

Outdoorsman's Paradise

340 ± Acres

Holmes County, MS



\$1,200,000

DIRECTIONS from the Intersection of MS 12 W and US-49 E S in Tchula, MS: Travel northwest on US-49 E S toward Front Street for 2.3 miles. The property will be located on both sides of the road.



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MICHAEL OSWALT, ASSOCIATE BROKER®

Michael@TomSmithLand.com

601.898.2772 **office** | 662.719.3967 **cell**

Licensed in MS, AR & MO



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The Mississippi Delta is calling! Welcome to the Holmes 340, your new turnkey getaway in the flatland! This 340± acre tract offers everything you will need for trophy hunting in Mississippi (adjoining 485.93± acres available as well). Diversity, Diversity, Diversity! As you pull up to the property, you will first notice the long gravel driveway (deeded easement) leading to the cabin area which is secluded from Highway 49 E for great privacy. A 2,178± square foot, four bedrooms, two bath cabin with a beautiful delta farmland view will be sitting off in the distance. The older cabin features a kitchen, dining, two living rooms, and a screened-in back porch. The cabin is an excellent deer camp for you and all your guests (sold as is). For storage, you will find an enclosed shop with exterior lean to's for all your tools and farm equipment needs. The purchase will include two John Deere tractors, implements, tools, air compressor, and most everything you will need owning a sizable recreational farm in The Delta. As you leave the camp area, you will quickly notice mature timber, CRP Hardwood, a small area of planted pines, wildlife plots, and ducky areas. The wildlife plots total around 20± acres with stands in place. The current owner has planted some open areas in sunflowers for dove hunting. You will find two duck sloughs along the west side of the property: one with water control structure in place for the capability of true green timber hunting. The 81.61± CRP acres are currently paying \$10,287 annually through 2023. Old Fannegusha Creek traverses the property making for a good natural corridor for the deer. The timber makeup paired with surrounding crop ground creates the perfect diversity to grow and hold giants year after year. Speaking of giants, the 189-inch Holmes County typical whitetail deer record came off this property (see photos). The current owner has taken several deer over 150 inches with that being the annual goal for the last five years. You will enjoy two access entrances for minimal property disturbance when getting to your favorite hunting spot. The location is perfect being 30 minutes northeast of Yazoo City and just over an hour from Madison, MS. If you were to pair the 340± acres with the neighboring 485± acres, you would have all the MS Delta duck, deer, and dove hunting you could ever want. This turnkey operation is set up and ready to go for the next family to step right in. Call Michael Oswalt for your private showing today!



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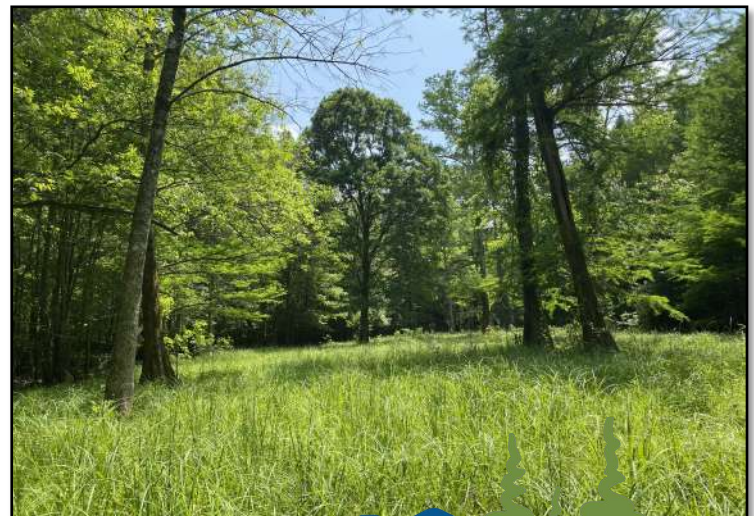


