

## 22± ACRES IN GRENADA COUNTY, MS

### MOVE-IN READY RECREATIONAL RETREAT



Welcome to 2077 Bethel Church Road in Holcomb, Mississippi, a move-in ready hunting retreat on 21.58± acres in Grenada County. This mostly wooded property features a mix of timber with multiple areas ideal for food plots, creating an excellent habitat for deer and turkey. Wildlife is abundant here, and with large recreational landowners nearby, game activity is strong. At the heart of the property is a comfortable 2BD/2BA single-wide mobile home, fully furnished and ready for use, complete with a covered front porch, single-car carport, and utilities already in place including community water, septic system, and power. Improvements include a 30'x30' wired shop with dual roll-up doors and side entry for ATVs, tractors, or boats, plus a 400'x30' pole barn for additional equipment or storage. A .7-acre pond offers fishing opportunities and attracts wildlife year-round. With paved road frontage for easy access, this property is conveniently located only 15 minutes from Grenada, 20 minutes from Grenada Lake, and less than an hour from Oxford, with Memphis and Jackson both within two hours. Whether you're seeking a weekend getaway, hunting camp, or private retreat, this turnkey property is ready now—just bring your deer stands and enjoy. Call Dale or David today to schedule your private showing!



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Information is believed to be accurate but not guaranteed.







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# AERIAL MAP



**[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)**

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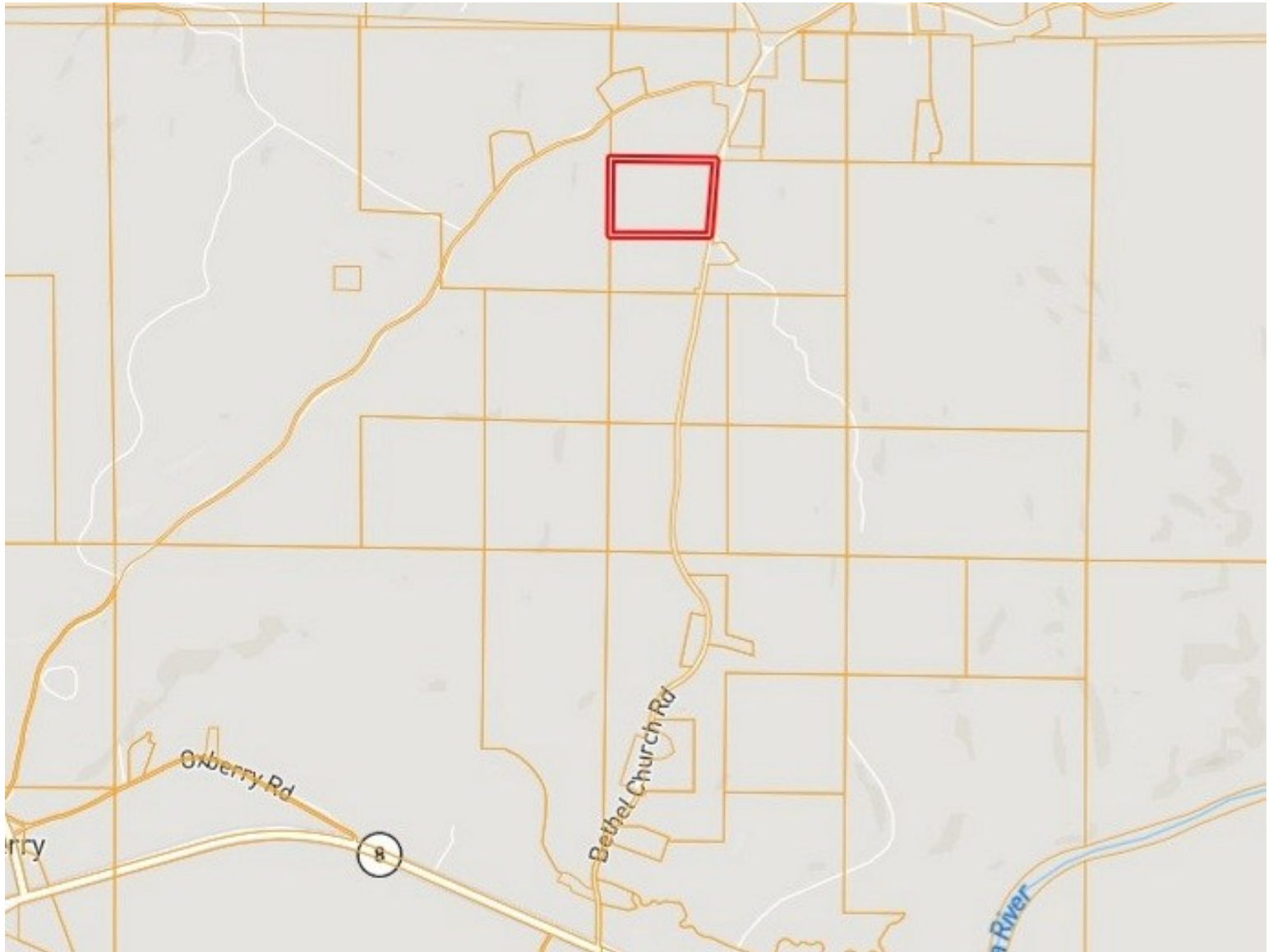
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# OWNERSHIP MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ar	Ariel silt loam	18.73	76.17	0	76	2w
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	5.08	20.66	0	28	3e
SpD3	Smithdale-Providence complex, 8 to 12 percent slopes, severely eroded	0.5	2.03	0	57	6e
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	0.27	1.1	0	28	2e

