



198.4± ACRE TIMBERLAND TRACT IN HOLMES COUNTY, MS



THE CURRENT OWNER HAS RESERVED THE RIGHT TO THE TIMBER

\$578,250

This Holmes County property features 198.4± acres with a 58.6± ACRE TIMBER RESERVE. This well-managed large timber tract is located east of Lexington off Sand Hill Road. This is a highly desirable area for timber and recreational activities. The property has paved road frontage and multiple gravel roads making harvest and transport easily managed. The property features sandy soil that should drain well, allowing for an extended harvest period. This area has several areas off the paved road that would make suitable home sites. Utilities are available. The tract has several developed food plots that range from hardwood areas near creek beds to high and dry areas within the planted pines. The game should be plentiful. The property is within an hour's drive of the Metro Jackson area. Call Sam Sample for a private showing.

Directions from Hwy 12 and Sand Hill Rd in Lexington, MS: Travel Sand Hill Rd. for 2.4 miles then the property will be on your left. [GOOGLE MAP LINK](#)



**SAM
SAMPLE**
REALTOR®

Office: 601.898.2772
Cell: 601.668.5697
Sam@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





PotlatchDeltic | Preferred
BROKER



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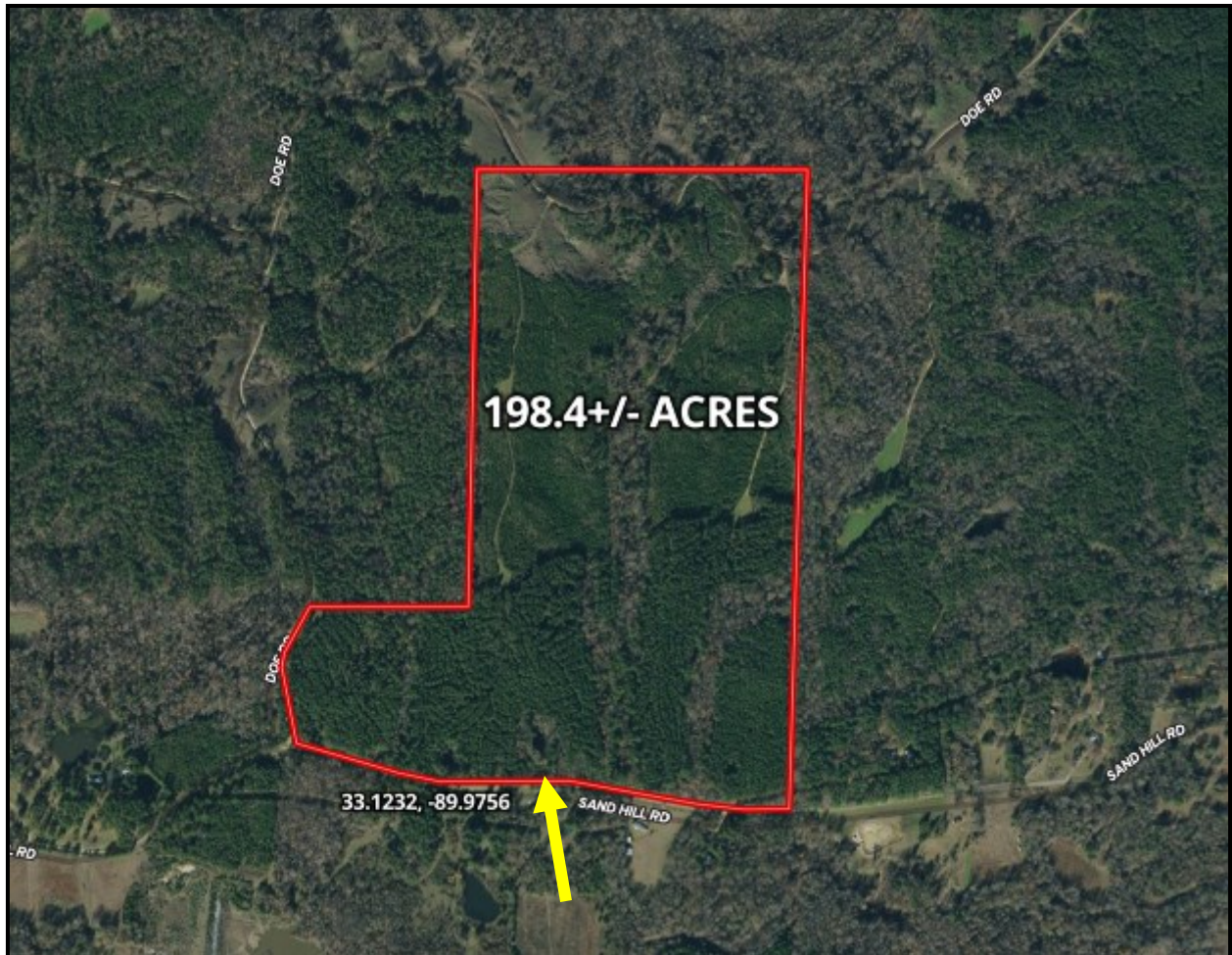