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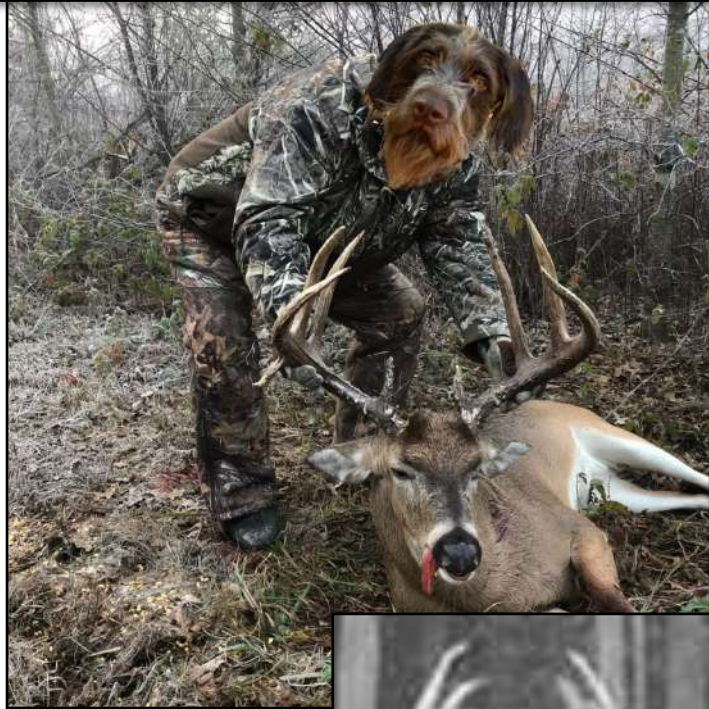
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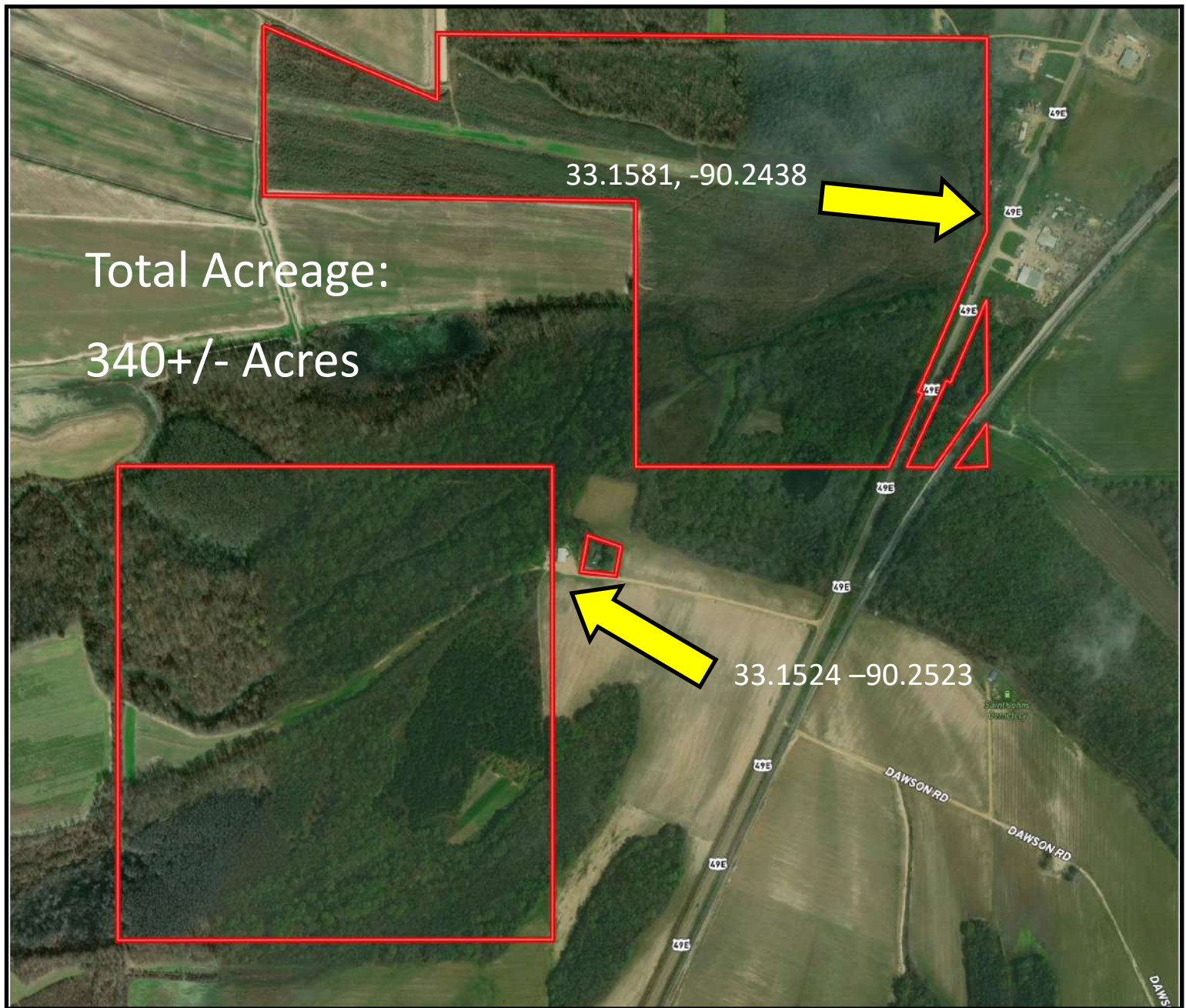
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Total Acreage:
340+/- Acres

