

AN OUTDOORSMAN'S DREAM PROPERTY

333.5± Acres in Holmes County, MS



\$1,049,191



BRADY
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Have you been searching for a one-of-a-kind retreat to create lasting memories in the woods? This 333.5+/- acre property in Holmes County, MS, could be the perfect spot for you and your family. As you explore, you'll find well-maintained food plots that attract trophy whitetails in the fall and winter and long-bearded gobblers in the spring. The property's well-maintained road system makes accessing stands and navigating the land effortless. A mix of hardwoods and pines creates a diverse landscape, with multiple potential lake sites adding to its uniqueness.

For those interested in investment opportunities, this property also features a **60+/- acre gravel formation** with an estimated thickness of **35–55 feet**. It has been drilled and tested, with a geologist estimating between **4–5 million tons of 70-100% gravel per aggregate ton**. The owner has a map detailing the testing for reference.

Power is already in place along the main road for RV or camper hookups. For those looking to build, this tract also offers excellent home or cabin sites with some of the best views in Holmes County. This property truly must be seen to be appreciated. Don't wait—contact Brady today to schedule your private tour!

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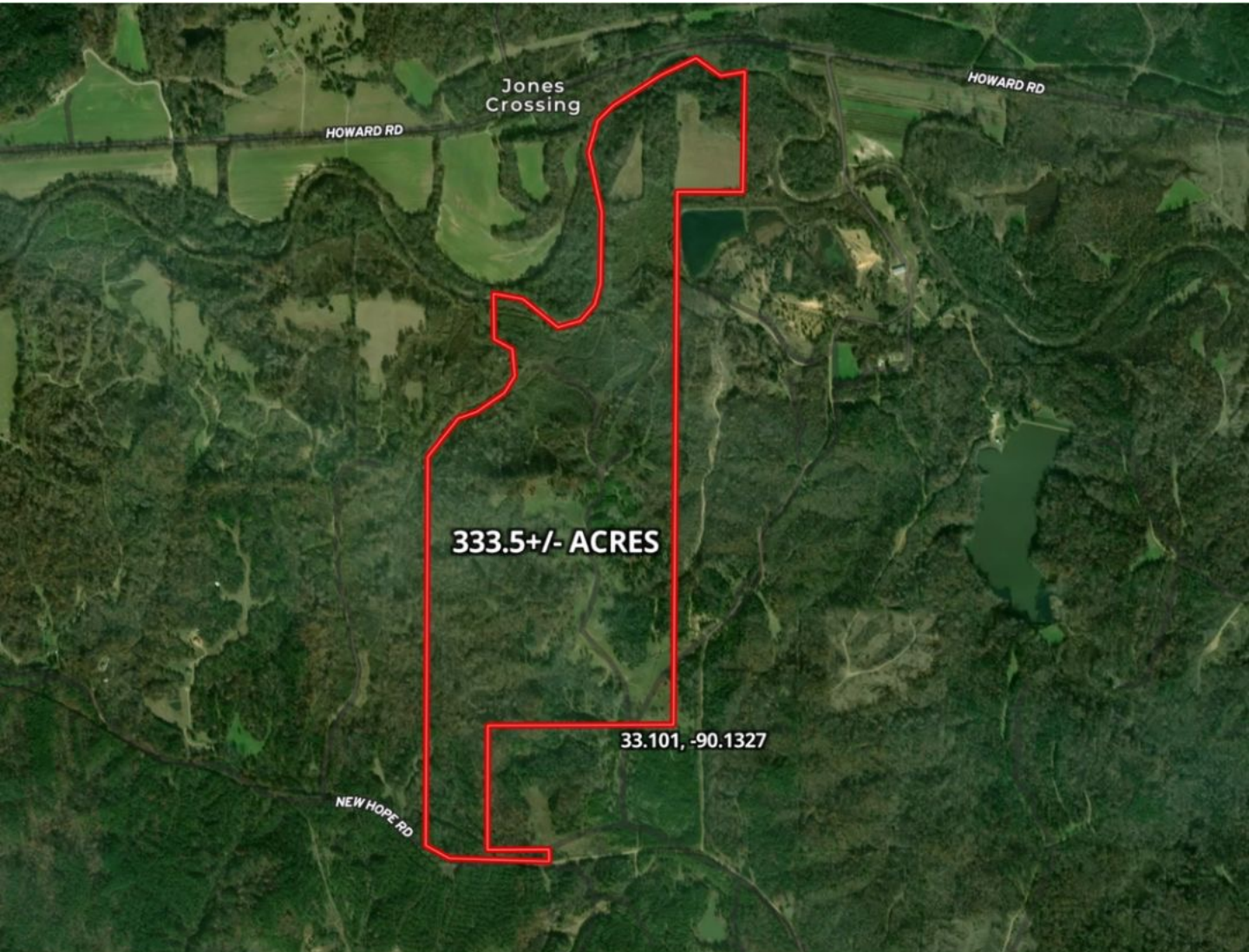