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LowReport
2011-2023
BEST
BROKERAGES

AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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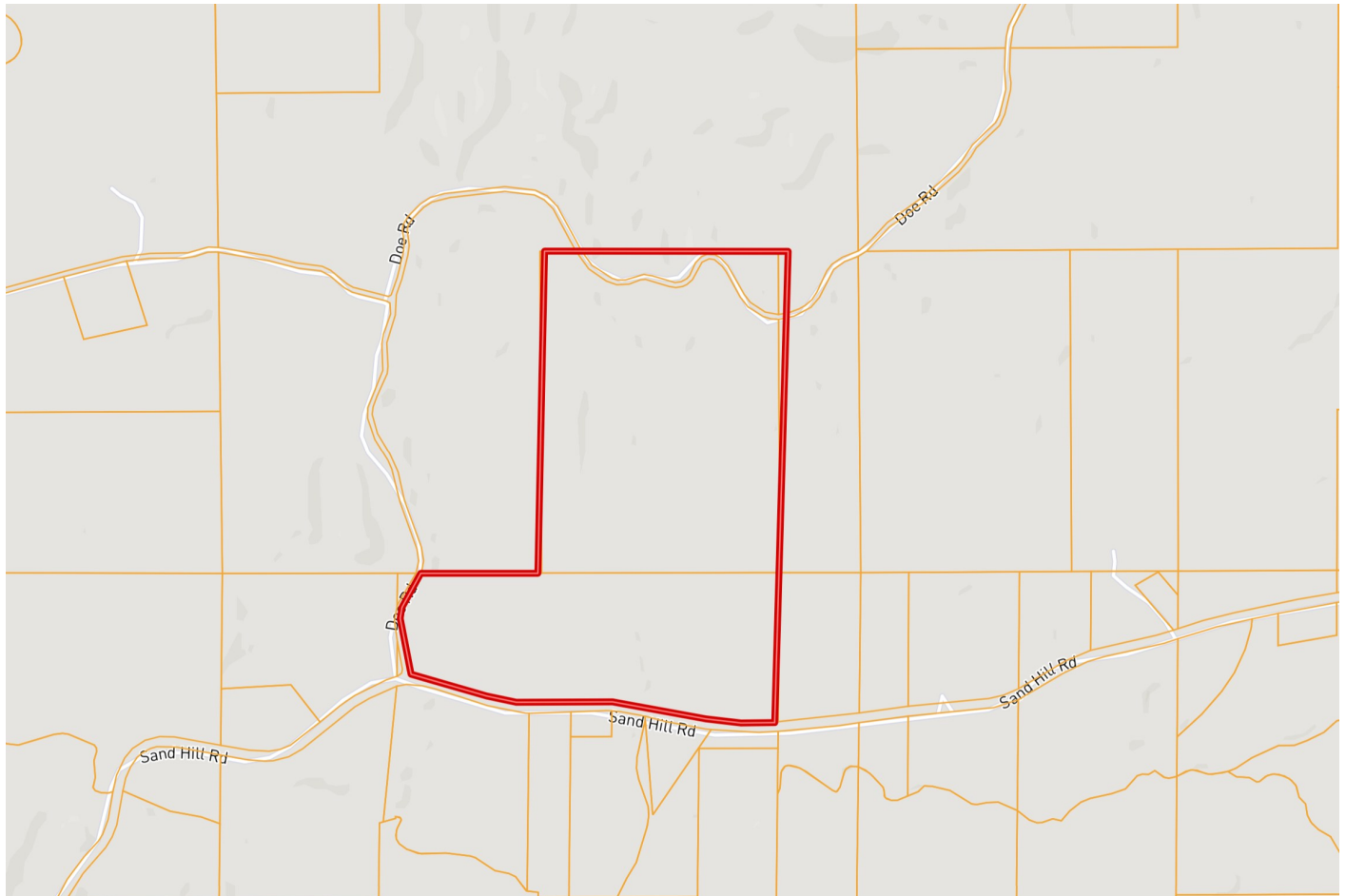


