

# 185 +/- Acres in Holmes County, MS



- 185+/- Remote Acres
- Young Plantation Pines
- Unpaved County Road
- Ready to Develop to Your Specification
- Deer and Turkey
- Ideally Suited for Timber and Hunting
- Potential Investment
- \$1475 / Acre

This is a very remote tract of land in Holmes County, MS although it is within a 10 minute drive to the City of Lexington. The property has recently been planted in plantation pines and is ready to be managed to maximize your timber investment. Due to the available cover, deer and turkey should be readily available. The topography is hilly making the hunting experience somewhat challenging but enhancing the adventure. For a showing and more details contact Sam Sample!

**Directions:** From Lexington square travel Hwy 12 east for .6 mile and turn left on Swinney Lane. Travel Swinney Lane for .2 mile and turn right on Cemetery Street. Travel Cemetery Street for .1 mile and turn left on Rockport Road. The property is on your left in 2.6 miles .

**GPS: 33.053, -90.0988**



*Call me today!*

**SAM SAMPLE**, REALTOR®

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601.898.2772 office | 601.668.5697 cell



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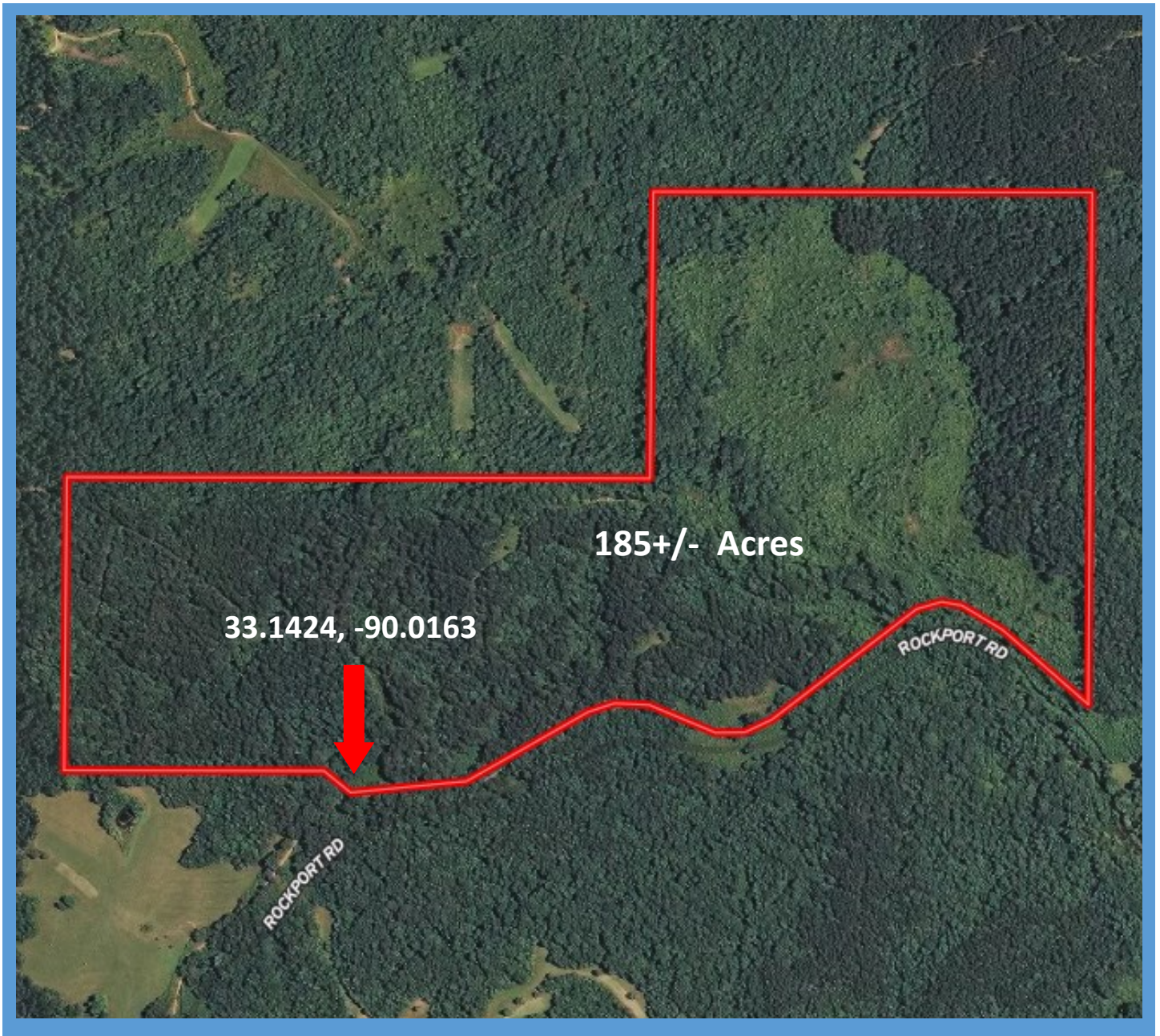
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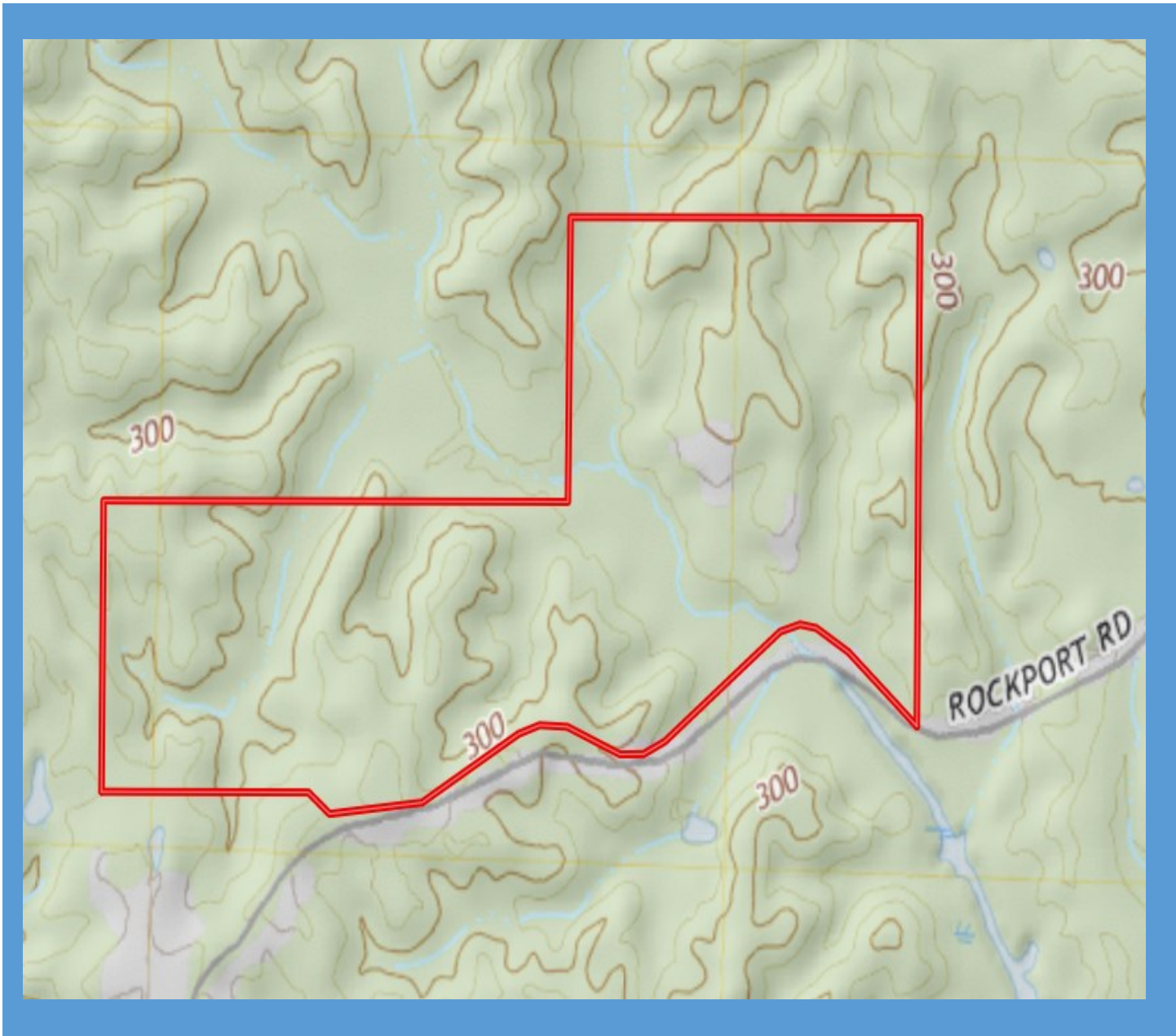
## Aerial Map



