

SMALL HUNTING TRACT

36± Acres in Holmes County, MS



\$85,900

Affordable Turnkey Hunting Tract not far from Madison, MS. Welcome to 36± Holmes! This property is set up and ready to hunt. The wildlife plots are in place with a sportsman condo and a 2-man ladder stand. The feeders have been spinning, and the wildlife is abundant. Spring, Summer, and Fall food plots have been planted for the past two years. The 2-year-old pines are growing, and this tract will be completely transformed within a few short years. A gated gravel driveway along Stroud Road leads you to the hilltop where a new 30x40 metal shop with a roll-up door, as well as an over one mile, cleared trail system around the perimeter and interior of the tract. Water and Power are in place, so all you have left to do is install a septic system and build your family getaway. A shooting bench and 100-yard range is located just behind the campsite. The pond was stocked with adult bream and catfish and features a spin style feeder to keep them growing. The owner also released 200 Bobwhite Quail on the property two years ago, and scared covey up 12.9/19 leaving the deer stand. If you have been looking for an affordable turnkey tract, call Michael Oswalt today for your private showing!



MORE THAN
14K
FOLLOWERS
ON FACEBOOK

Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®

Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

Licensed in MS, AR & MO



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

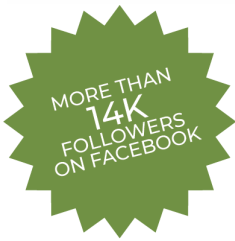


MICHAEL OSWALT, ASSOCIATE BROKER®
 Michael@TomSmithLand.com
 601.898.2772 **office** | 662.719.3967 **cell**
 Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



MICHAEL OSWALT, ASSOCIATE BROKER®
 Michael@TomSmithLand.com
 601.898.2772 **office** | 662.719.3967 **cell**
 Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



MORE THAN
14K
FOLLOWERS
ON FACEBOOK



MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 **office** | 662.719.3967 **cell**
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