AERIAL MAP

Click [HERE](#) for an Interactive Map



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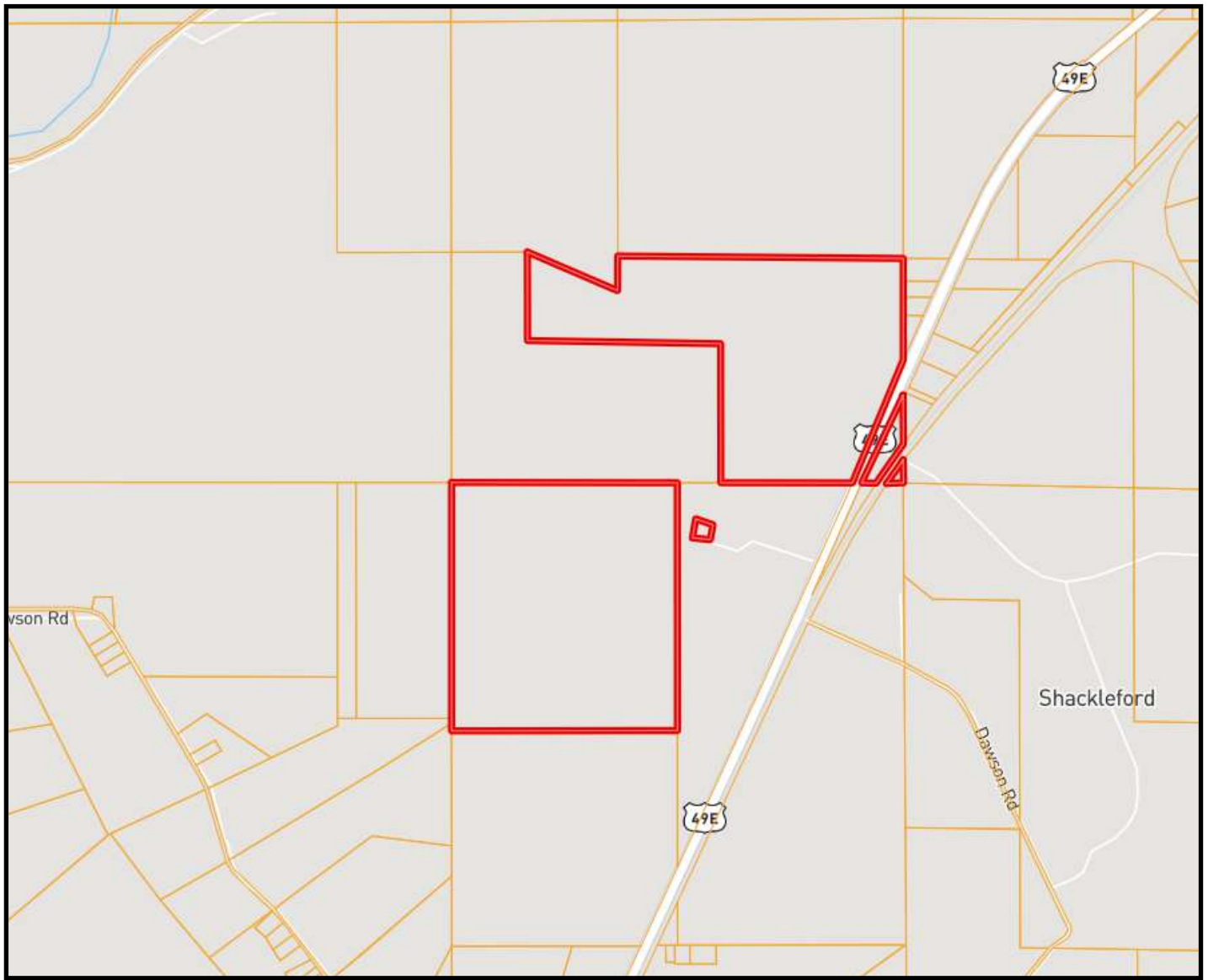
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OWNERSHIP MAP



