



Where the Delta meets the Hills

60± Acres in Holmes County, Mississippi



\$204,000



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Property Highlights:

- 60± Acres
- Hardwood & Pine Mixed Timber
- 900'± Gravel Road Frontage (Marshall Road)
- Power On Site (Delta EPA)
- Water at Road (Acona Water Association)
- Pond
- Food Plots, Shooting Houses & Blinds
- Interior Trails (Needs Clearing)
- Strong Deer & Turkey Sign
- Close to Public Land Refuges
- Half Mile from Rosebank Mount Olive Road
- 18± Miles NW of Lexington
- 60± Miles N of Madison



Where the hills meet the Delta in Holmes County, this 60± acre tract near Lexington, MS, offers strong hunting potential with the essentials already in place, just miles from Morgan Brake, Hillside, and Mathews Brake. Situated half a mile down Marshall Road (off Rosebank Mt. Olive Road), the property includes mixed pine and hardwood timber, food plots, interior trails, a pond, and multiple shooting houses and blinds on both sides of the road. With 900± feet of gravel road frontage, the land is divided into two parcels: 48± acres on one side with an old camp that could be restored into a base camp or kept as a shooting house, and 12± acres across the road with a pond and additional setups. Power is on site (Delta EPA), and water is at the road (Acona Water Association). This tract offers endless possibilities for the next owner, whether you're looking to hunt, camp, or build your dream retreat. Call today to check out this piece of my home county! Home sweet Holmes!

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The property is divided by the road, offering two setups:

- **12± acres** with a pond, food plots, and two shooting houses
- **48± acres** with trails, food plots, blinds, and an old camp that's been turned into a shooting house

The terrain is a mix of pine and hardwood timber, and the interior roads and trails already exist, just need a little clean-up after No Mow May. Located not far from public hunting land like Morgan Brake, Hillside, and Matthews Brake.



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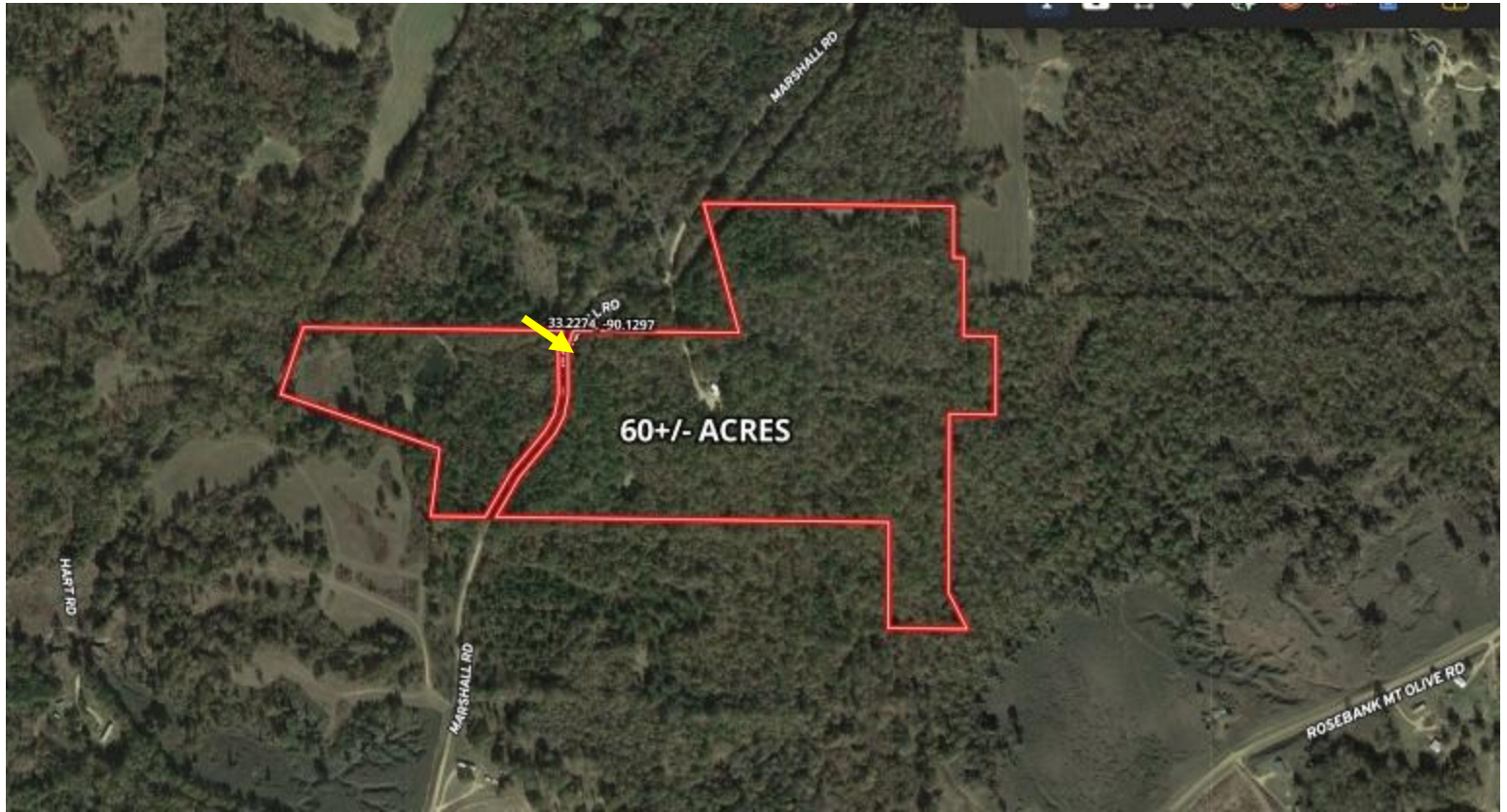


