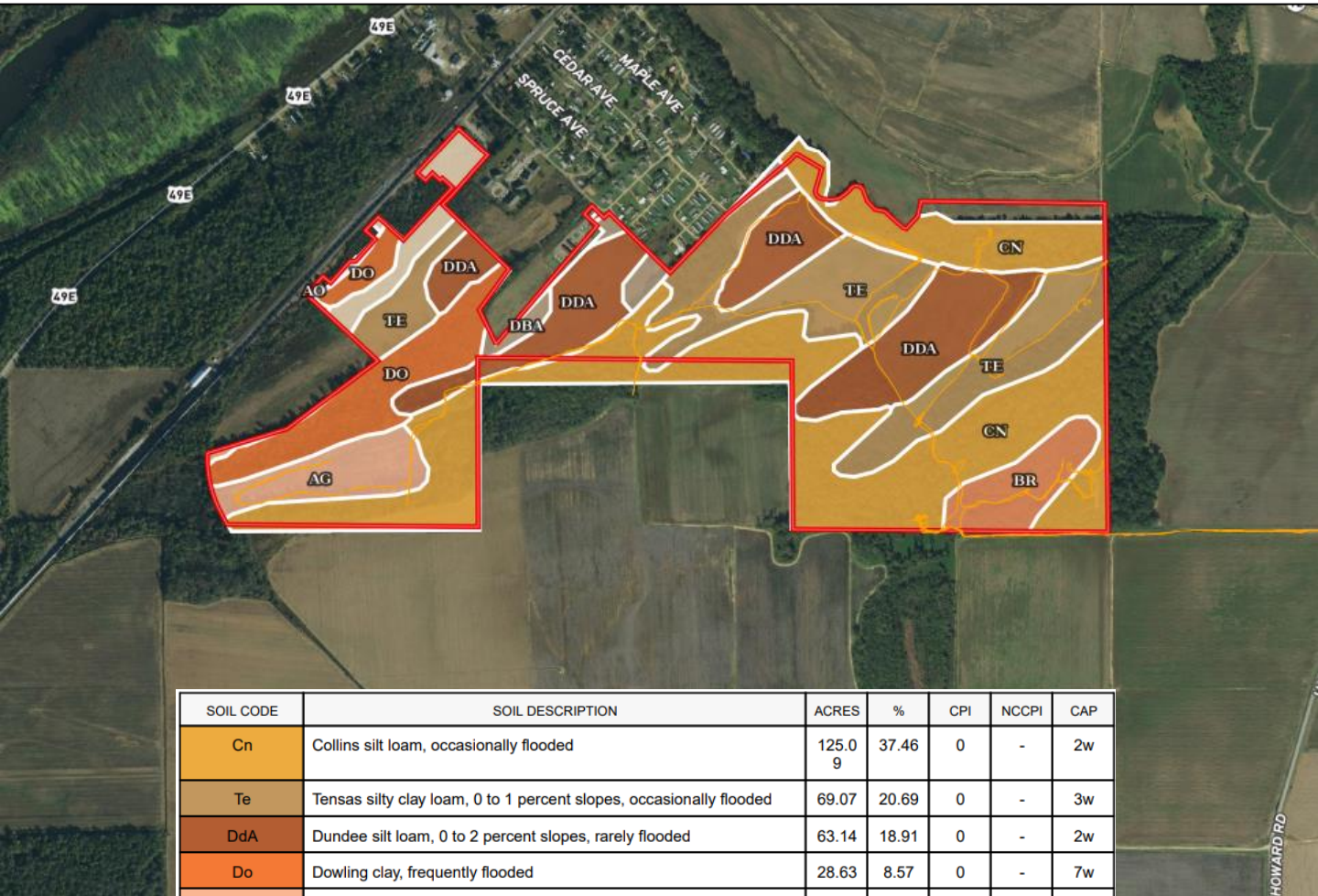
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# Soil Map



| SOIL CODE | SOIL DESCRIPTION  | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|---|-----------|-------|-----|-------|------|
| Cn        | Collins silt loam, occasionally flooded                             | 125.09    | 37.46 | 0   | -     | 2w   |
| Te        | Tensas silty clay loam, 0 to 1 percent slopes, occasionally flooded | 69.07     | 20.69 | 0   | -     | 3w   |
| DdA       | Dundee silt loam, 0 to 2 percent slopes, rarely flooded             | 63.14     | 18.91 | 0   | -     | 2w   |
| Do        | Dowling clay, frequently flooded                                    | 28.63     | 8.57  | 0   | -     | 7w   |
| Ag        | Alligator clay, frequently flooded                                  | 16.57     | 4.96  | 0   | -     | 5w   |
| Br        | Bruno sandy loam, occasionally flooded                              | 14.63     | 4.38  | 0   | -     | 3s   |
| Ao        | Alligator silty clay, occasionally flooded                          | 9.95      | 2.98  | 0   | -     | 4w   |
| DbA       | Dubbs silt loam, 0 to 2 percent slopes, rarely flooded              | 6.7       | 2.01  | 0   | -     | 2e   |
| Ar        | Alligator silty clay loam, occasionally flooded                     | 0.15      | 0.04  | 0   | -     | 4w   |
| TOTALS    |   | 333.92(*) | 100%  | -   | -     | 2.89 |



