

Outdoorsman's Paradise

64.33± ACRES IN HOLMES COUNTY, MS

\$245,900



This 64.33± acre tract in Holmes County, Mississippi, is PERFECT for the avid outdoorsman or if you are looking for the place to build your forever home! It is gorgeous with its rolling pastures and homesites overlooking your 5+/- acre stocked fishing lake! There are 25± acres of mature hardwoods, which provide plenty of food and cover for your wildlife! Power and water are in place as well as a treatment system. The property is fully fenced and has a catch pen. There are established food plots, and is abundant with deer and turkey. The lake was reworked, expanded, and re-stocked five years ago. You will look long and hard to find a prettier property only 40 minutes from Madison, Mississippi! Call Tom Smith to make your appointment before this one is GONE!

Directions from the Intersection of MS-14 E and US- 51 N in Goodman, MS: Travel US-51 N for 0.9 miles, turn left onto Shady Grove Road, and travel 0.7 miles. The property will be on the right.

[GOOGLE MAP LINK](#)



*Call the
land man
today!*

TOM SMITH, ALC®, BROKER

Tom@TomSmithLand.com

601.898.2772 **office** | 601.454.9397 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

This property is **TURNKEY!** All you need is your gear, and you are ready to enjoy the best of what land ownership has to offer! You can catch a stringer of bass, bream, or catfish in the morning and hunt for your trophy whitetail in the afternoon! The current owner has run cattle on the property as it will handle 22 cows easily. The hay production is running 40-50 5ft. bales per cutting with three cuttings in the average year. The catch pens and all equipment are included (tractor and rake excluded). You will not believe the room in the 2009 Wind Trail Fifth Wheel Camper! It features two full slides with a large kitchen and can sleep eight comfortably. There is also a covered front porch which makes for incredible sunsets over your lake and watching the deer and turkey while you sip on your favorite beverage! The camper is under full cover and has a storage and ATV area.



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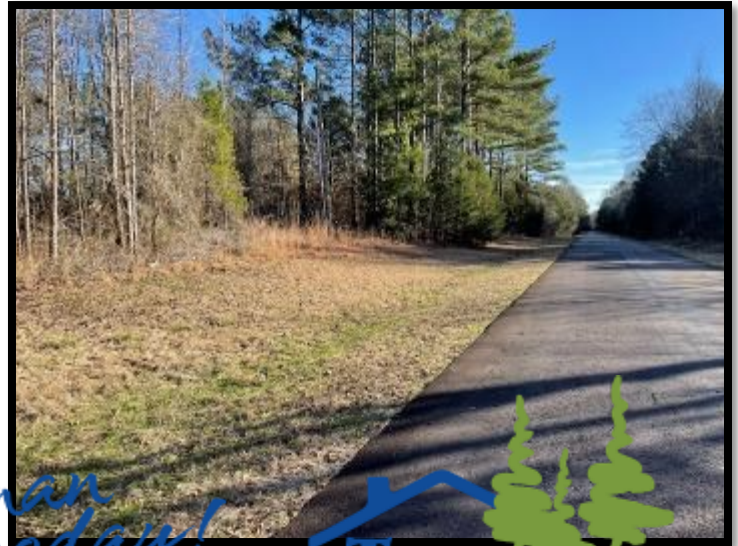
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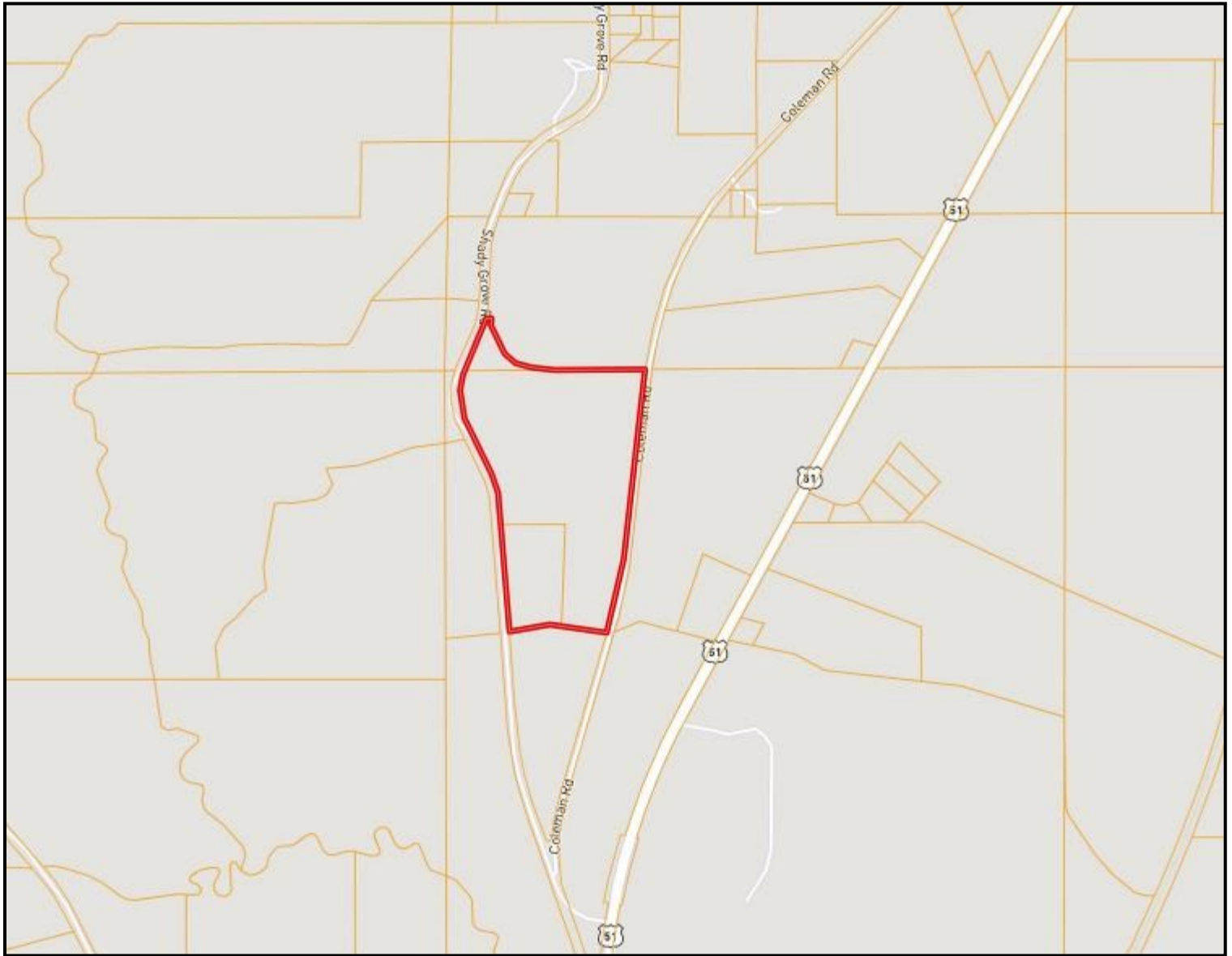
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OWNERSHIP MAP



