

Wildlife Paradise

236.4± ACRES WITH 15± ACRE LAKE AND
CABIN IN HOLMES COUNTY, MS



- 200± Acres in Mature Timber
- Cabin Overlooking Lake
- Workshop and Equipment Storage
- 15± Acre Stocked Lake
- Nine Food Plots

- Six Shooting Houses
- Seven Ladder Stands
- Sawtooth Oaks
- Outstanding Road System
- Frontage on Ebenezer-Pickens Rd.



Drone Link

Call The Land Man today!

TOM SMITH, ALC, BROKER®

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Wildlife Paradise

236.4± ACRES WITH 15± ACRE LAKE AND
CABIN IN HOLMES COUNTY, MS

Drop the Mic! This 236.4± acre tract in Holmes County MS, is one that you need to look at today. Totally secluded, you will know you have entered paradise once you drive through the gate and wind around to the levee road to your private, 15± acre, stocked lake. The lake offers two piers, is manicured to the hilt, is stocked with bass and bream, and has been well-managed for years! Tucked in to the mature timber sitting on the banks of the beautiful lake, you will find the 24'X24' cabin with 12' wrap-around decks for you and your guests to enjoy. The cabin features two bedrooms, one bathroom, a kitchen, and an enormous, enclosed deck overlooking the lake. There is a 36'X48' workshop with an enclosed CONEX container, skinning shed, and covered equipment storage area complete with water and power. The land makeup consists of 150± acres of pine timber ranging in age from 25-35 years old with an additional 50± acres of mature hardwoods, the 15± acre lake, and approximately 15± acres of established food plots with shooting houses all connected by an excellent road system. Nine food plots, six shooting houses, and seven ladder stands are strategically placed amongst the property, and five watering ponds spread throughout the property to provide adequate hydration for your heard. The property is fully fenced (barbed wire). The owner has managed this property for trophy deer hunting and has stands of sawtooth oaks for the deer! This is a special place and is perfect for the entire family! Call Tom to schedule a private tour!!