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OWNERSHIP MAP



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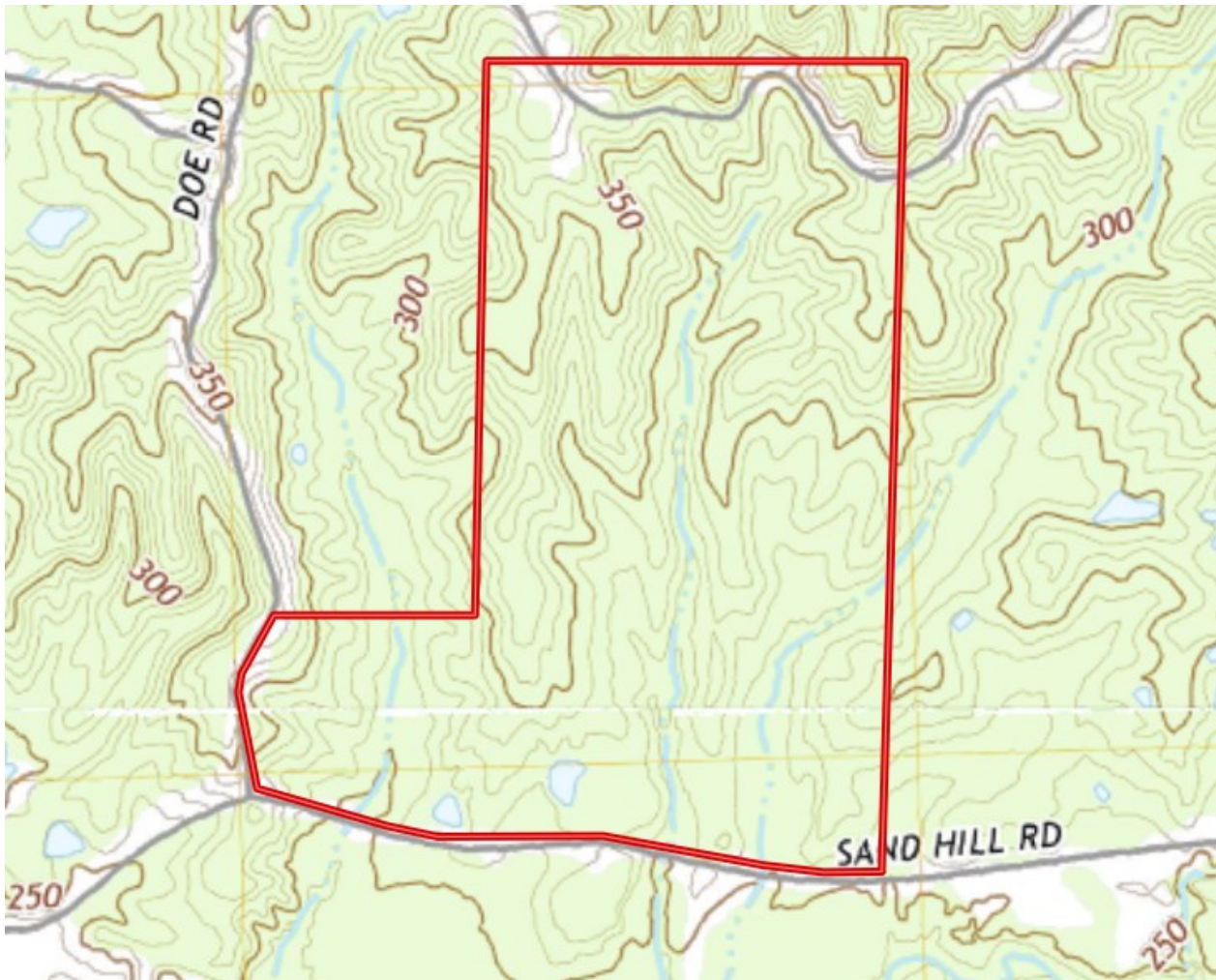