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AERIAL MAP



land **id.** [Click Here for the LandID Interactive Map Link](#)

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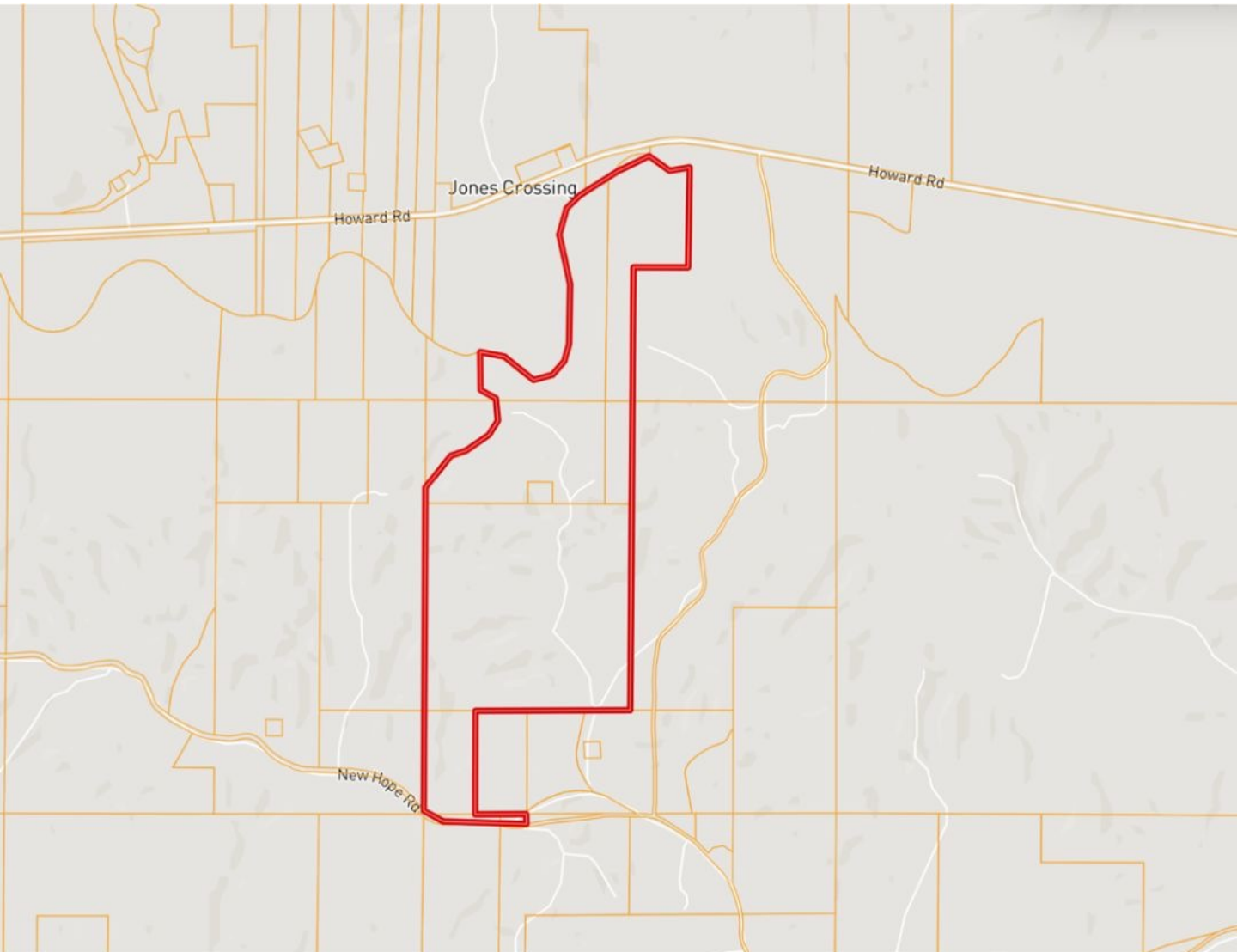


