

RECREATIONAL PLAYGROUND

247.27± Acres in Holmes County, MS



\$699,900



Welcome to country living or your weekend getaway just 50 minutes north of the Metro Area in Holmes County, MS. You won't have to miss those afternoon deer hunts nor those mid-morning meetings after your turkey hunt. This tract is set up with a 2019 3 Bed 2 Bath Manufactured Home in BRAND NEW Condition. The cabin features an added cook room with a wood burning fireplace and a nice covered patio overlooking a wildlife plot. You will enjoy the deer and turkey in your backyard while firing up the grill for your family. The nearby 20 x 40 metal shop (constructed in 2020) includes an indoor deer cleaning area, sink area, one roll up door, and its own power meter. The shop is a pole barn for your equipment and another storage shed to keep your yard maintenance and hunting items dry. The utilities include community water, underground power, and two septic tanks. The 10+ wildlife plots are equipped with shooting houses (5 Dixie Blinds and 3 Additional Box Blinds), and the oak filled hardwood bottoms are waiting for your millennium loc ons. The property is also equipped with 4 Banks Feeders, 3 Steel Outdoors Feeders, and 3 All Season Feeders. The timber make-up on the property is a great balanced mix with thick areas for bedding open hardwood areas for the aesthetically pleasing view. The deer and turkey are thick in this area (only a few bucks taken in the last couple of years and NO Turkey Hunting). The property also features a 1.5± acre stocked pond (bass, bream, & crappie) with a small pier and fish feeder. The entrance is gated, and the internal road system with lead you anywhere you want to go on the property. This place is manicured to a "T", and you will notice the pride of ownership the minute we get out of the truck. So, if you have been looking for that meticulous recreational tract, call Michael Oswalt today!! 2019 Taxes \$1457.97



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Call me today!

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



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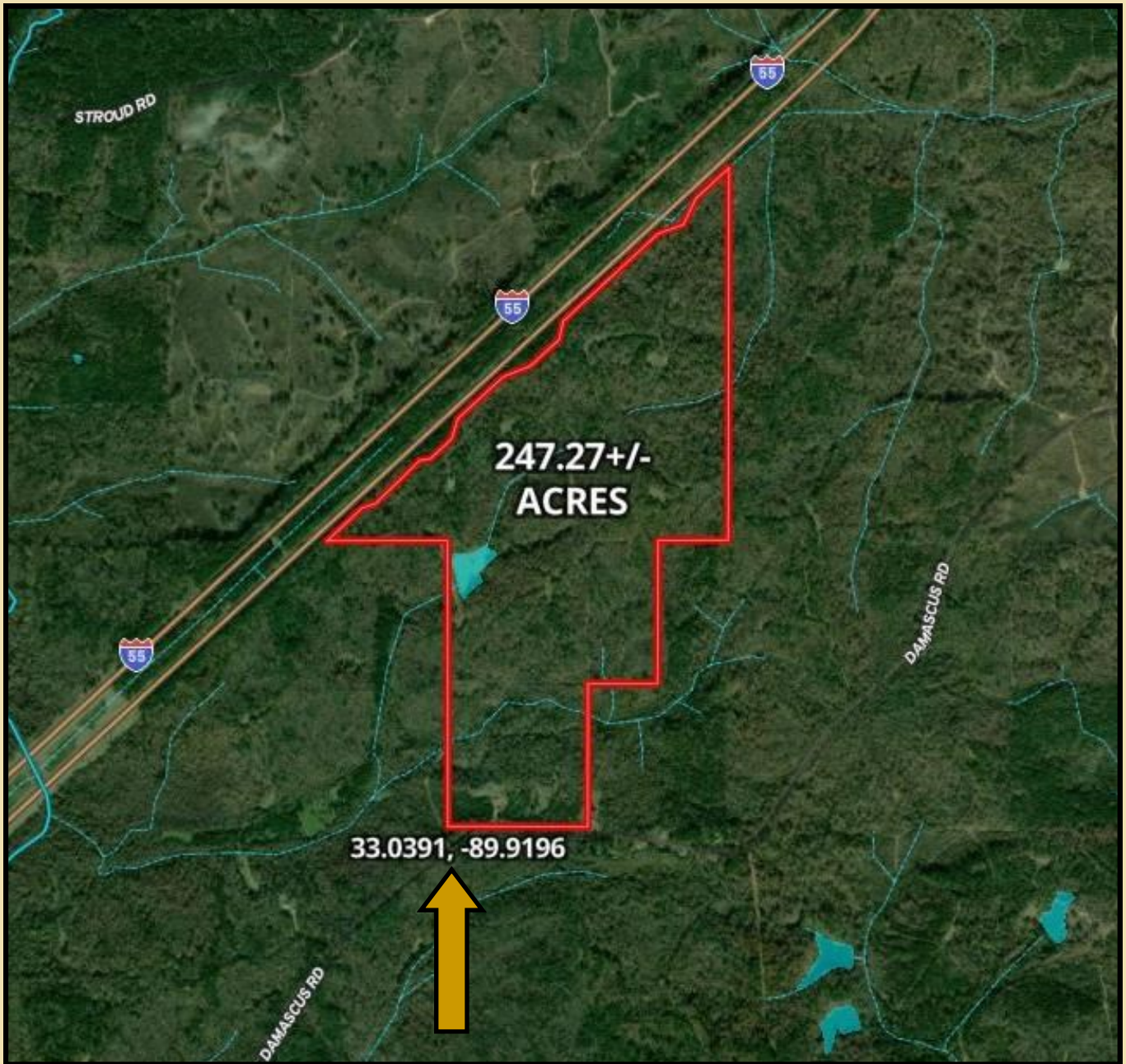
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AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP