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Aerial Map



[Click Here the Land id Interactive Map Link](#)

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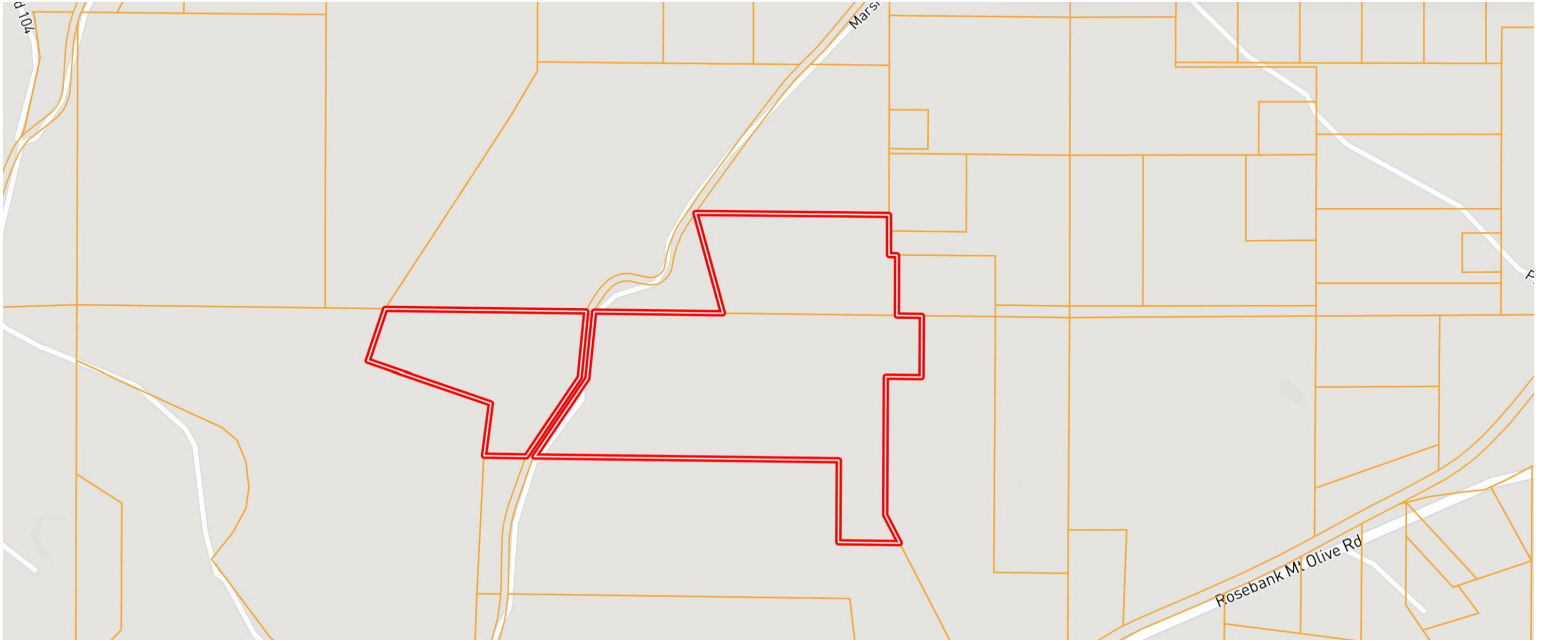