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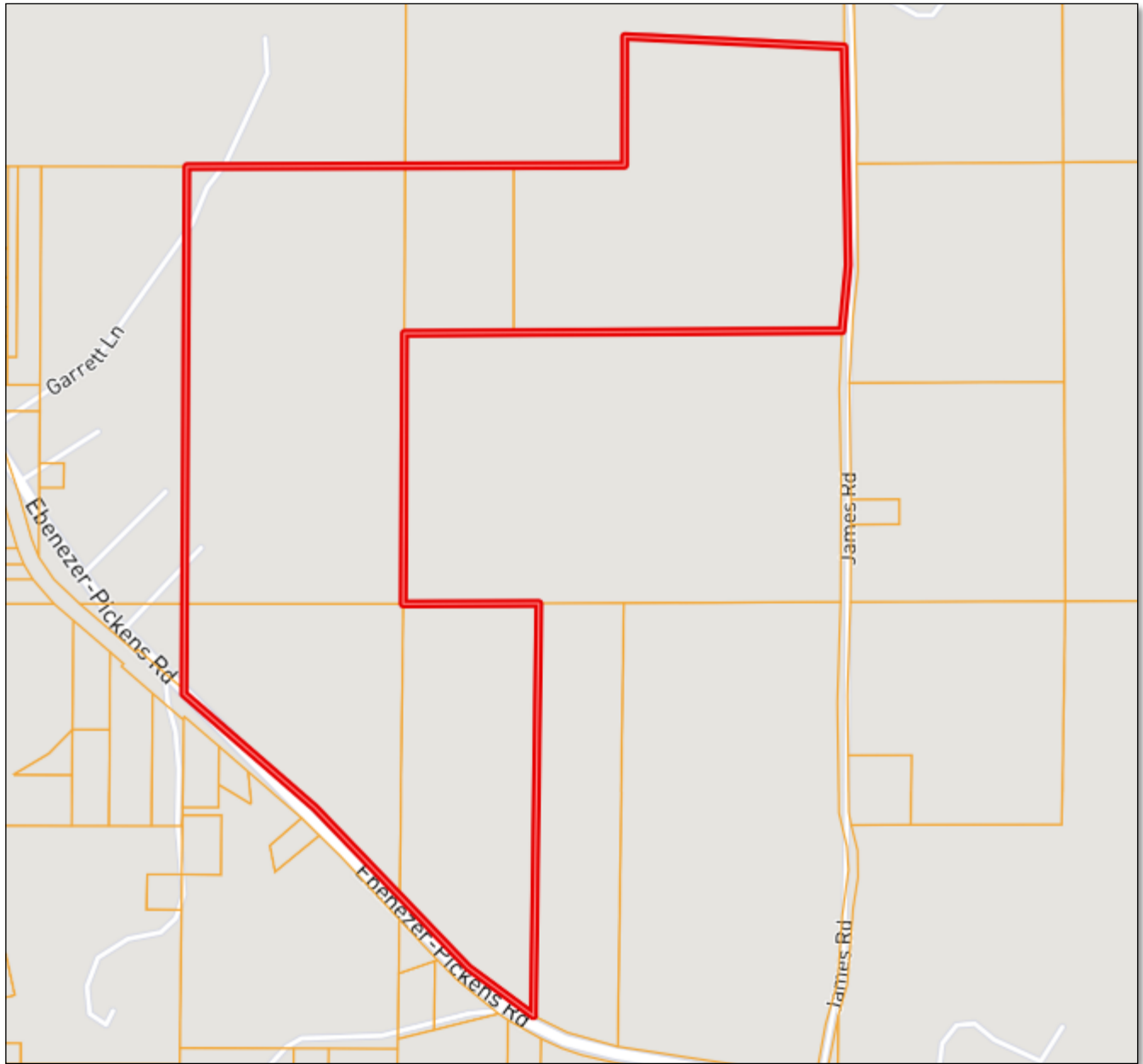
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Ownership Map



