

THE ULTIMATE HUNTING RETREAT



93 ± ACRES IN HOLMES COUNTY. \$579,000



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Information is believed to be accurate but not guaranteed.



Turnkey Lodge on 93± Acres of Hunting & Recreation in Holmes County, MS



700 Rathell Road, Lexington, MS 39095

- ✓ **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

Located in Holmes County, this turnkey 93± acre hunting and recreation property features a fully furnished 3 bed, 2 bath lodge built in 2022 with a durable steel beam frame and all-electric design on 33± acres. The lodge sits among fruit trees, a fire pit, and a large covered skinning shed with ample storage between two shipping containers. Behind the lodge, a power line easement provides ideal shooting lanes and steady wildlife movement, with a small area nearby recently thinned for timber. Across Rathell Road, the remaining 60± acres include mixed timber, established food plots, shooting houses, and two ponds, with the majority of the recent thinning done on that side, no more than 20± total acres cut. There are two access points: one off Rathell Road and another off gravel Chinquapin Road. Whether you're looking for full-time living, weekend getaways, or a fully equipped hunting camp, this property combines comfort, convenience, and prime deer and turkey hunting opportunities. Mississippi country living doesn't get better than this!



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Expect More. Get More.



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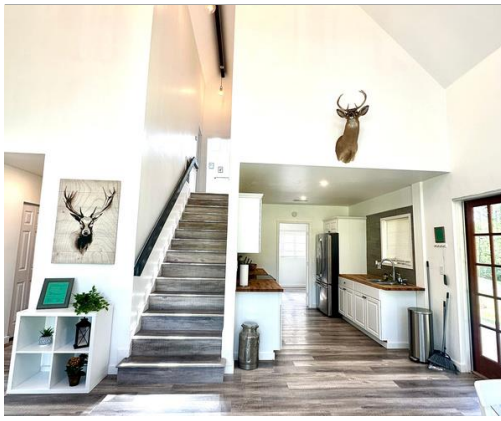
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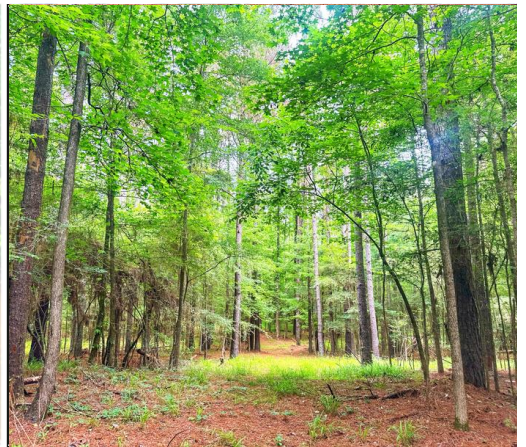
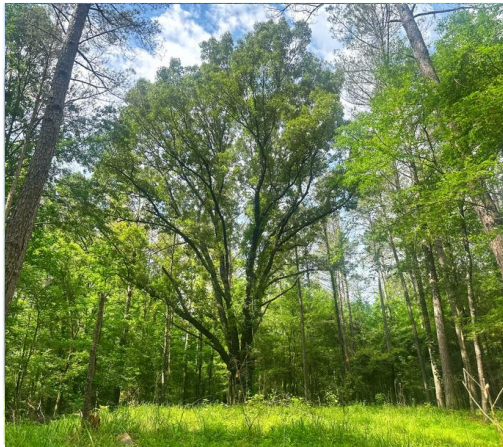
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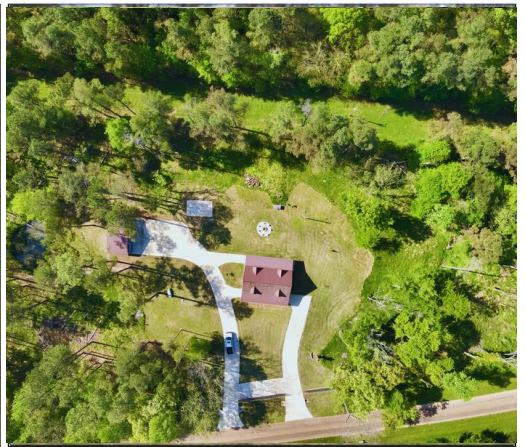
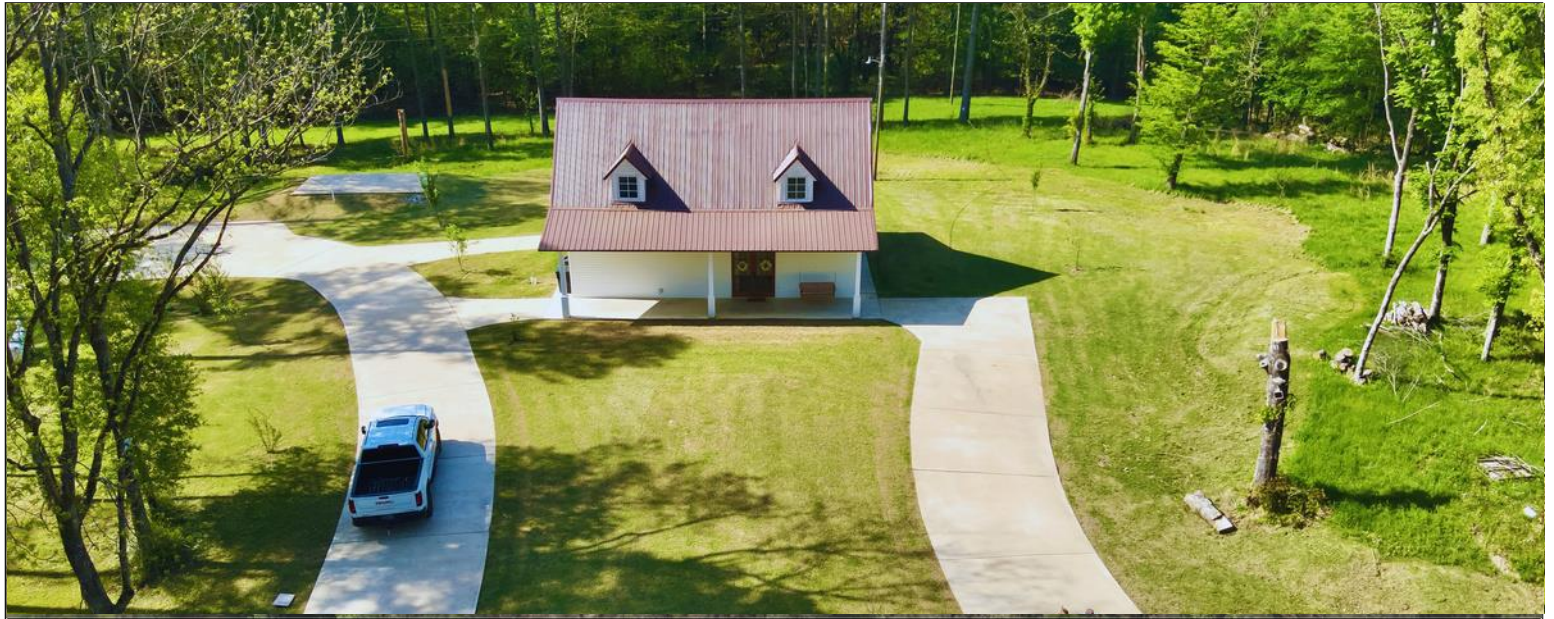
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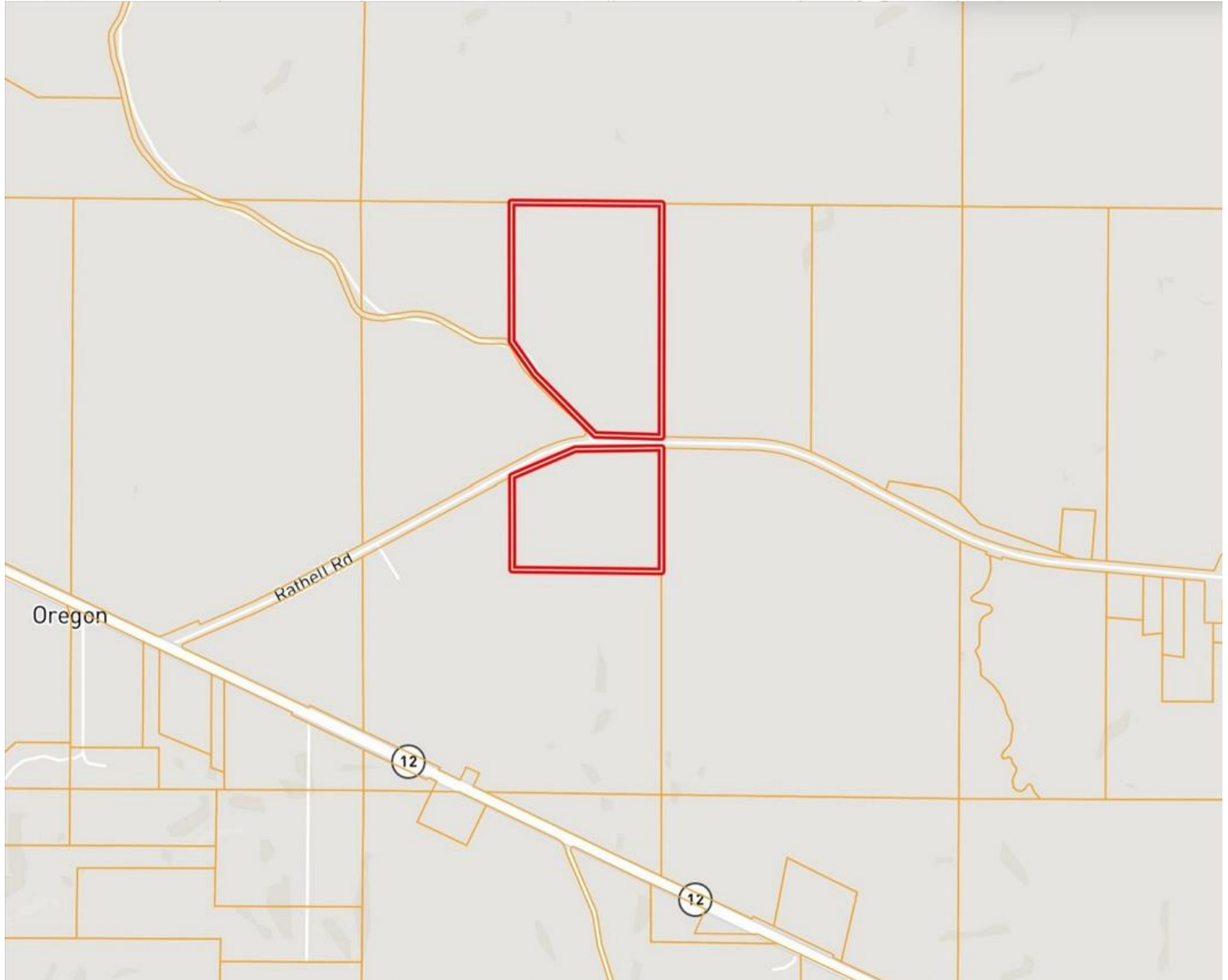
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Ownership Map