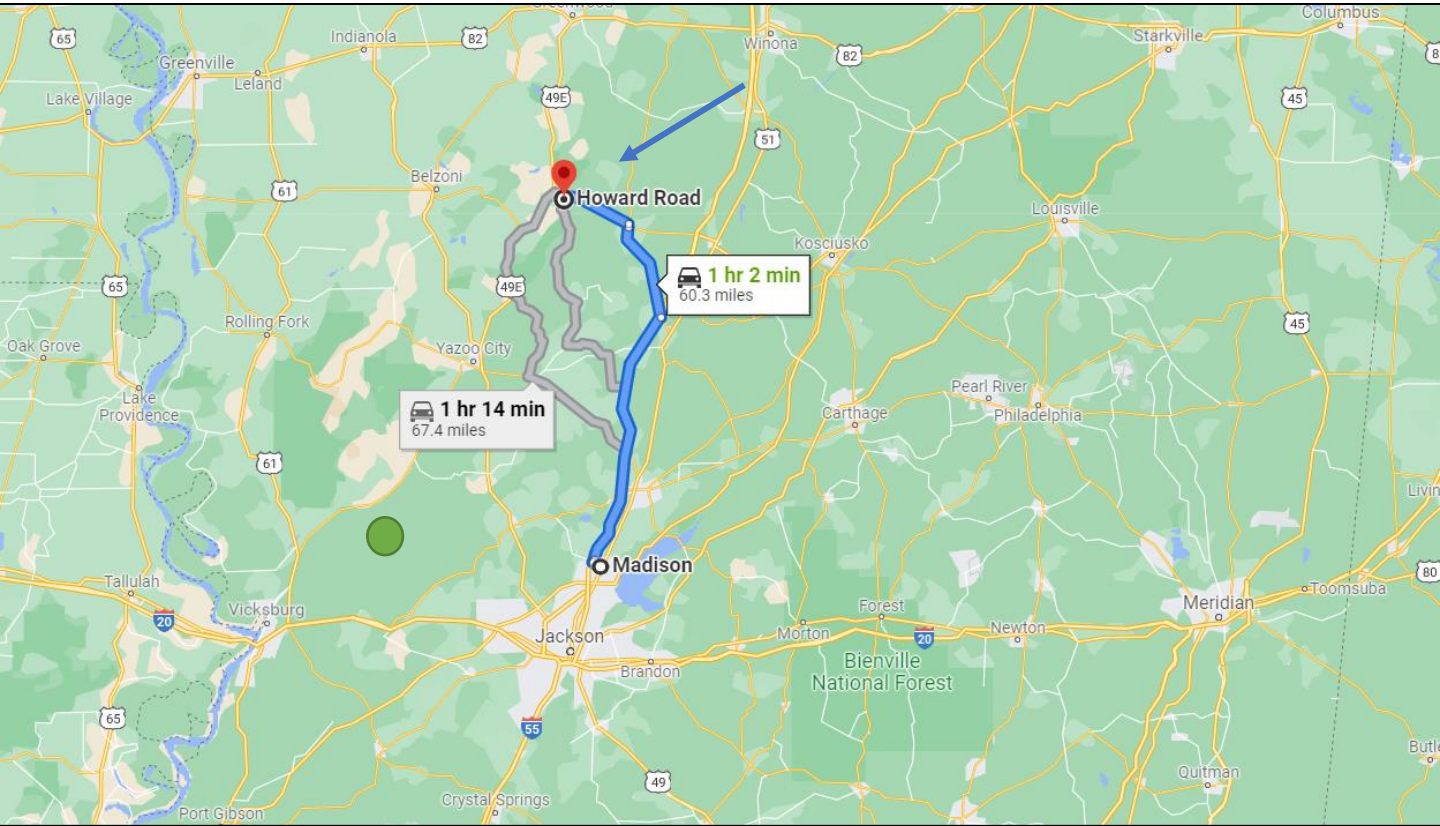
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# Directional Map



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