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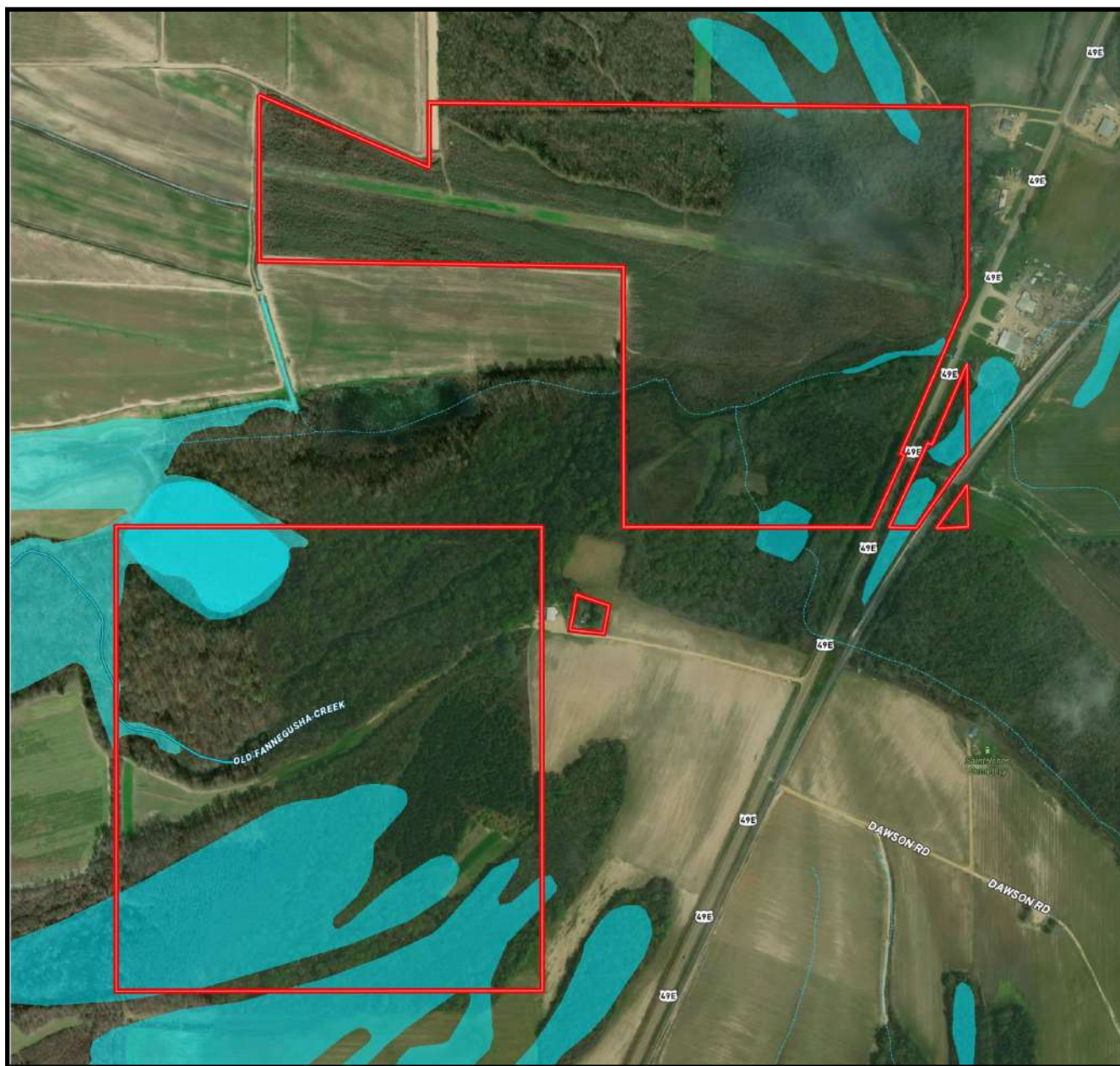
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FLOOD MAP