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Aerial Map



Click [HERE](#) for an Interactive Map



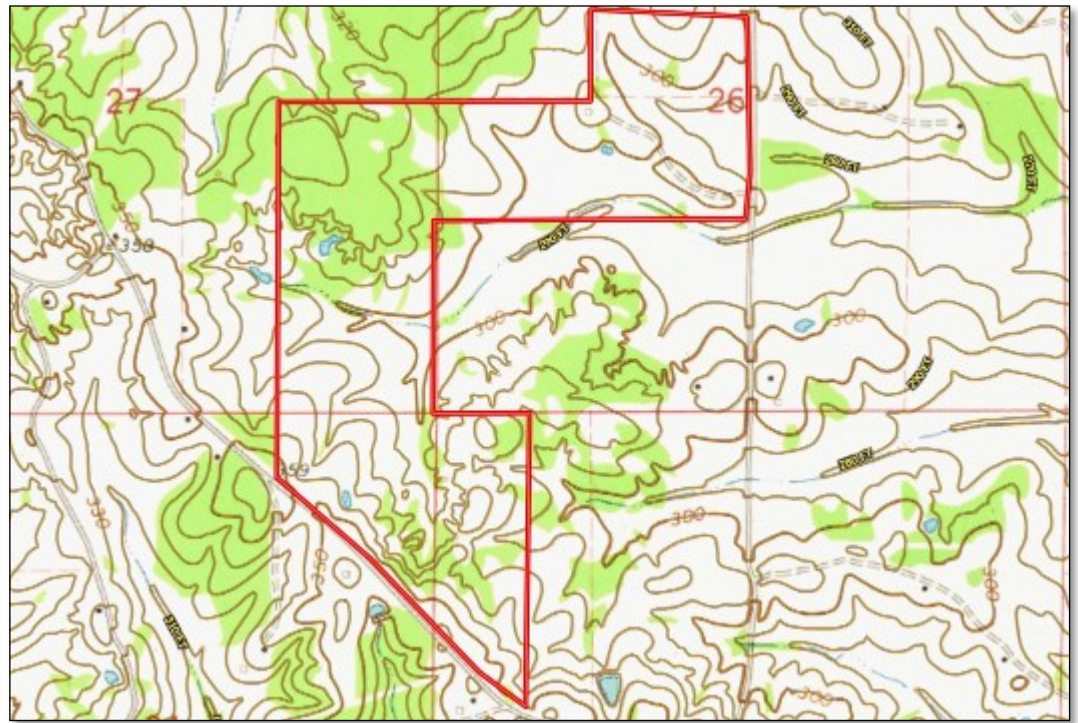
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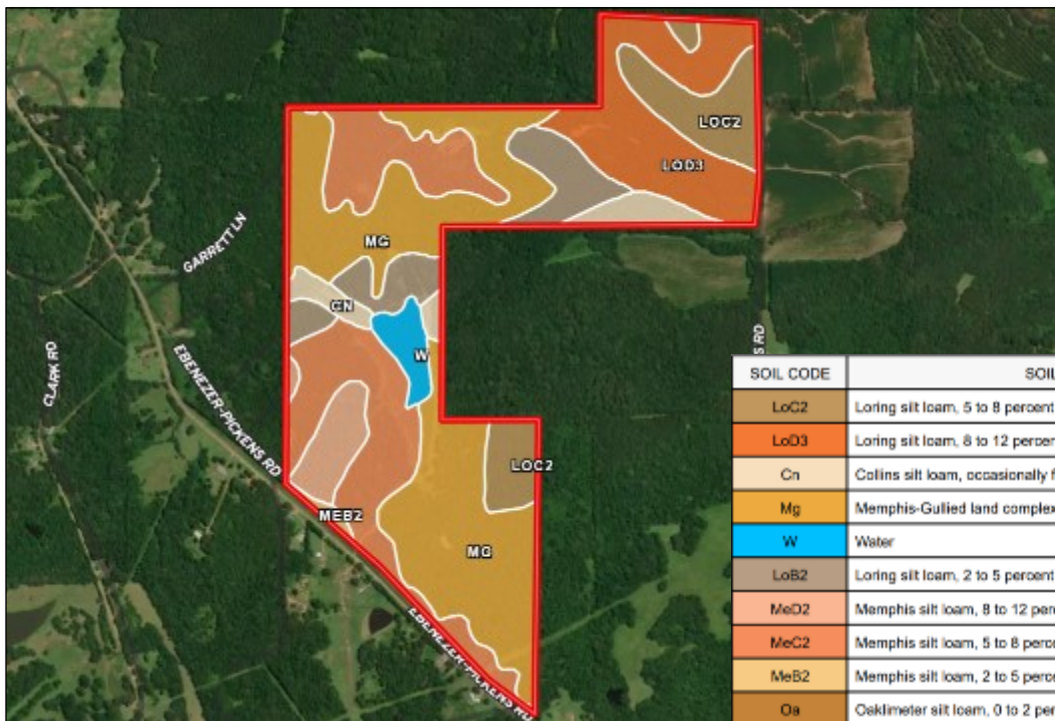
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Topo Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	23.4	9.86	4e
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	35.5	14.97	6e
Cn	Collins silt loam, occasionally flooded	10.1	4.27	2w
Mg	Memphis-Gullied land complex, 5 to 40 percent slopes	82.1	34.84	6e
W	Water	5.6	2.37	-
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	19.8	8.34	3e
MeD2	Memphis silt loam, 8 to 12 percent slopes, eroded	9.2	3.89	4e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	49.9	21.05	3e
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	1.3	0.56	2e
Oa	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded, north	0.1	0.05	2w