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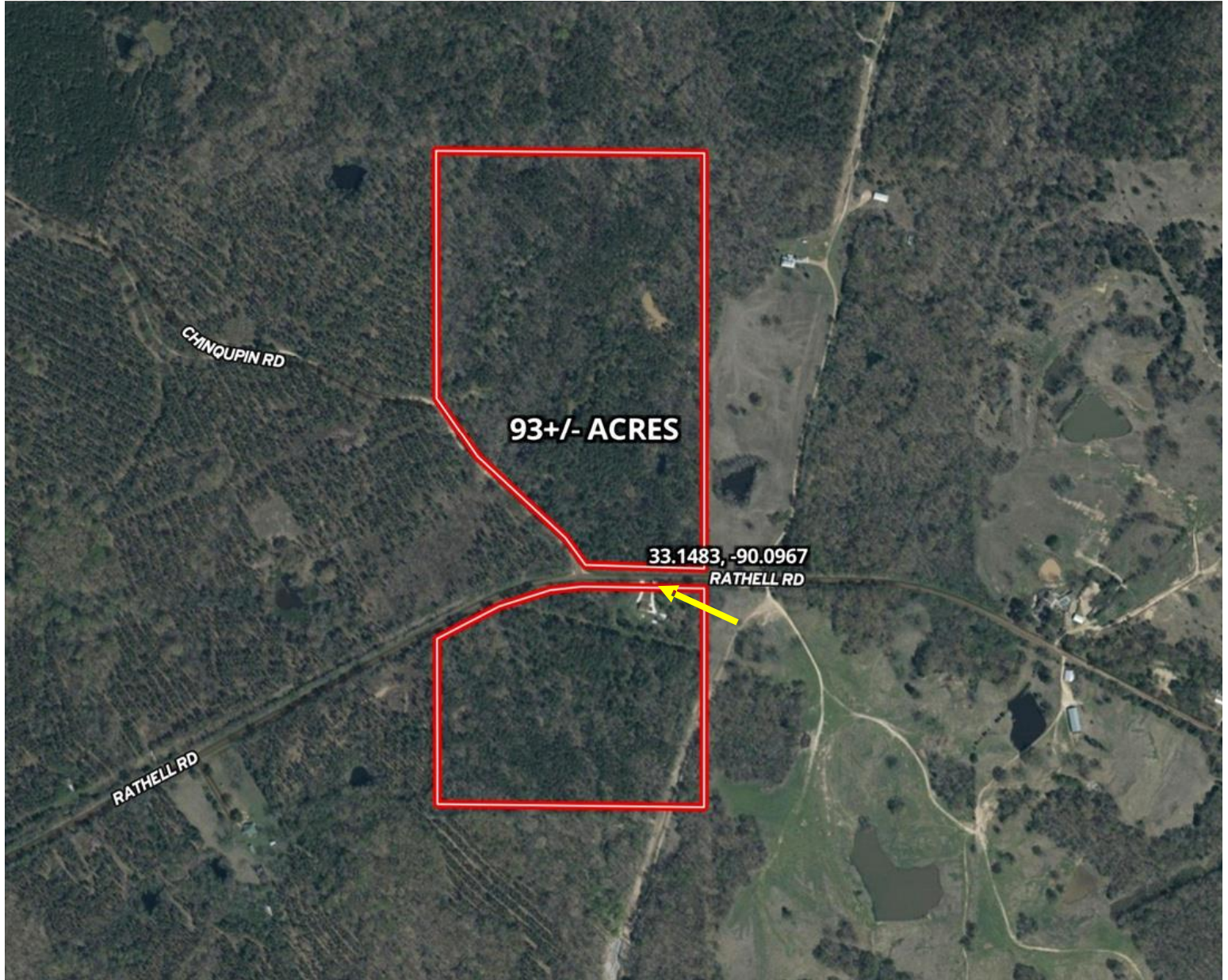
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Aerial Map