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TOPO MAP



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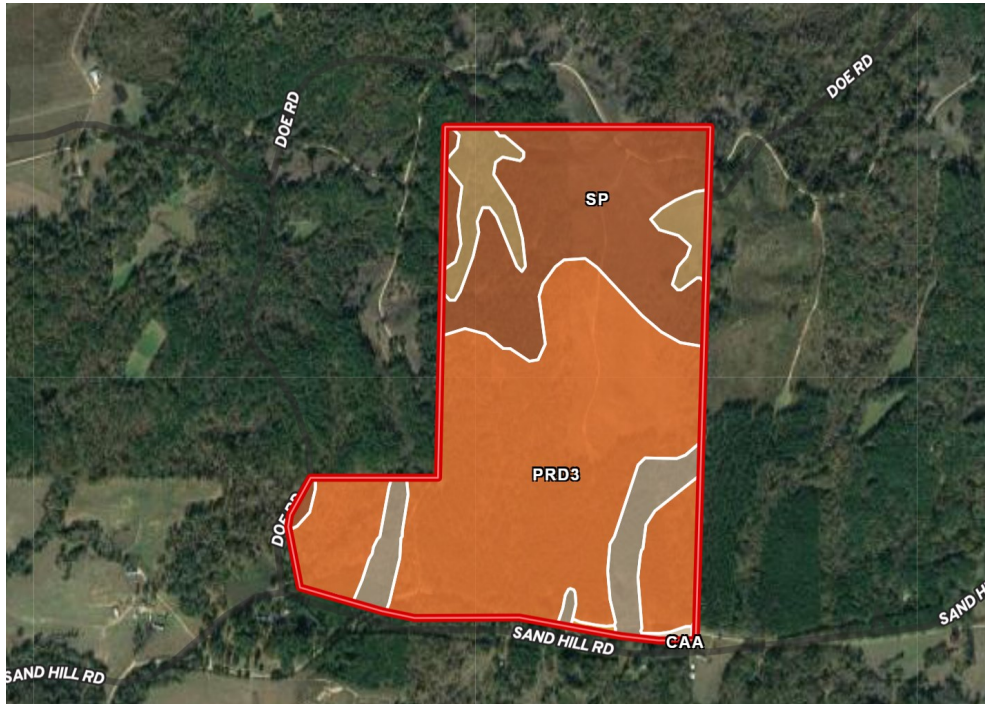
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PrD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	116.35	58.63	0	37	6e
SP	Smithdale-Providence association, 8 to 45 percent slopes	54.14	27.28	0	29	7e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	14.0	7.06	0	74	2w
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	13.0	6.55	0	38	4e
CaA	Calloway silt loam, 0 to 2 percent slopes	0.59	0.3	0	59	2w
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	0.39	0.2	0	46	4e
TOTALS		198.47(*)	100%	-	37.58	5.84