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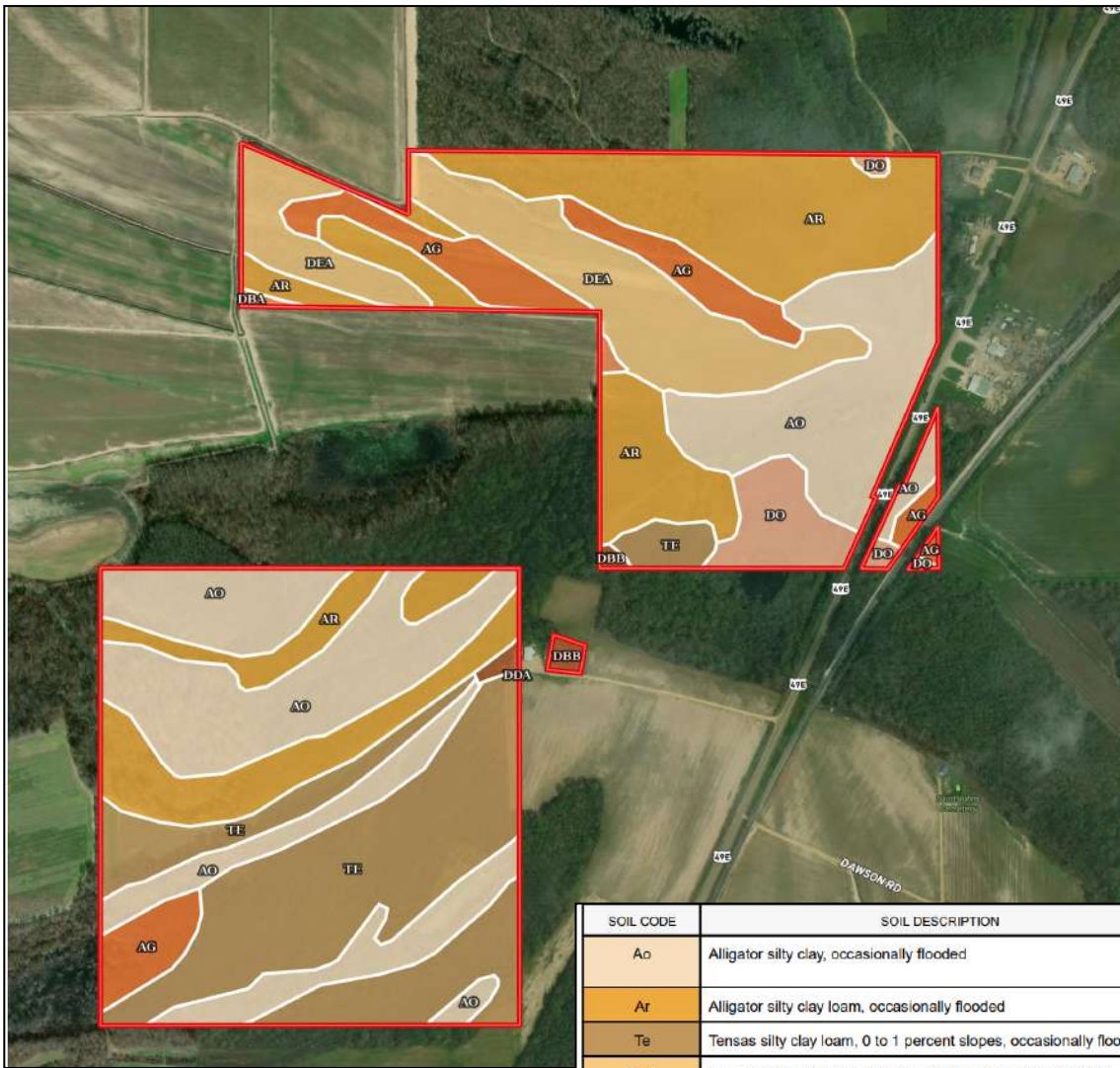
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| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---------------------------------------------------------------------|-----------|-------|-----|-------|------|
| AO | Alligator silty clay, occasionally flooded | 101.74 | 21.68 | 0 | 40 | 4w |
| AR | Alligator silty clay loam, occasionally flooded | 88.81 | 16.09 | 0 | 44 | 4w |
| TE | Tensas silty clay loam, 0 to 1 percent slopes, occasionally flooded | 72.43 | 20.32 | 0 | 73 | 3w |
| DeA | Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded | 38.98 | 6.04 | 0 | 85 | 2e |
| Ag | Alligator clay, frequently flooded | 24.73 | 4.94 | 0 | 18 | 5w |
| Do | Dowling clay, frequently flooded | 10.93 | 2.08 | 0 | 8 | 7w |
| DbB | Dubbs silt loam, 2 to 5 percent slopes | 2.3 | 0.38 | 0 | 90 | 2e |
| DbA | Dubbs silt loam, 0 to 2 percent slopes, rarely flooded | 1.08 | 0.17 | 0 | 90 | 2e |
| DdA | Dundee silt loam, 0 to 2 percent slopes, rarely flooded | 0.02 | 0.0 | 0 | 88 | 2w |
| TOTALS | | 340.99(1) | 100% | - | 37.28 | 3.69 |