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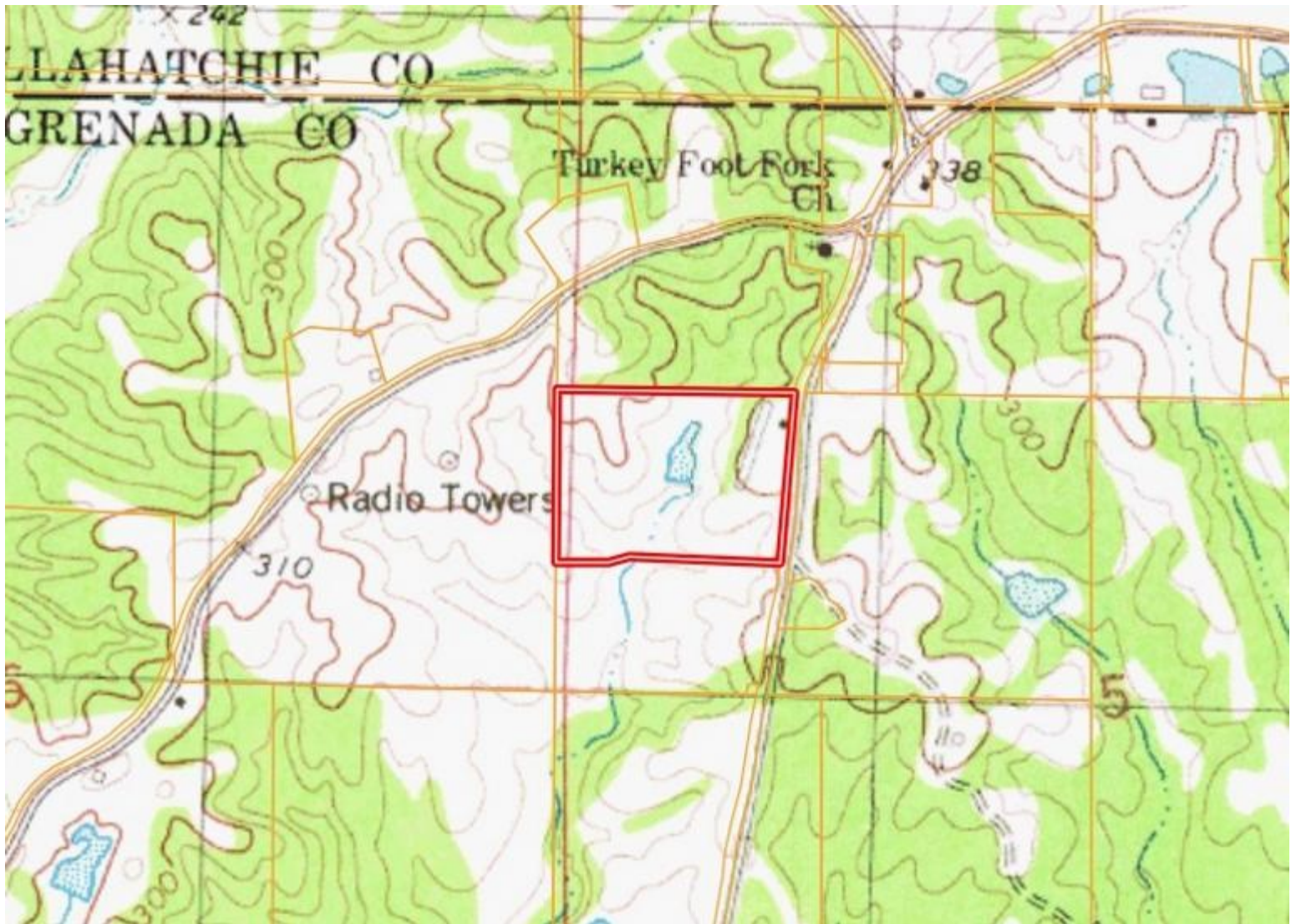
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# TOPO MAP