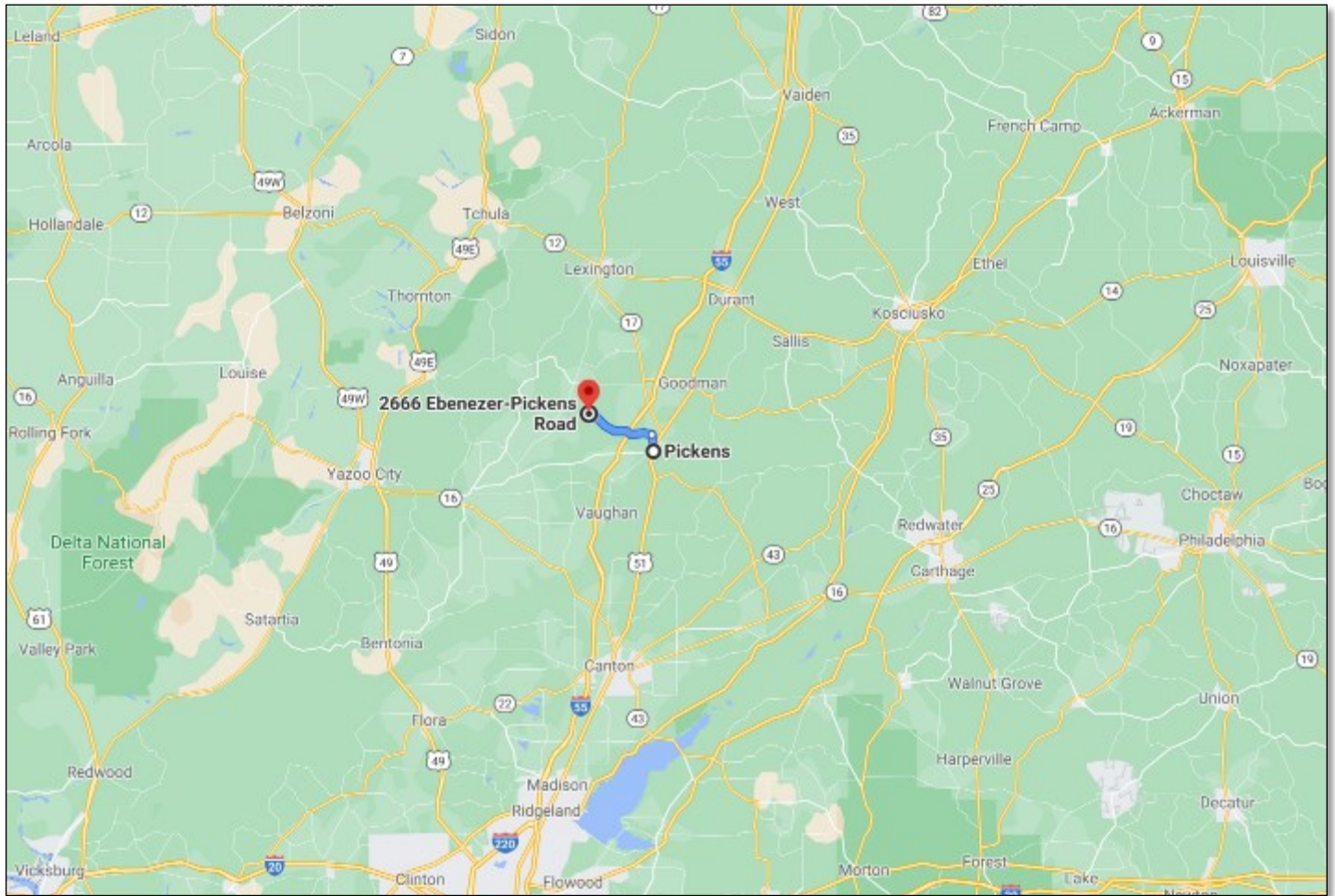
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Directional Map



DIRECTIONS FROM I-55 NORTH IN PICKENS, MS: Take exit 139 towards Yazoo City, MS. Turn left on Hwy 432 and travel .9 miles. Turn right on Courts Road and travel 2.4 miles. Turn left on Ebenezer-Pickens Road, after approximately 3 miles the property will be on your right. [GOOGLE MAP LINK](#)



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