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OWNERSHIP MAP



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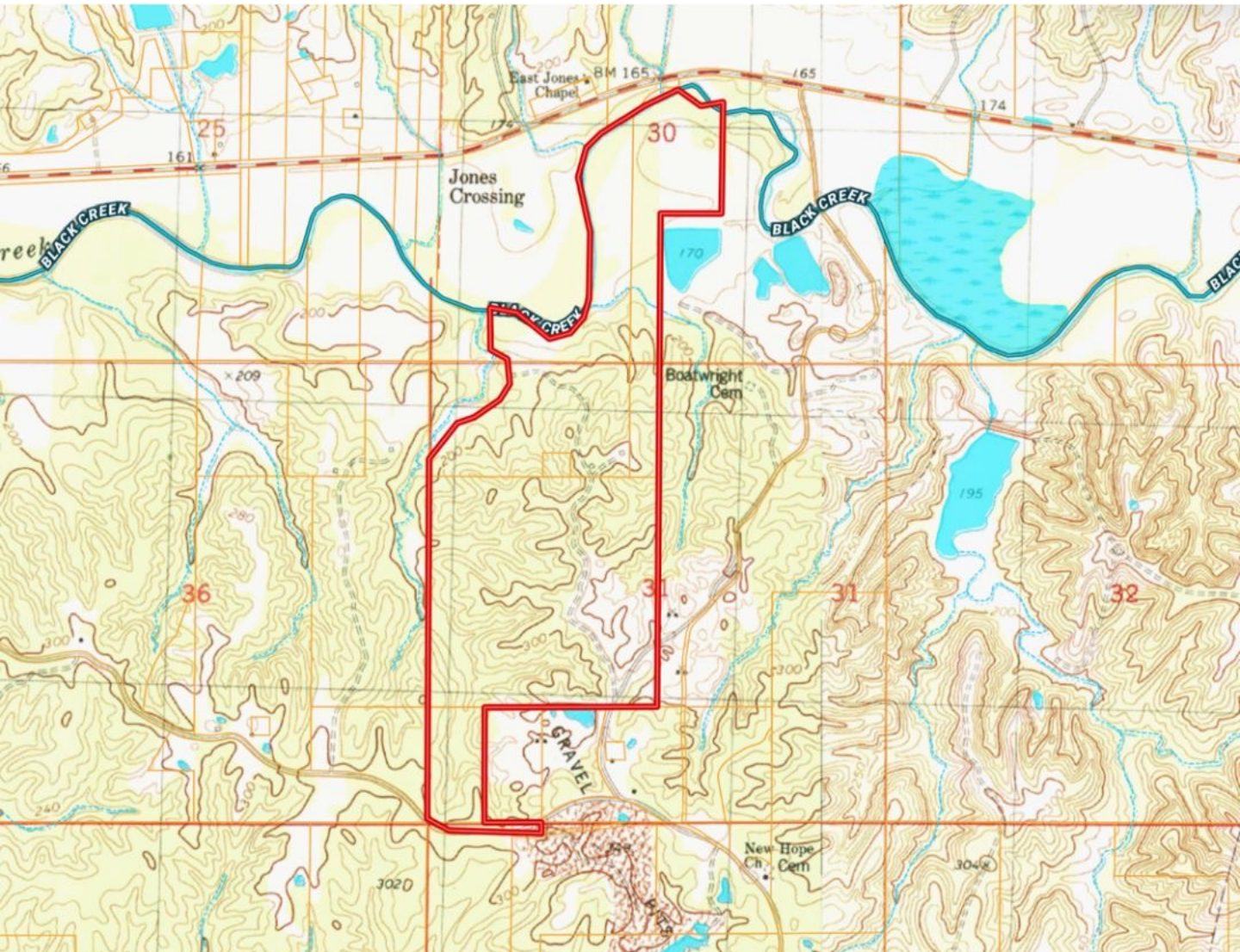