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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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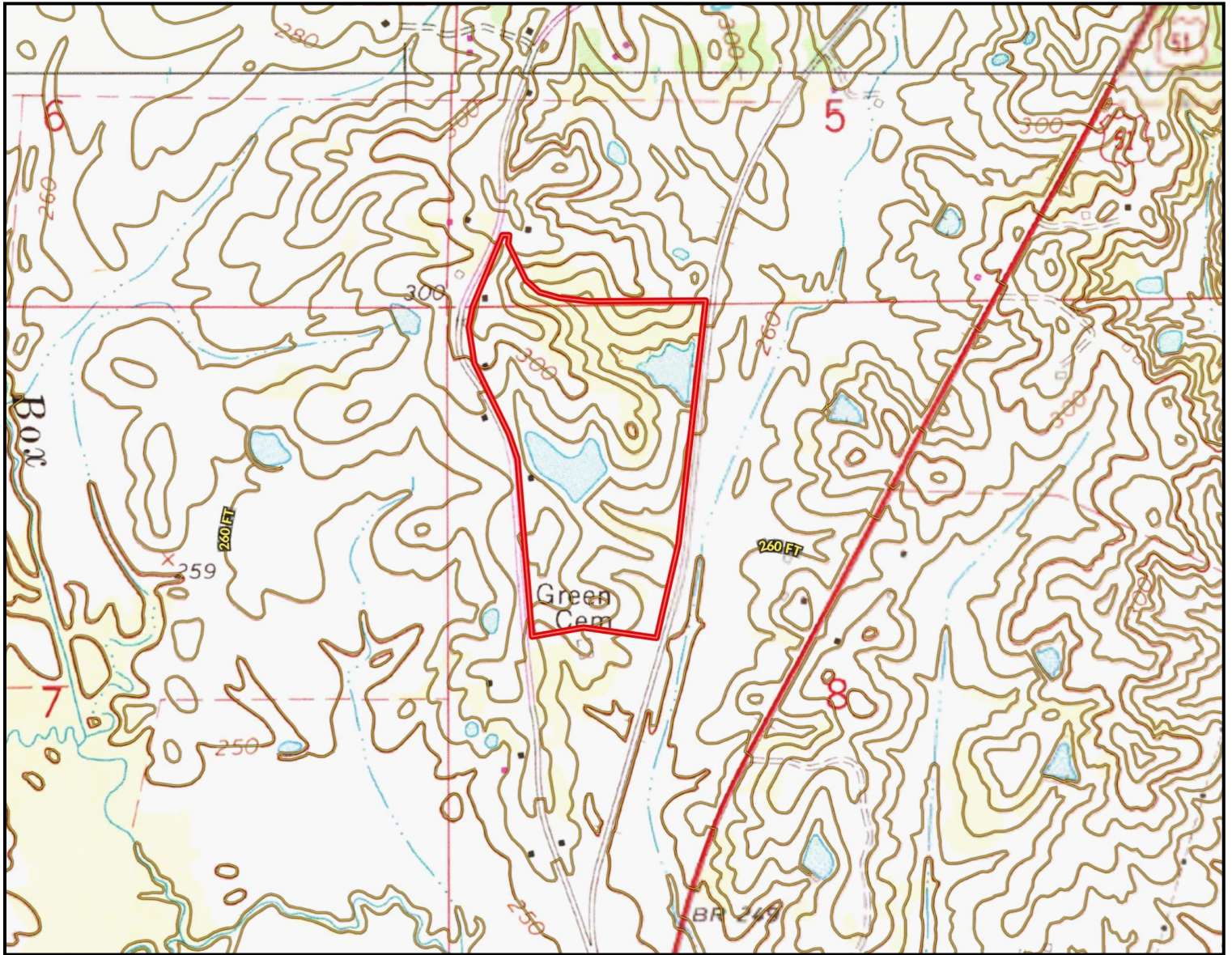