[Click Here for the Landid Interactive Map Link](#)



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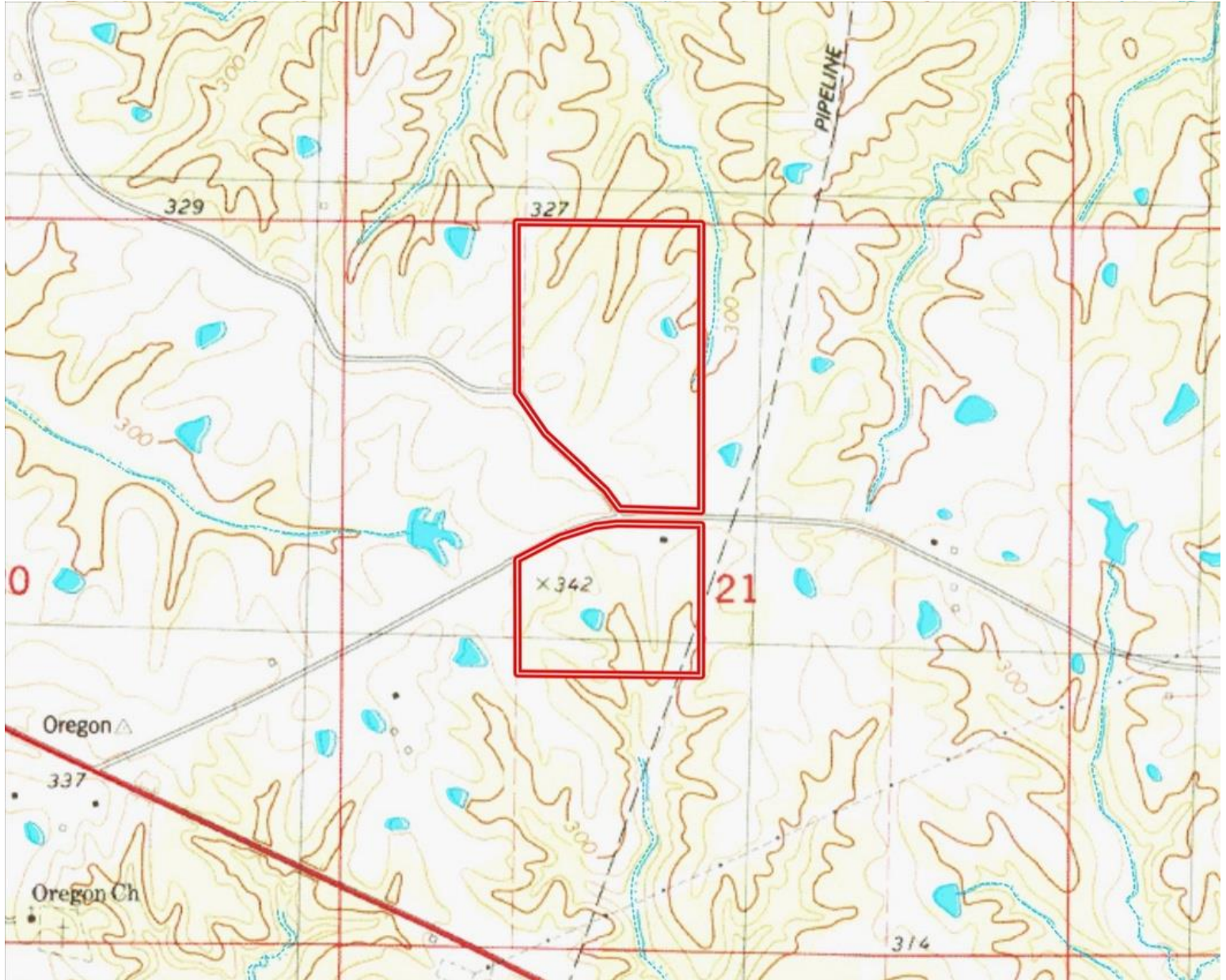
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Topography Map