SOIL MAP

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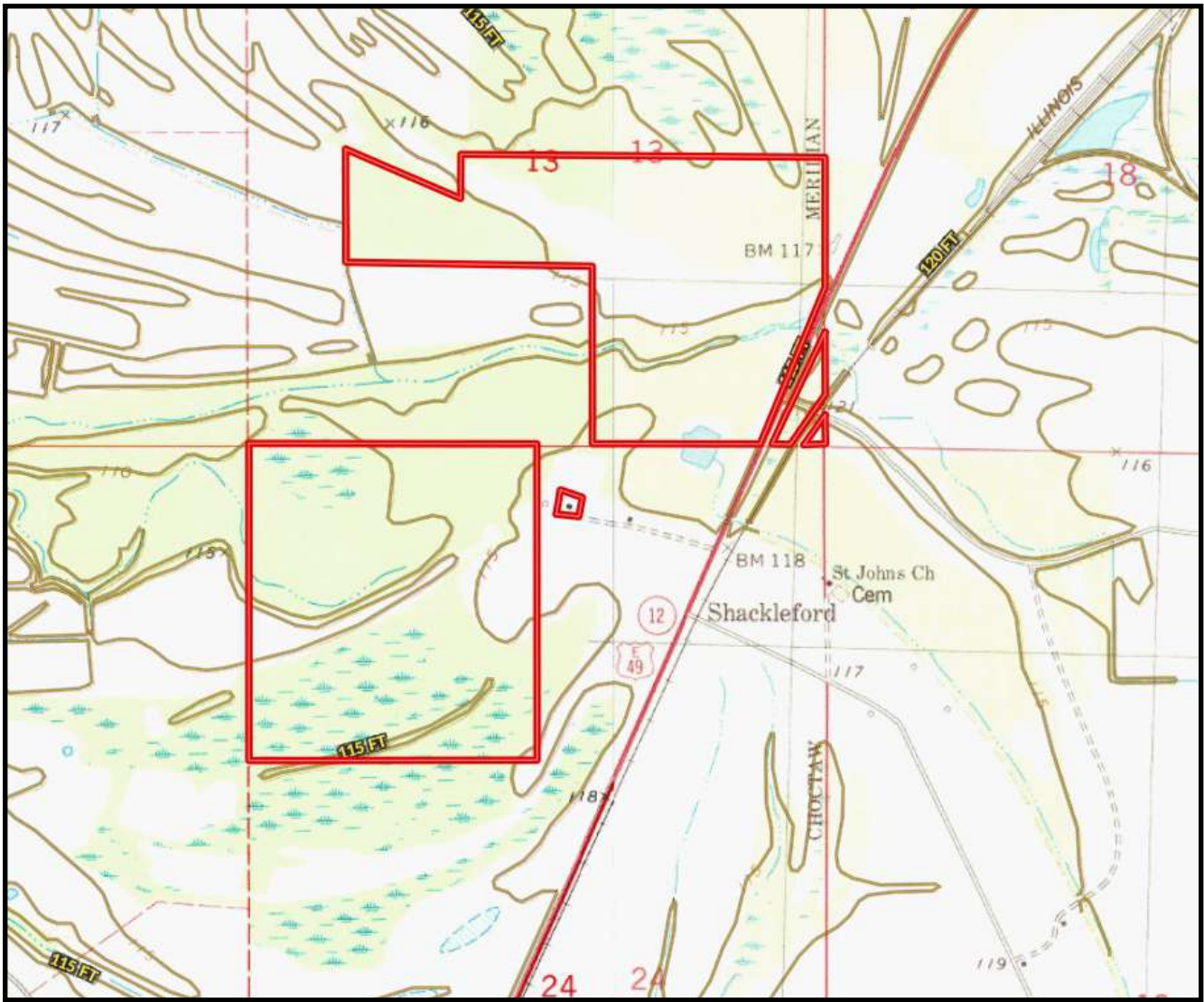