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TOPOGRAPHY MAP



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FLOOD MAP



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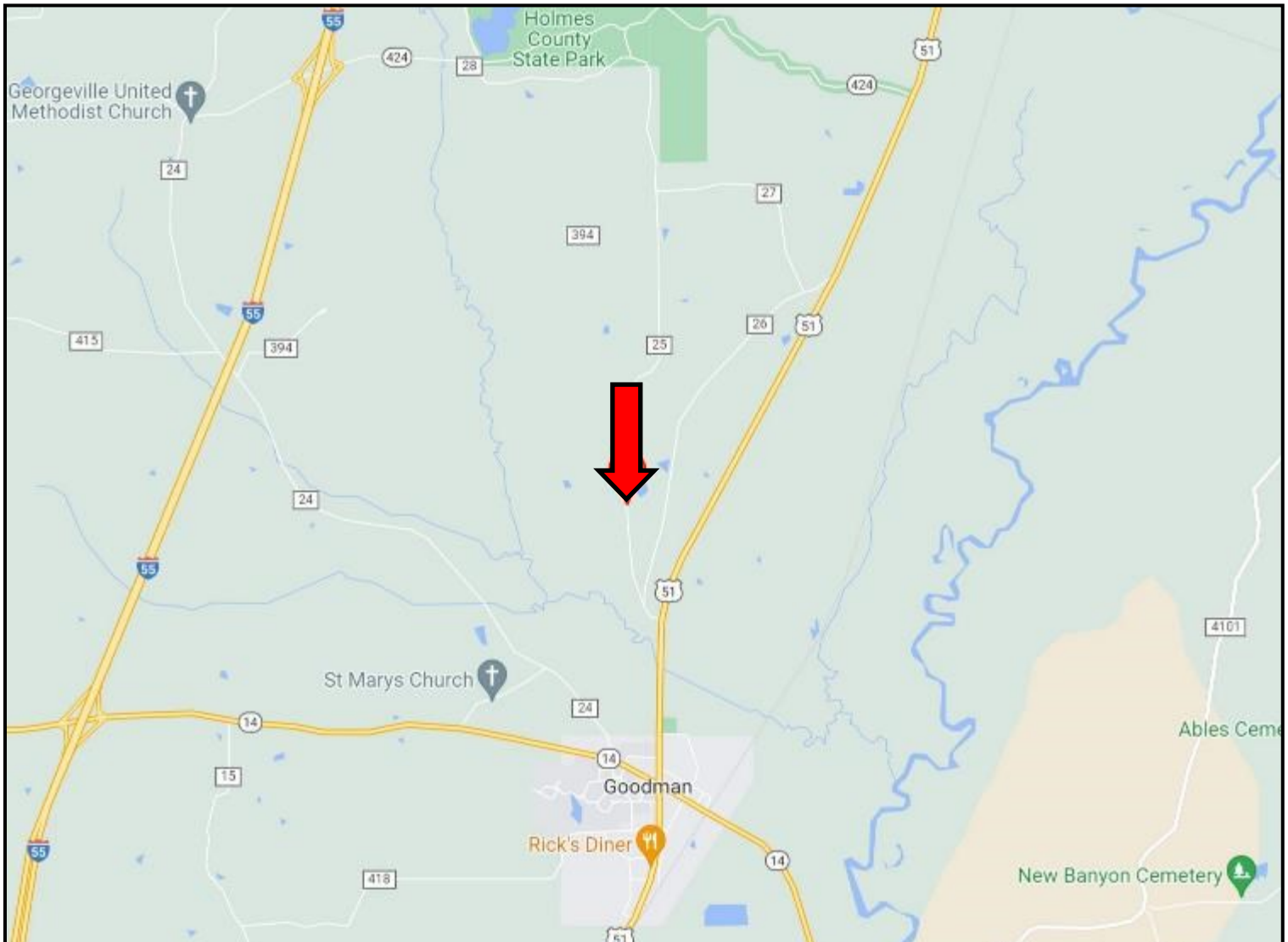


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DIRECTIONAL MAP



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