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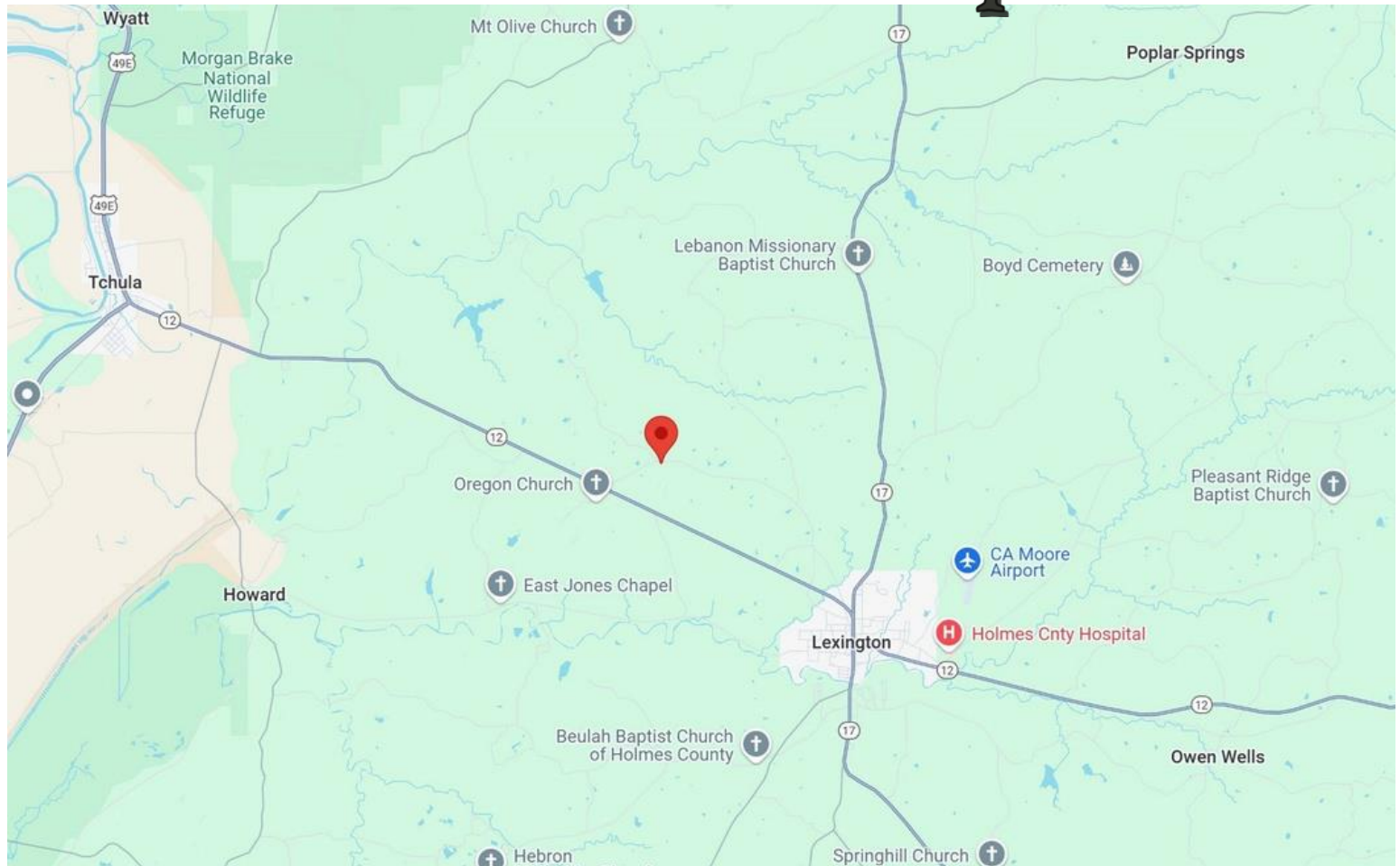
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Directional Map



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 Carrolton 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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