AERIAL MAP



Click [HERE](#) for an Interactive Map



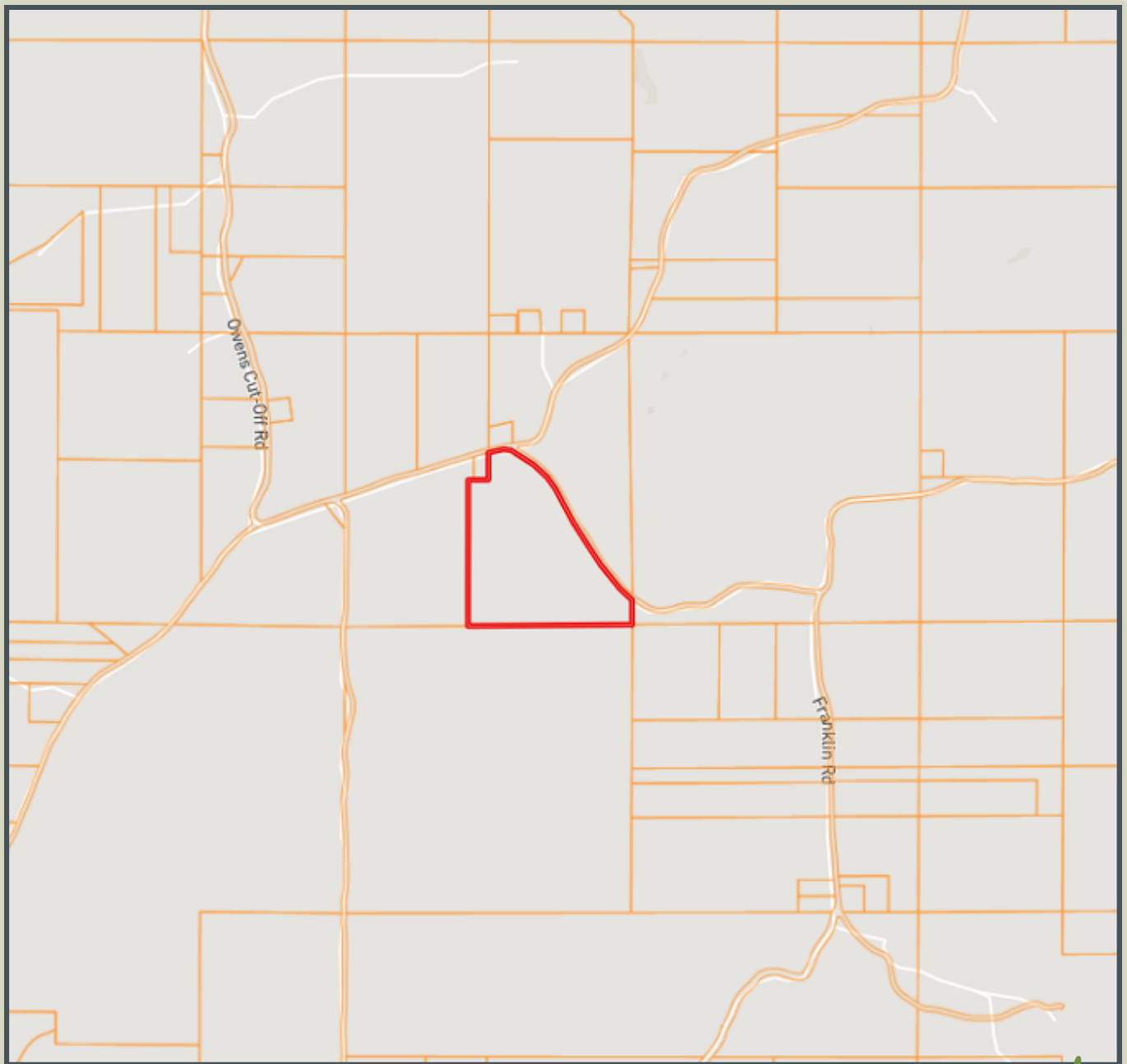
MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 **office** | 662.719.3967 **cell**
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

