

# RURAL RETREAT

35± Acres with a Home in Holmes County, MS



**\$469,000**



**BRUCE  
WEST**  
REALTOR®

Office: 662.441.2500  
Cell: 662.873.3007  
Bruce@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







**9767 ROSEBANK-MT OLIVE RD, LEXINGTON, MS 39095**

**Welcome to your rural retreat in Holmes County, MS, near the Acona Community. This 35± acre residential farm offers a tranquil escape with endless possibilities. The property is located amidst gentle rolling pastureland and features a cozy 2,062 sf detached home with a three-car garage and paved road frontage for easy access. Thoughtfully fenced and cross-fenced, the land is perfect for livestock or animals, with plenty of space for your horses, including a 12'x72.5' horse barn with concrete floors, four stalls, a tack room, and a feed area, as well as fenced areas and a round pen for training. Numerous outbuildings provide plenty of storage options, including a 72'x100' metal storage barn, a 30'x48' metal shed with an enclosed office/storage area, and a fenced metal dog pen area. Inside the home, enjoy comfortable living with four bedrooms and two bathrooms, along with upgrades completed in 2013, including a renovated den with fireplaces, new central heat and air units, underground service wiring, a 500-gallon sewage treatment system, and updated water and gas lines. Additional features include a charming chicken house, a kid-friendly playhouse with a playground, convenient storage options with two wired Graceland houses, and a mower and tool shed. Embrace rural living and make this picturesque property your haven. Call Bruce to schedule your showing today!**

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# AERIAL MAP



**[LandId Interactive Map Link](#)**

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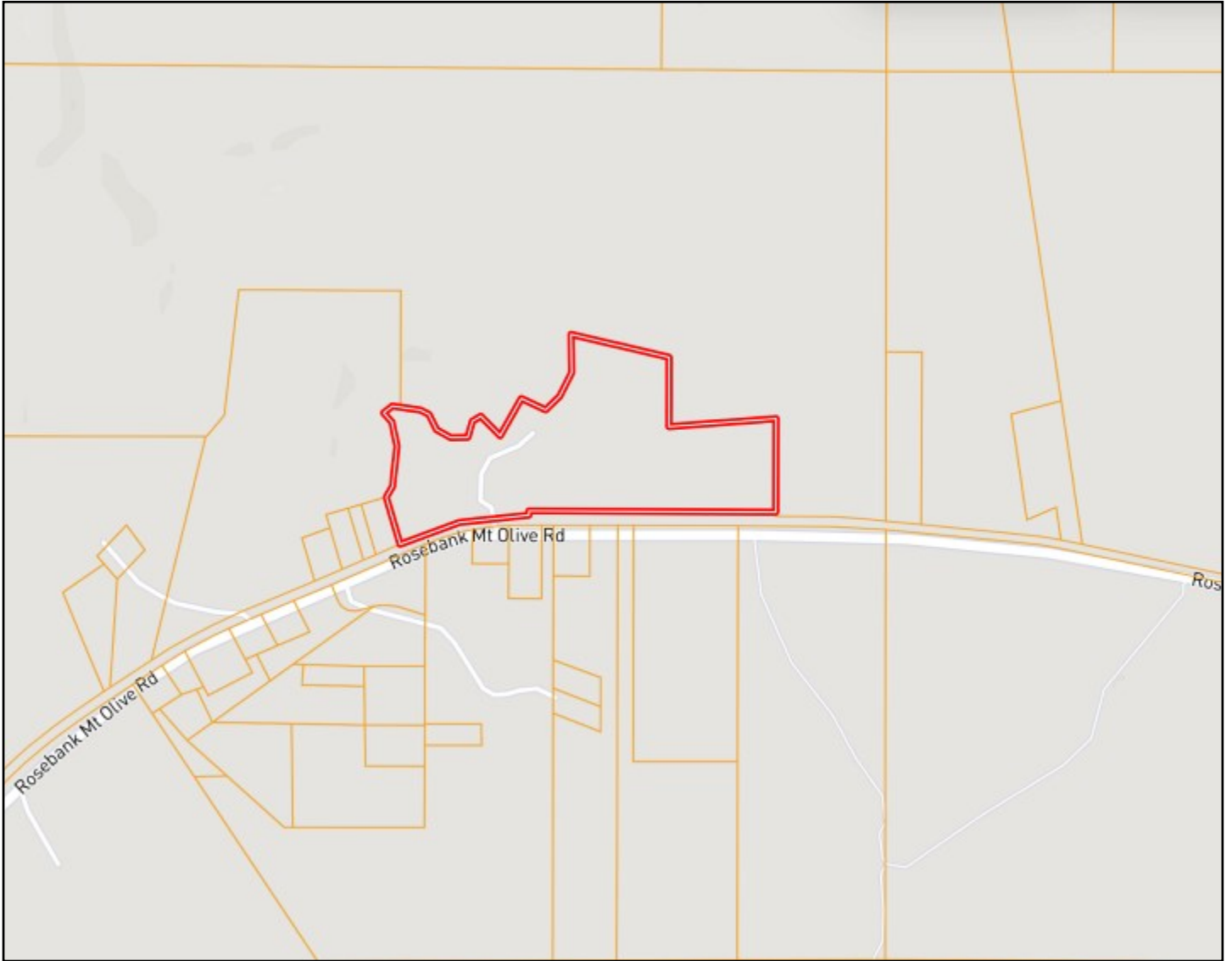
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# OWNERSHIP MAP



