

The Ultimate Family Retreat

33± Acres with a Home in Holmes County, MS

- ✓ **Built in 2022** with a **steel beam frame** – tough, low maintenance, and all electric
- ✓ **Open land around the home** with fruit trees, a fire pit & seating area
- ✓ **Massive covered skinning shed** between two **storage-ready shipping containers**
- ✓ **Power line easement**—great for shooting lanes & wildlife traffic
- ✓ **Wooded back acreage** with **mixed pine & hardwood** for **deer & turkey hunting**
- ✓ **Fully furnished & Airbnb-ready**—live in it or rent it out for extra income



700 Rathell Road, Lexington, MS 39095 | \$445,000

Discover your dream escape in the heart of Mississippi. Whether you're looking for a peaceful family retreat, a prime hunting property, or a full-time country home, this 33± acre Holmes County, MS, estate offers a rare combination of comfort, seclusion, and outdoor adventure. The property's centerpiece is a modern 3-bedroom, 2-bath lodge constructed in 2022 with a steel beam frame for long-lasting durability and minimal maintenance. Fully electric and thoughtfully designed, the home offers a spacious, open-concept layout and comes completely furnished—ready for you to move in or generate rental income immediately as an Airbnb or weekend rental. The land surrounding the lodge is open and inviting, with established fruit trees, a welcoming fire pit, and a cozy seating area that's perfect for relaxing under the stars or entertaining guests. A large covered skinning shed is just steps away from the home, between two shipping containers offering plenty of storage for your hunting gear, tools, or equipment. A power line easement runs through the property, creating natural shooting lanes and serving as a corridor for wildlife traffic. The back half of the property is heavily wooded with a mix of pine and hardwoods, offering excellent habitat for deer and turkey. Whether you're an experienced hunter or just beginning, this land is ready to be your personal hunting camp. This turnkey property offers flexibility to fit your lifestyle. It's ideal for weekend getaways, rental opportunities, or year-round living. Mississippi country living starts right here with privacy, space, and everything in place for outdoor recreation and relaxation.



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Expect More. Get More.



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Information is believed to be accurate but not guaranteed





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OWNERSHIP MAP



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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



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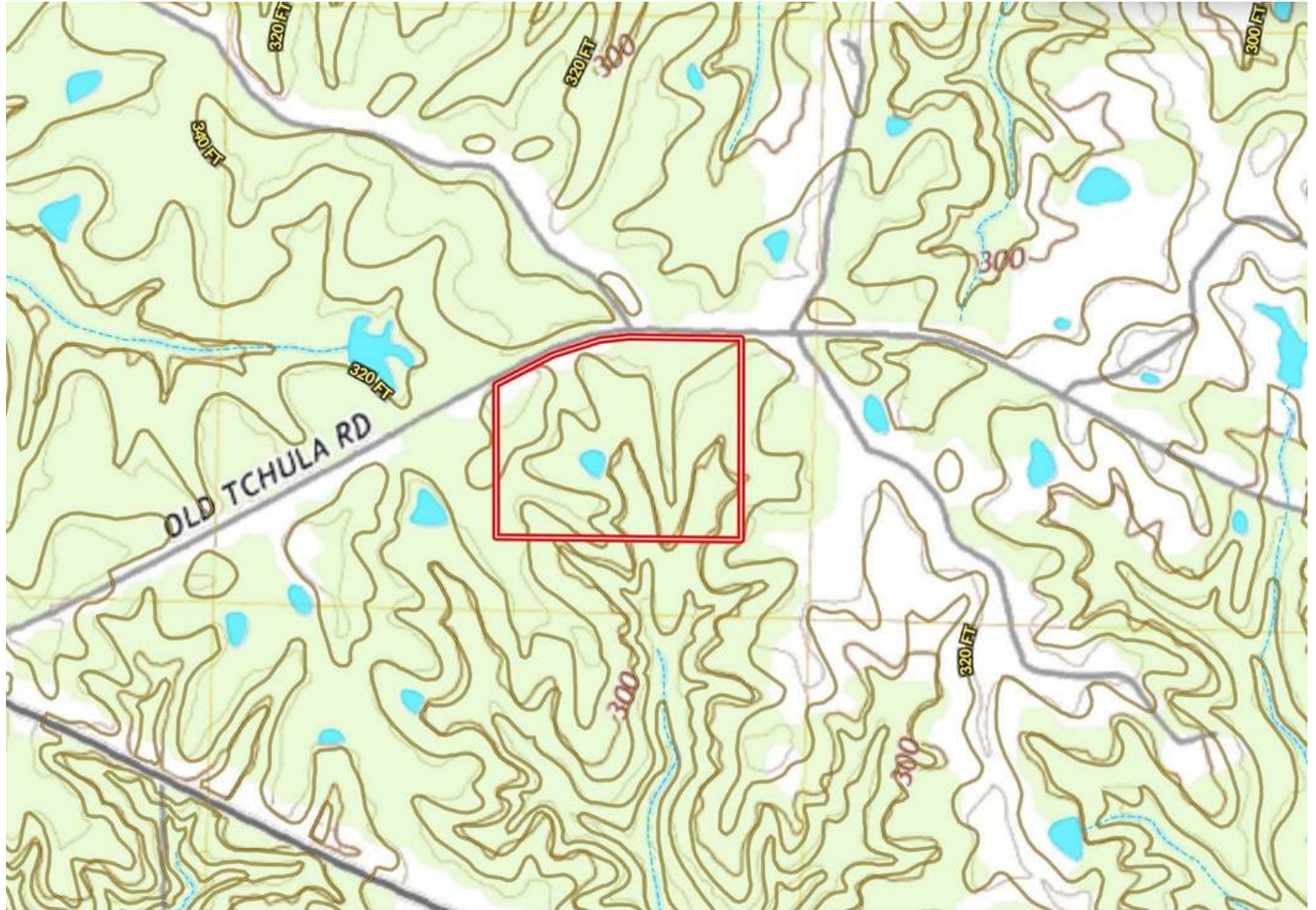
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TOPO MAP