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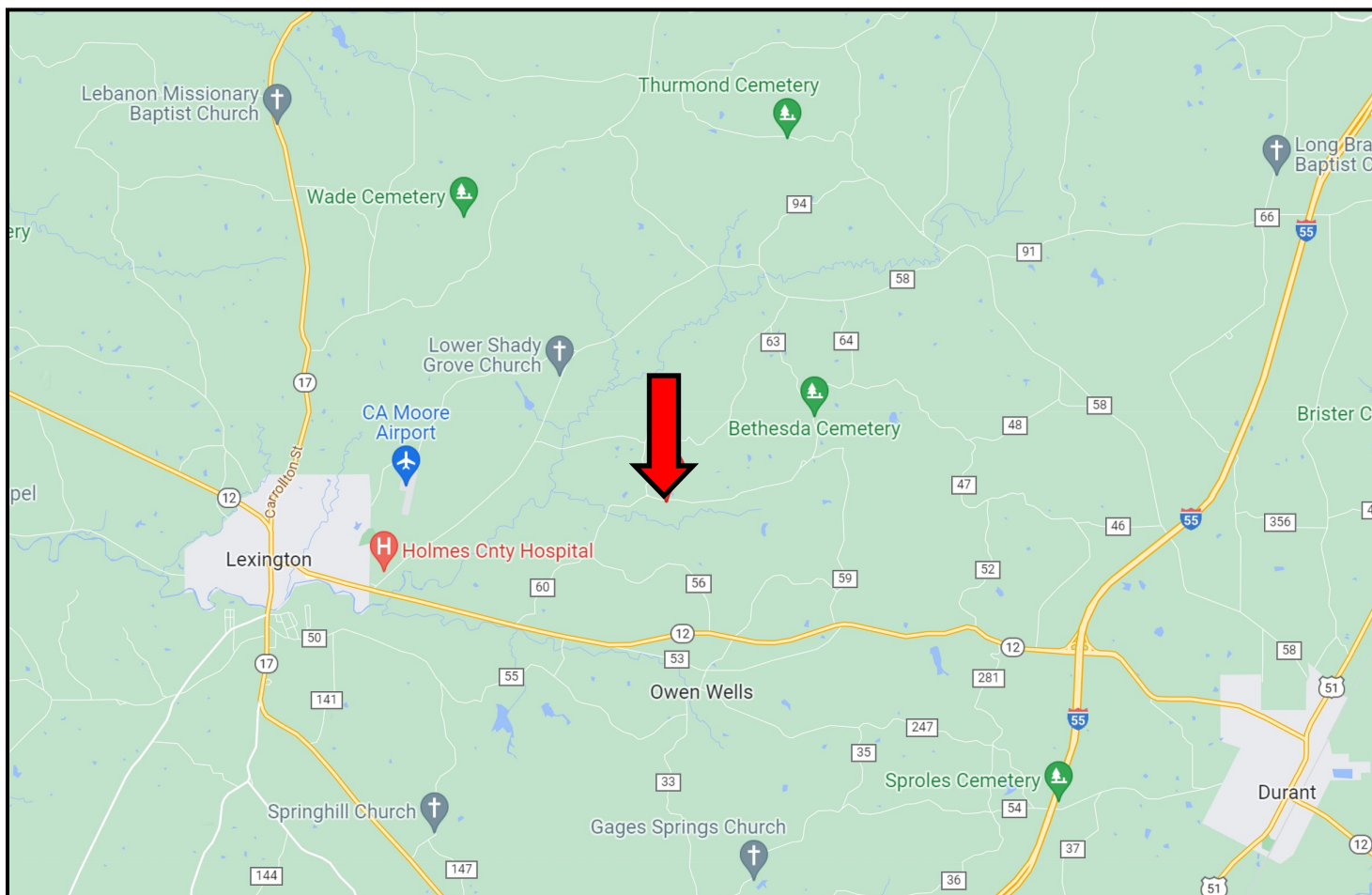
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DIRECTIONAL MAP



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