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TOPOGRAPHY MAP



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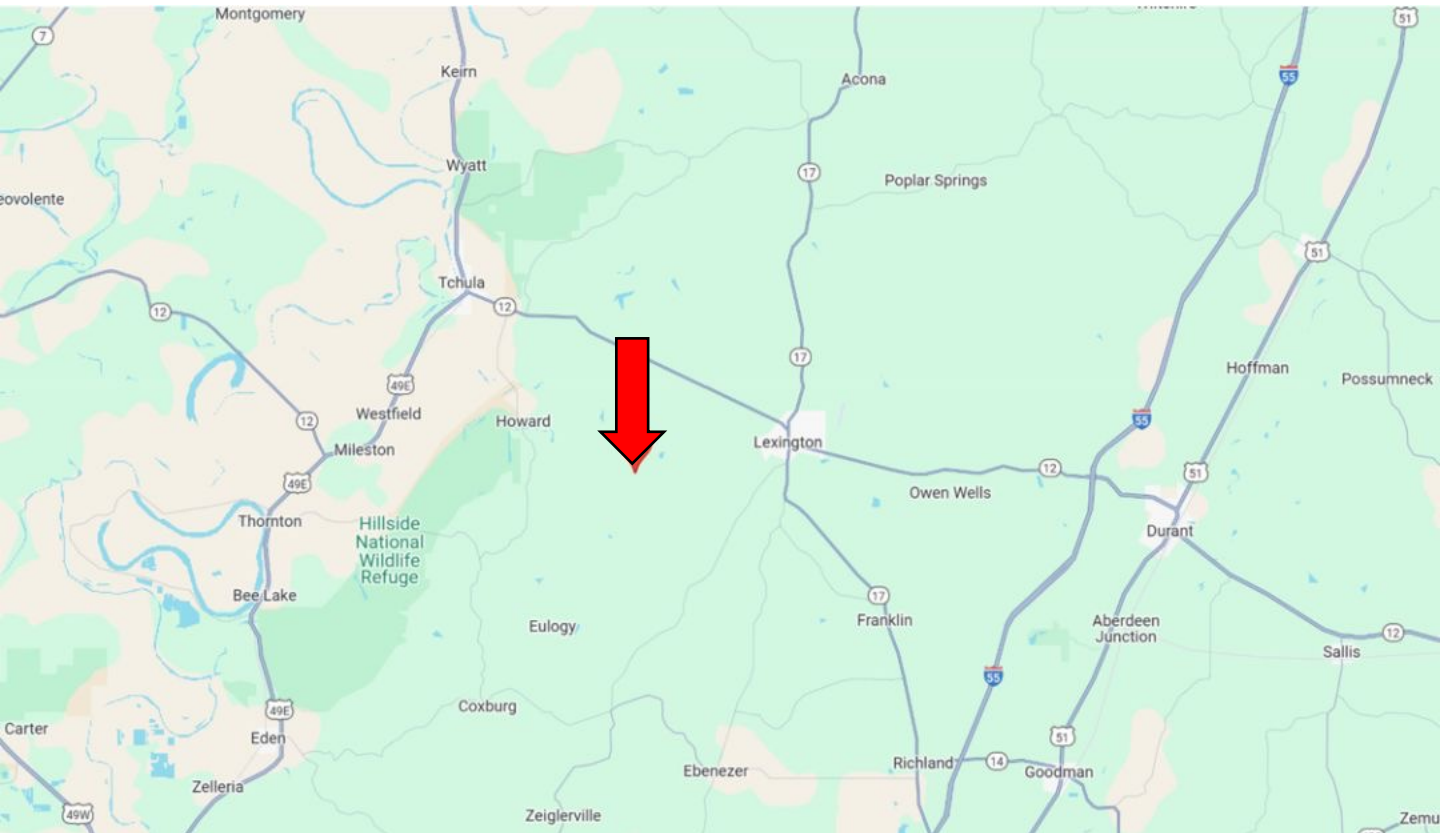


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DIRECTIONAL MAP



Directions from I-55 in Durant, MS: Take exit 156 to merge onto Hwy 12W. Turn onto Hwy 12 and travel 9.2 miles. Turn left onto Lexington Byp and travel 0.4 miles. Turn left onto Hwy 17 and travel 0.3 miles. Turn right onto Boyville Road and travel 1.4 miles. Turn right onto Hebron Road and travel 1.5 miles. Turn right onto Harland Creek Road and travel 2.6 miles. Turn right onto North Road. After 0.1 miles, the property will be located on your left. [Google Map Link](#)



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