OWNERSHIP MAP



MORE THAN
14K
FOLLOWERS
ON FACEBOOK



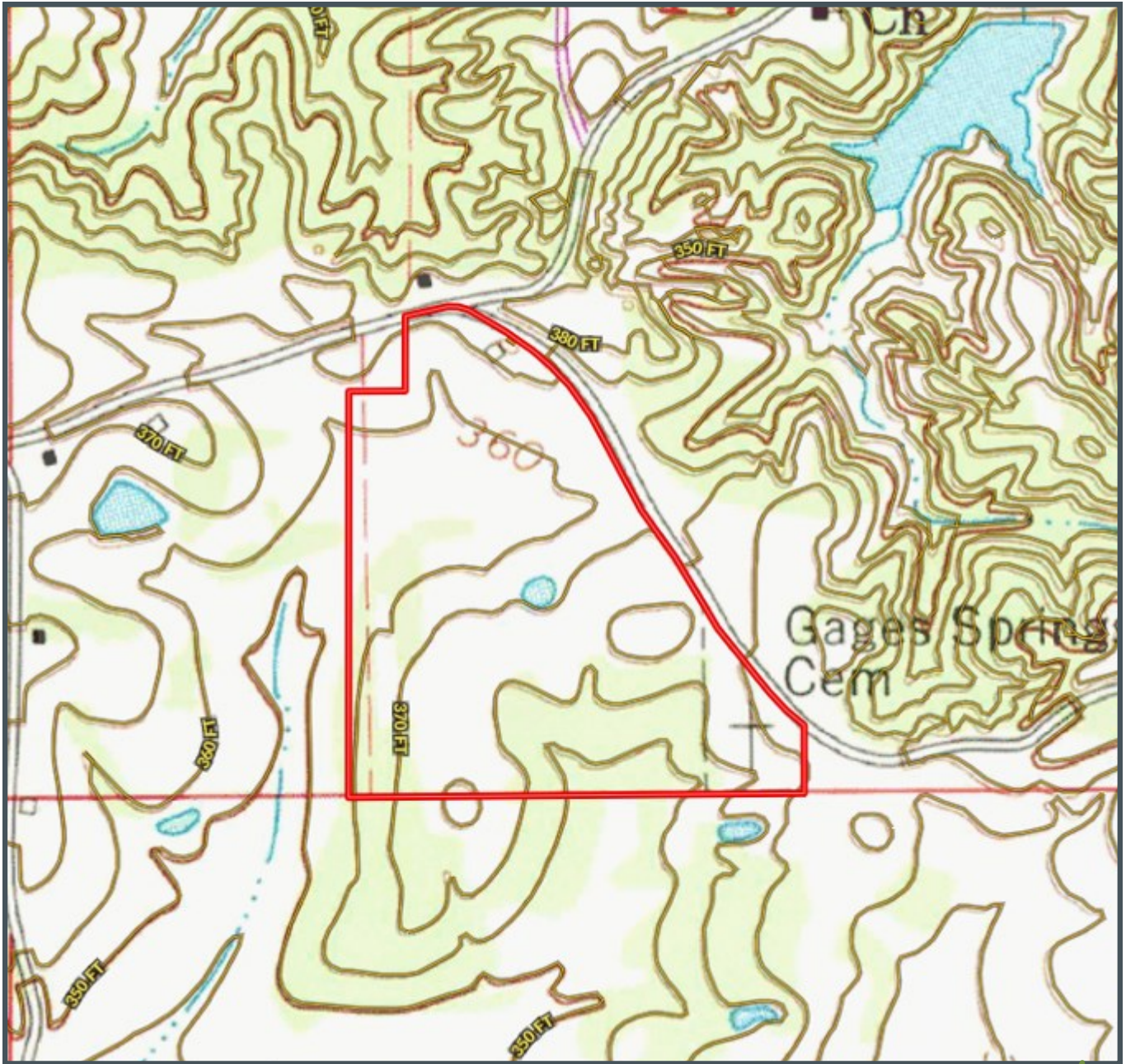
MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 **office** | 662.719.3967 **cell**
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

TOPO MAP



MORE THAN
14K
FOLLOWERS
ON FACEBOOK

LandReport
2011-2021
AMERICA'S
BEST
BROKERAGES

APE
AWARDS
REALTORS'
LAND
INSTITUTE
MISSISSIPPI CHAPTER

MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 **office** | 662.719.3967 **cell**
Licensed in MS, AR & MO

**Tom
Smith
LAND AND
HOMES**
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|--|-------|-------|------|
| MeC2 | Memphis silt loam, 5 to 8 percent slopes, eroded | 4.7 | 12.24 | 3e |
| MeD3 | Memphis silt loam, 8 to 12 percent slopes, severely eroded | 18.8 | 49.09 | 6e |
| MeB2 | Memphis silt loam, 2 to 5 percent slopes, eroded, south | 11.2 | 29.26 | 2e |
| Mo | Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded | 3.6 | 9.41 | 2w |
| TOTALS | | 38.2 | 100% | 4.09 |