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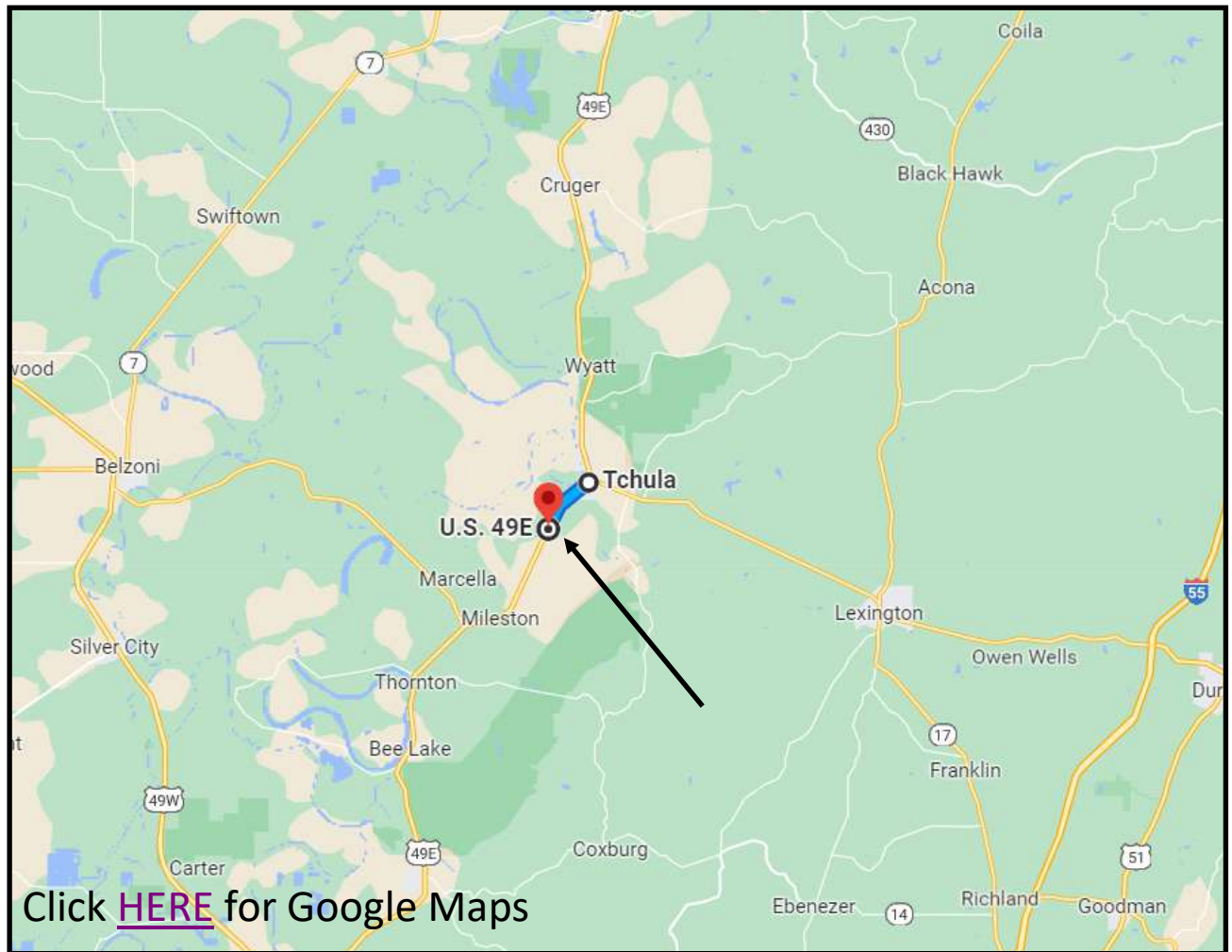
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DIRECTIONAL MAP

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