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## Topo Map



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## Soil Map

CODE	DESCRIPTION	ACRES	%	CAP	
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	36.5	20.4%	3e	?
Cn	Collins silt loam, occasionally flooded	23.9	13.4%	2w	?
MeF2	Memphis silt loam, 12 to 40 percent slopes, eroded	118.5	66.2%	7e	?
Totals	178.9 Ac			5.5 Cap. Average	

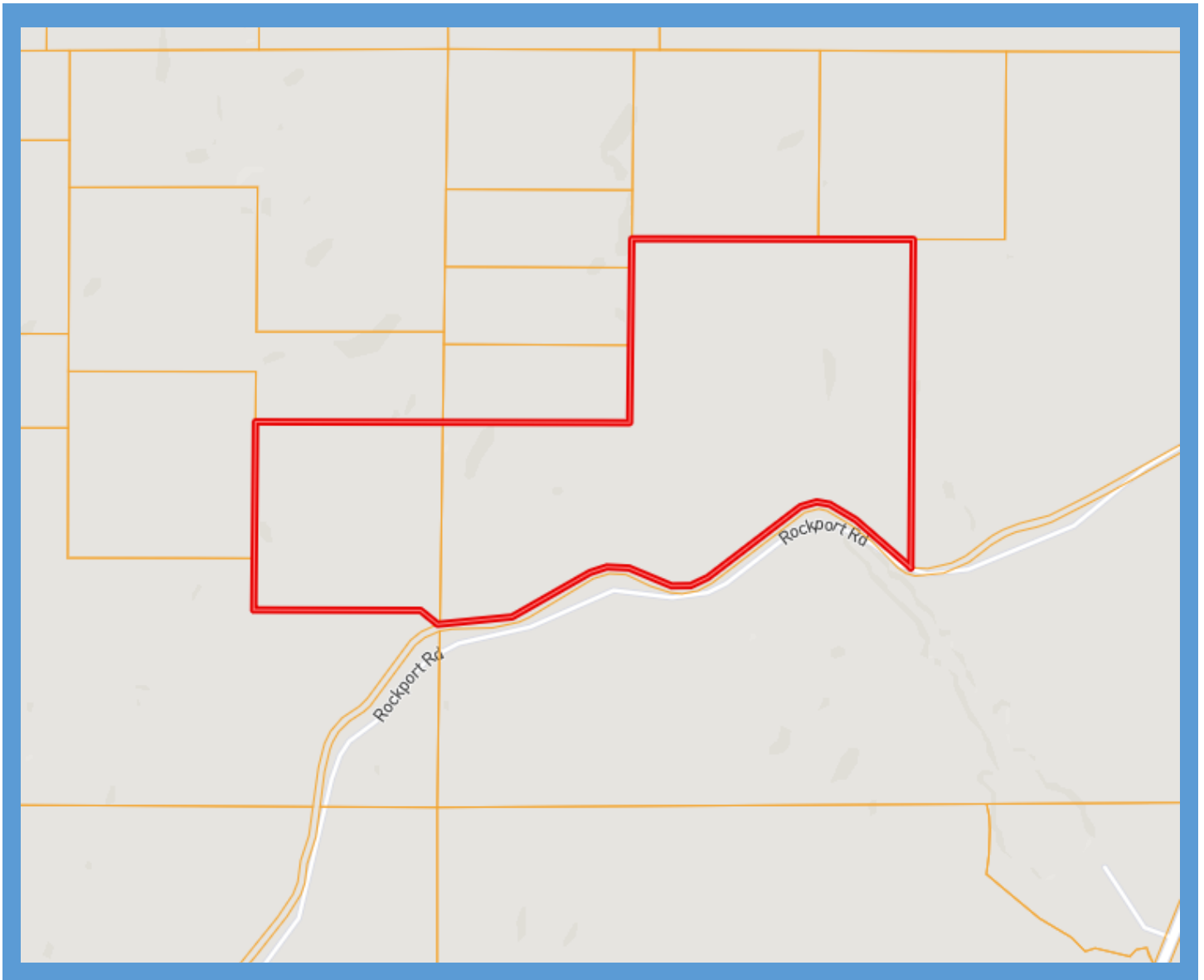
## Soil Report

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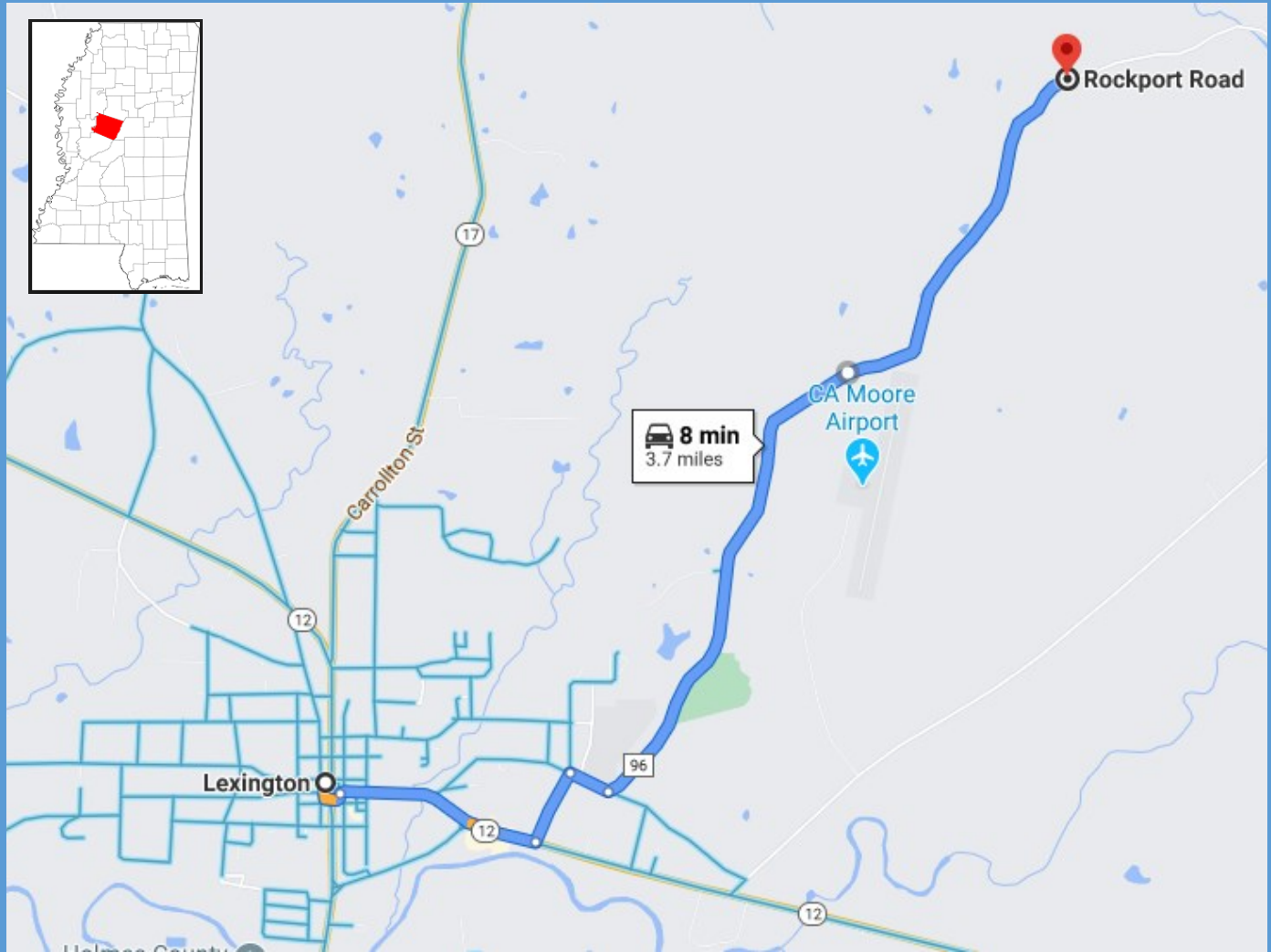
## Ownership Map



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## Directional Map



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