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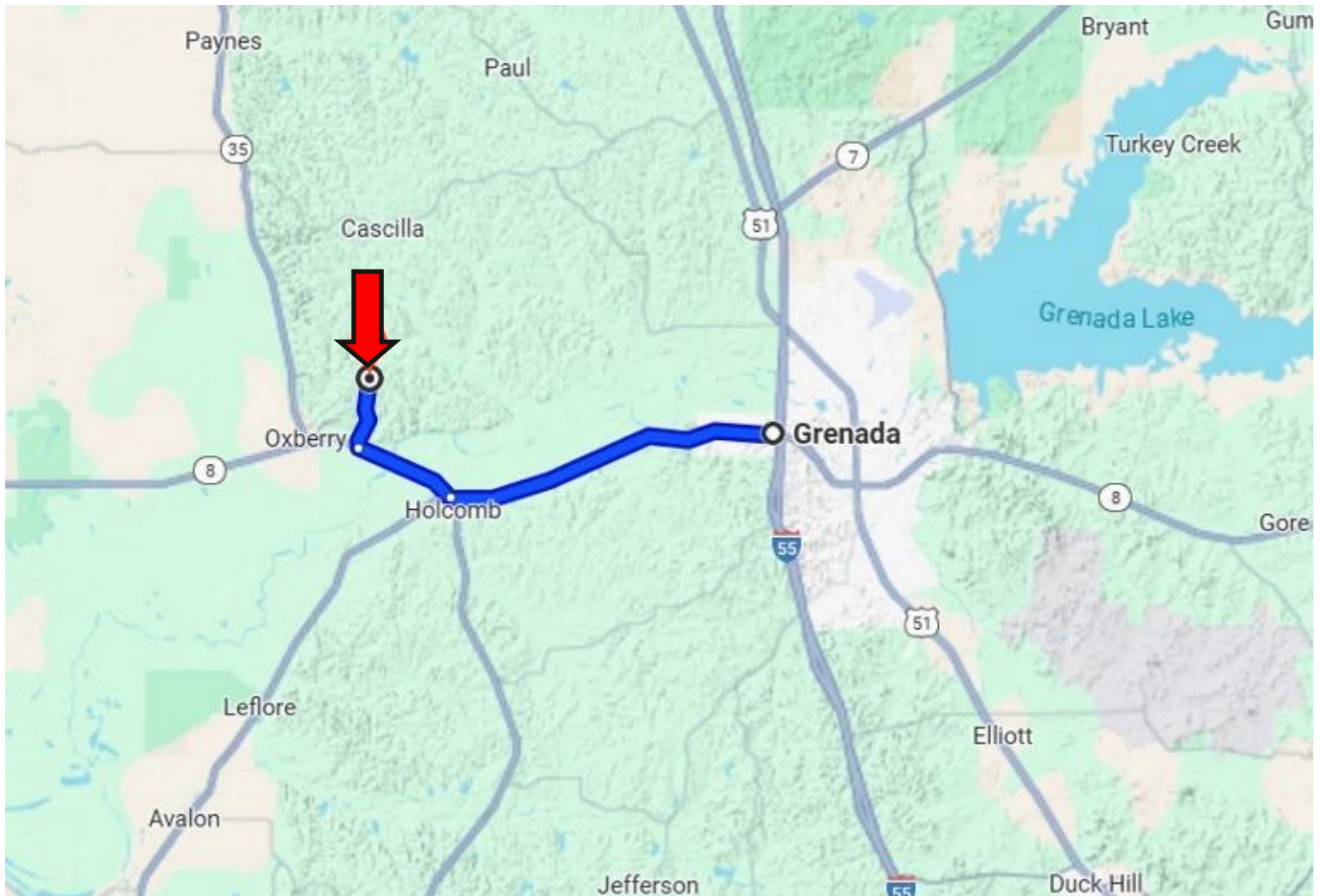
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# DIRECTIONAL MAP



**Directions from Canton, MS:** From Canton, MS, head south on S Liberty St toward E Peace St. Turn left onto MS-16. Continue to follow MS-16 E for approximately 5 miles. Turn right onto Robinson Rd. Proceed for about 1 mile; the property will be on your left.

**GOOGLE MAP LINK**



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