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Ownership Map



Topography Map



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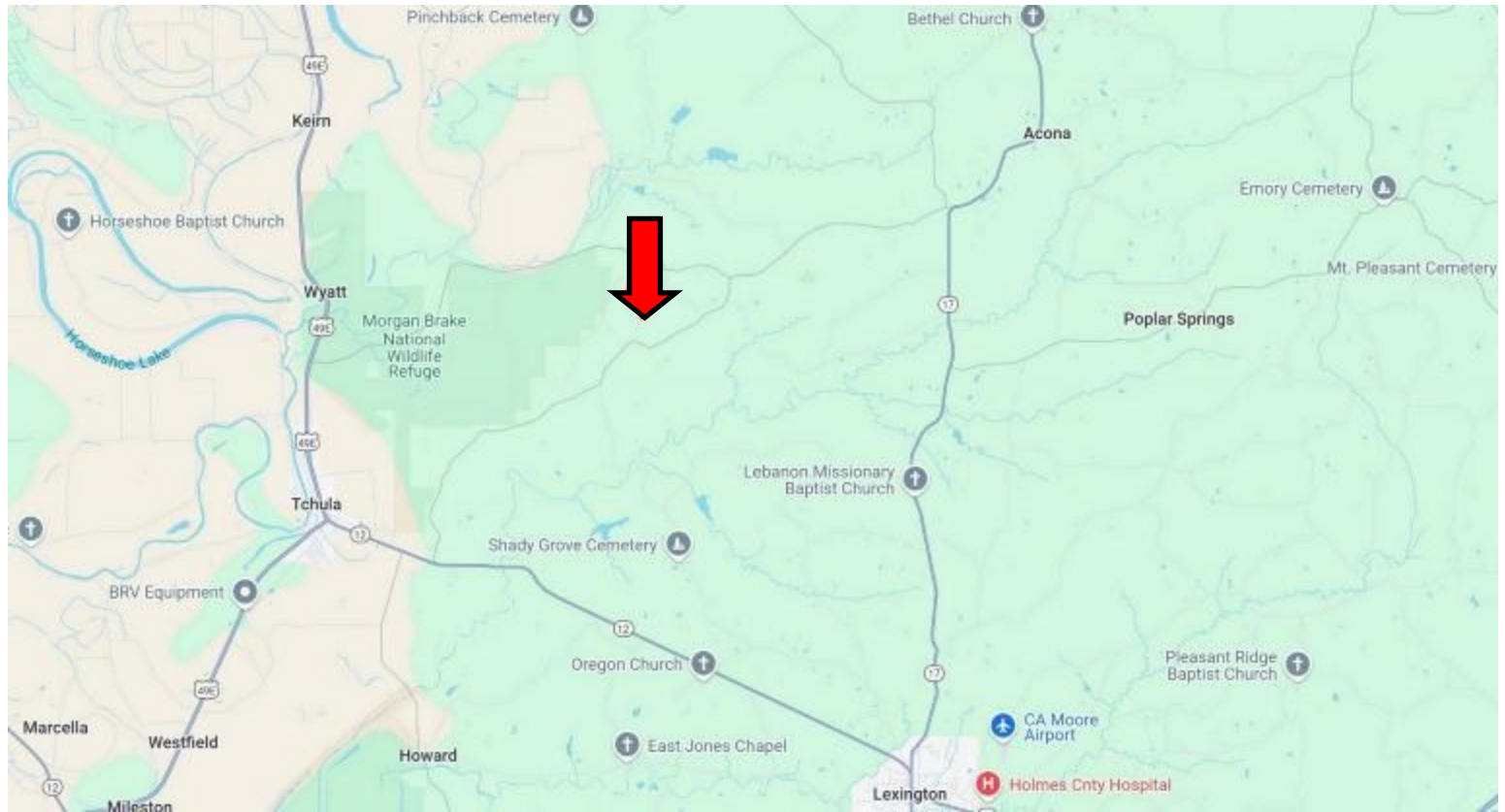


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Directional Map



Directions from Hwy 17 and Hwy 12 in Lexington, MS: Travel Hwy 17 N for 9.2 miles. Turn left onto Rosebank Mt. Olive Road and travel 6.2 miles. Turn right onto Marshall Road. After 0.4 miles, the property entrance will be on your right. [Google Map Link](#)



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