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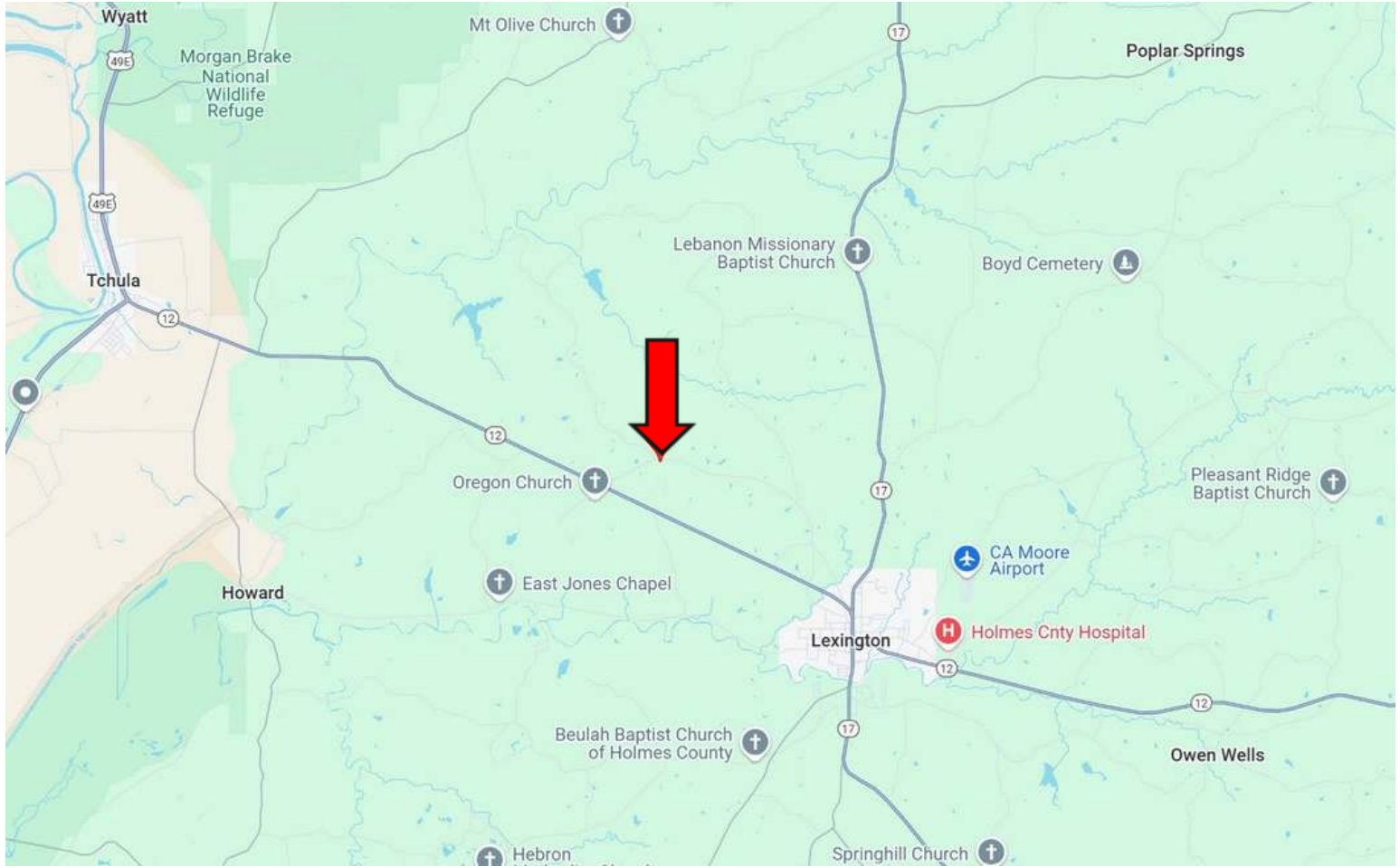
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DIRECTIONAL MAP



Directions from I-55 and Hwy 12 in Durant, MS: Take exit 156 to merge onto Hwy 12W and travel 9.2 miles. Turn left onto the Lexington Bypass and travel 0.4 miles. Turn right onto Yazoo Street then continue onto Carrollton Street. Make a slight left onto Hwy 12 and travel 3.8 miles. Turn right onto Old Tchula/Rathell Road. After 0.9 miles, the property will be on your right.

700 Rathell Road, Lexington, MS 39095—Click for the Google Map Link



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