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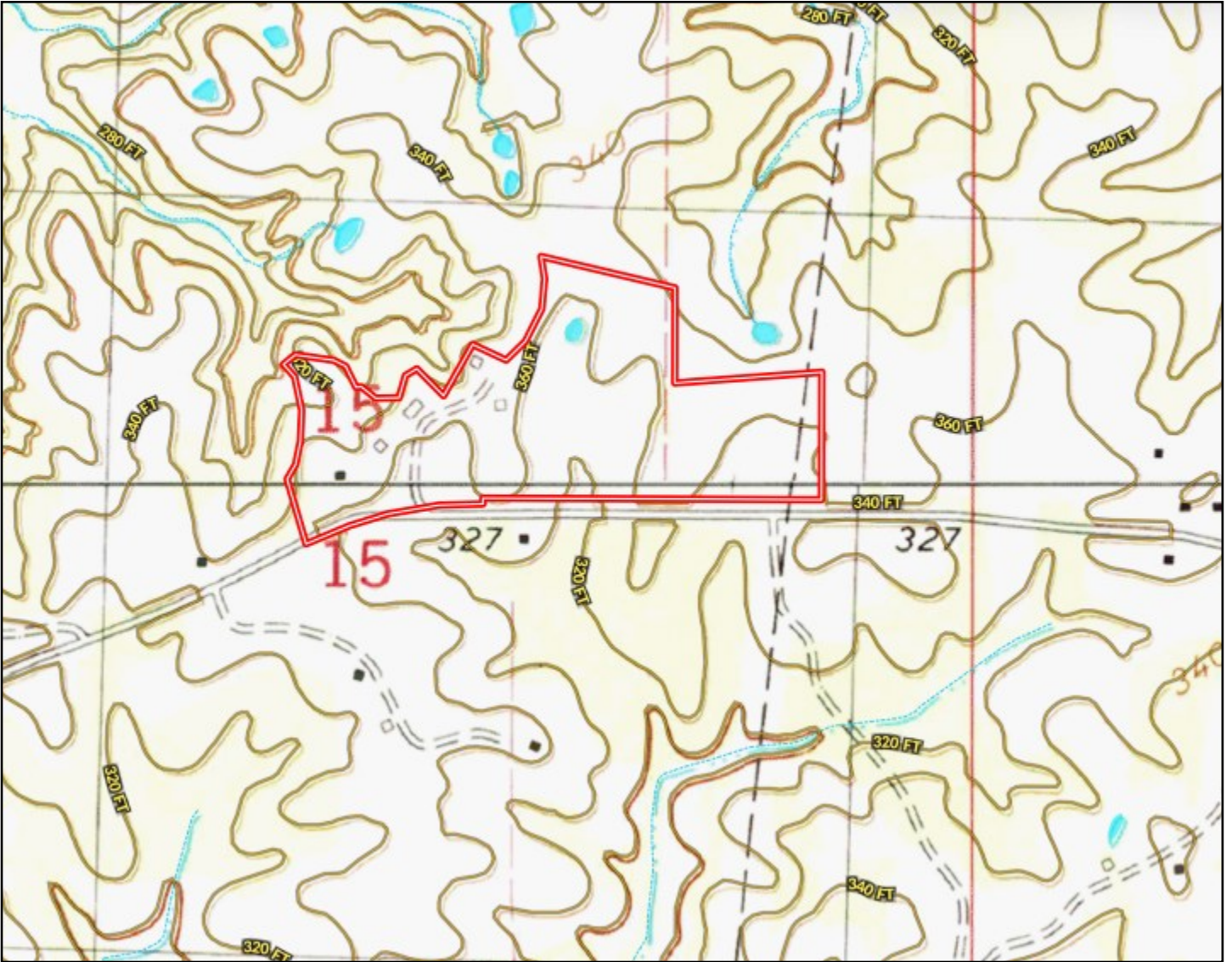
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# TOPO MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeD3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	14.58	40.41	0	75	6e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	14.34	39.75	0	46	4e
Mg	Memphis-Gullied land complex, 5 to 40 percent slopes	4.13	11.45	0	2	6e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	3.02	8.37	0	82	3e