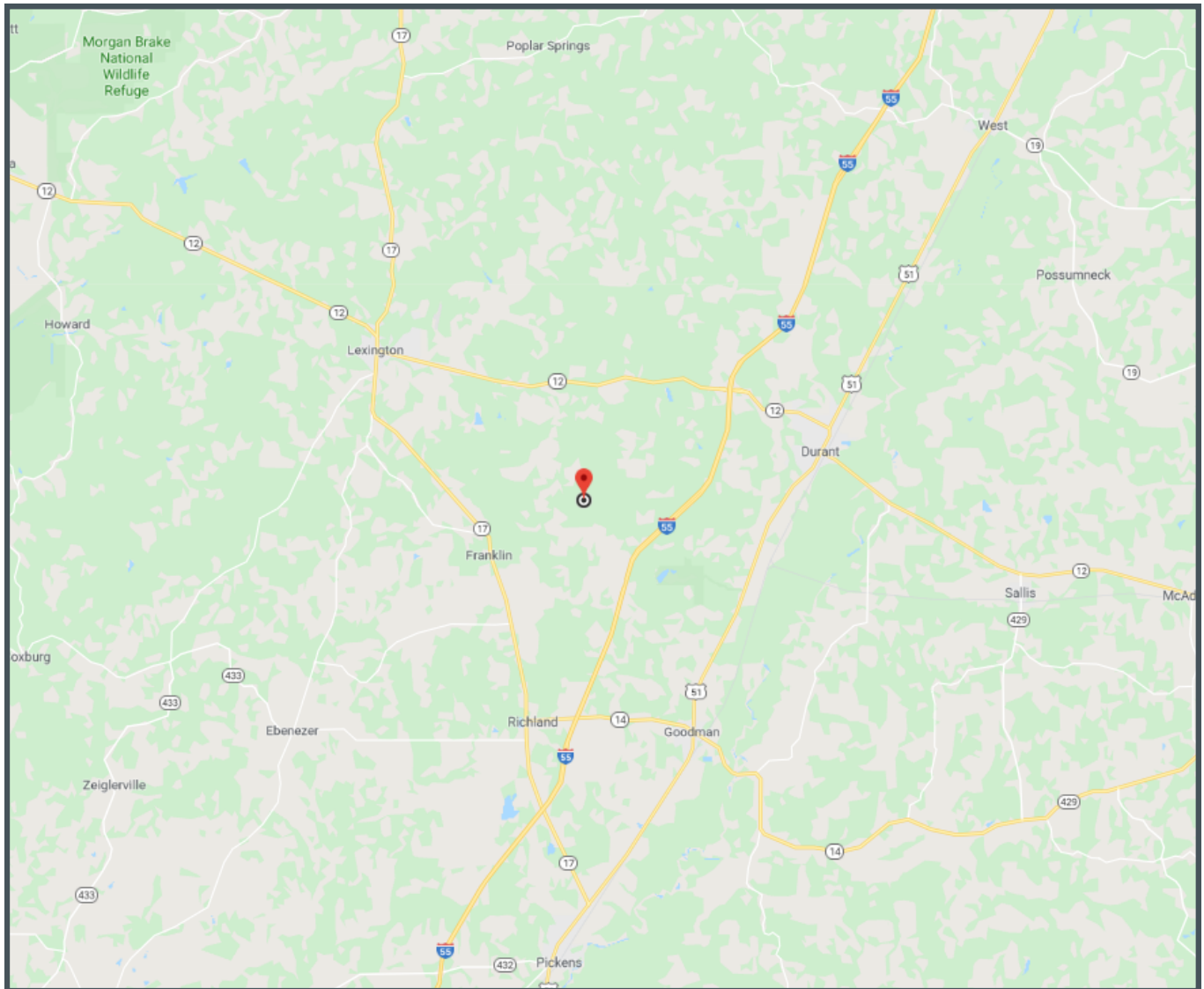
MICHAEL OSWALT, ASSOCIATE BROKER®
 Michael@TomSmithLand.com
 601.898.2772 **office** | 662.719.3967 **cell**
 Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

DIRECTIONAL MAP



DIRECTIONS: From I-55 North in Goodman, MS take exit 146 for Hwy 14 towards Goodman/Ebenezer. Turn left on Hwy 14 and travel 1.4 miles. Turn right on Hwy 17 and travel 4.4 miles. Turn right on State Park Road for .4 miles, and then make another right on Castalian Springs Road. Turn right on Jesse Crawford Road, the property will be on your right. [GOOGLE MAPS LINK](#)



MICHAEL OSWALT, ASSOCIATE BROKER®
Michael@TomSmithLand.com
601.898.2772 **office** | 662.719.3967 **cell**
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.