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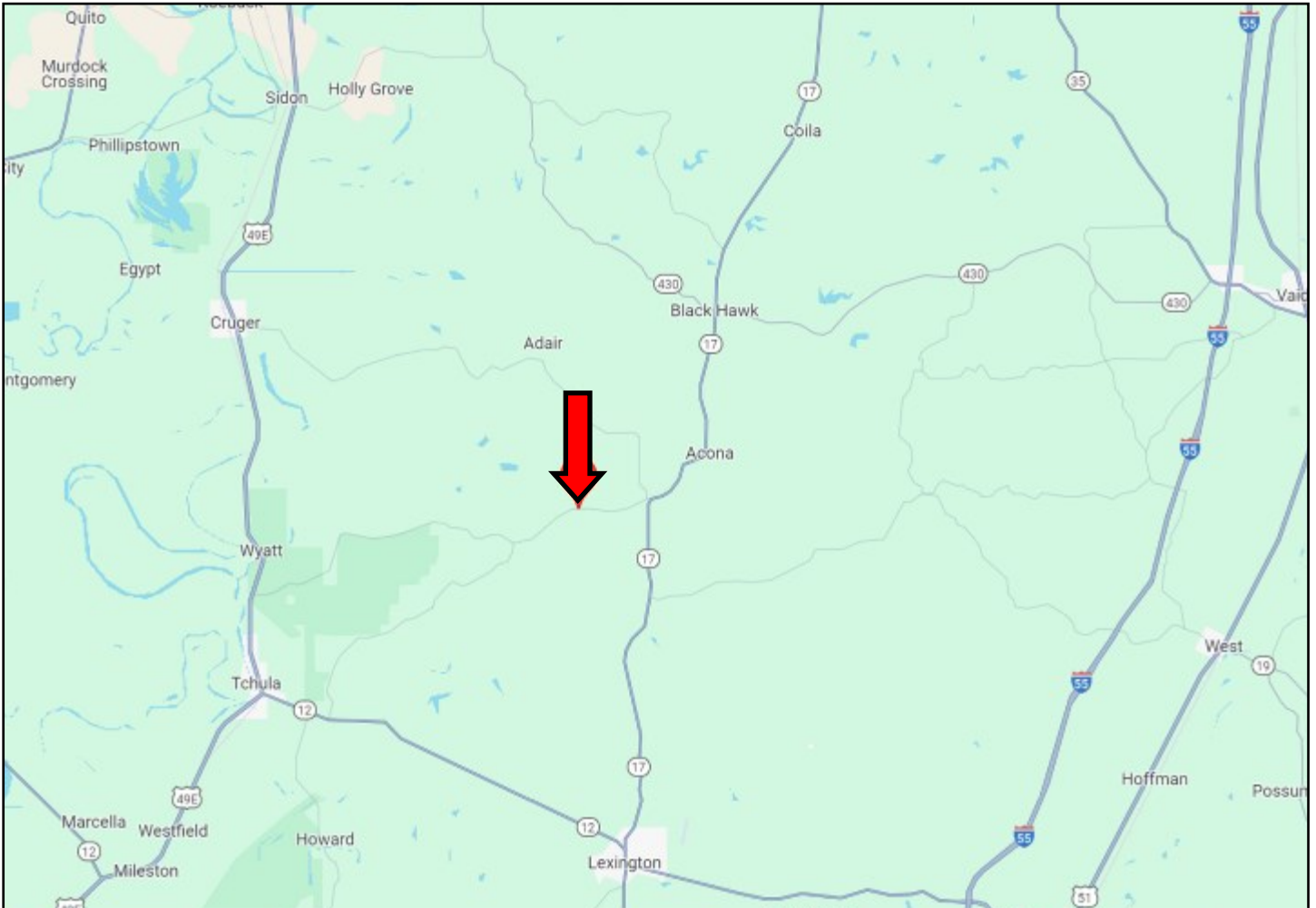
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# DIRECTIONAL MAP



**Directions From Hwy 12 and Hwy 17 in Lexington, MS: Travel north on Hwy 17 for 9.8 miles. Turn left onto Rosebank Mt. Olive Road. After 2 miles, the home will be on your right. [GOOGLE MAP LINK](#)  
9767 Rosebank Mt Olive Rd, Lexington, MS 39095**



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