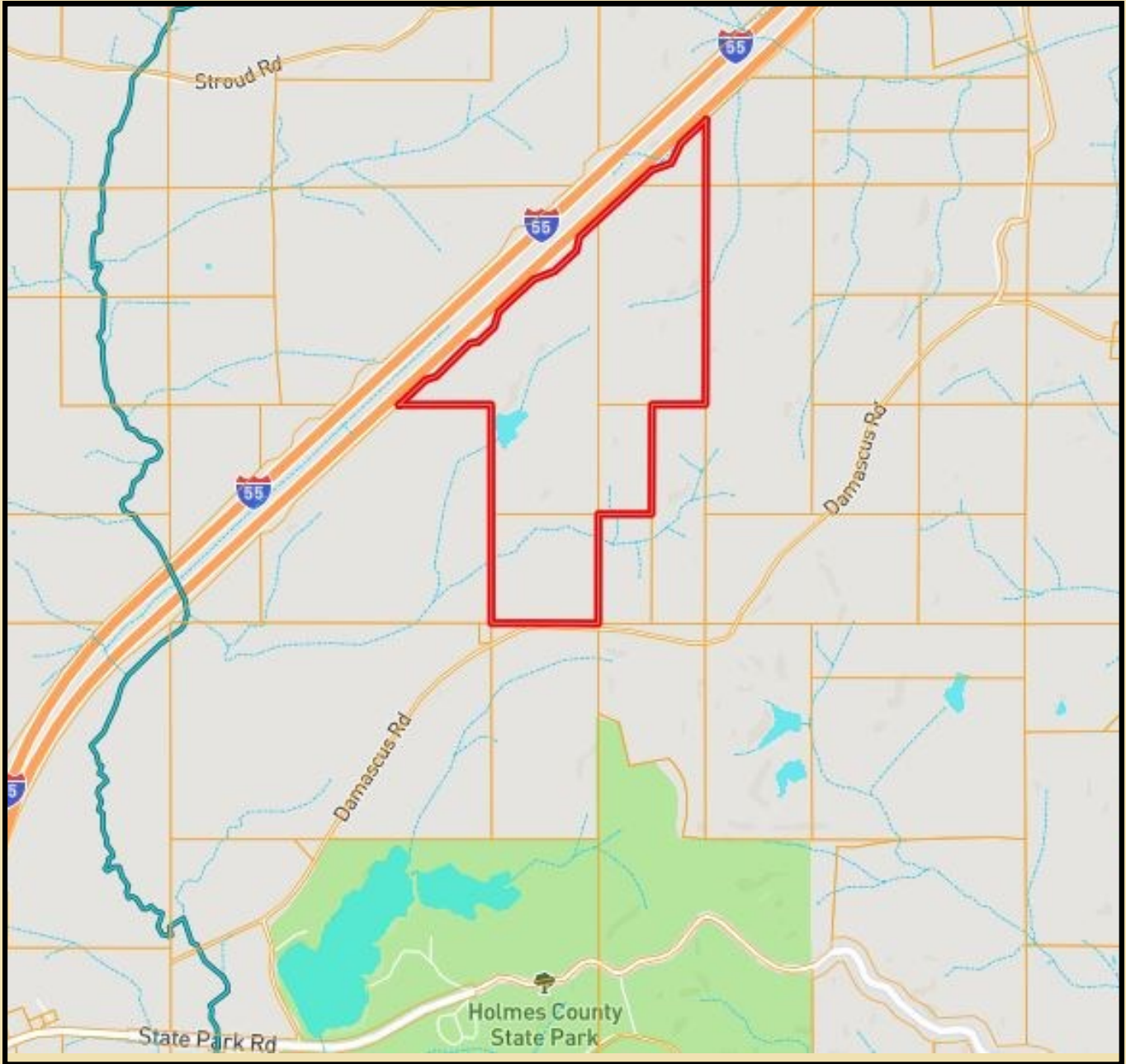
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OWNERSHIP MAP



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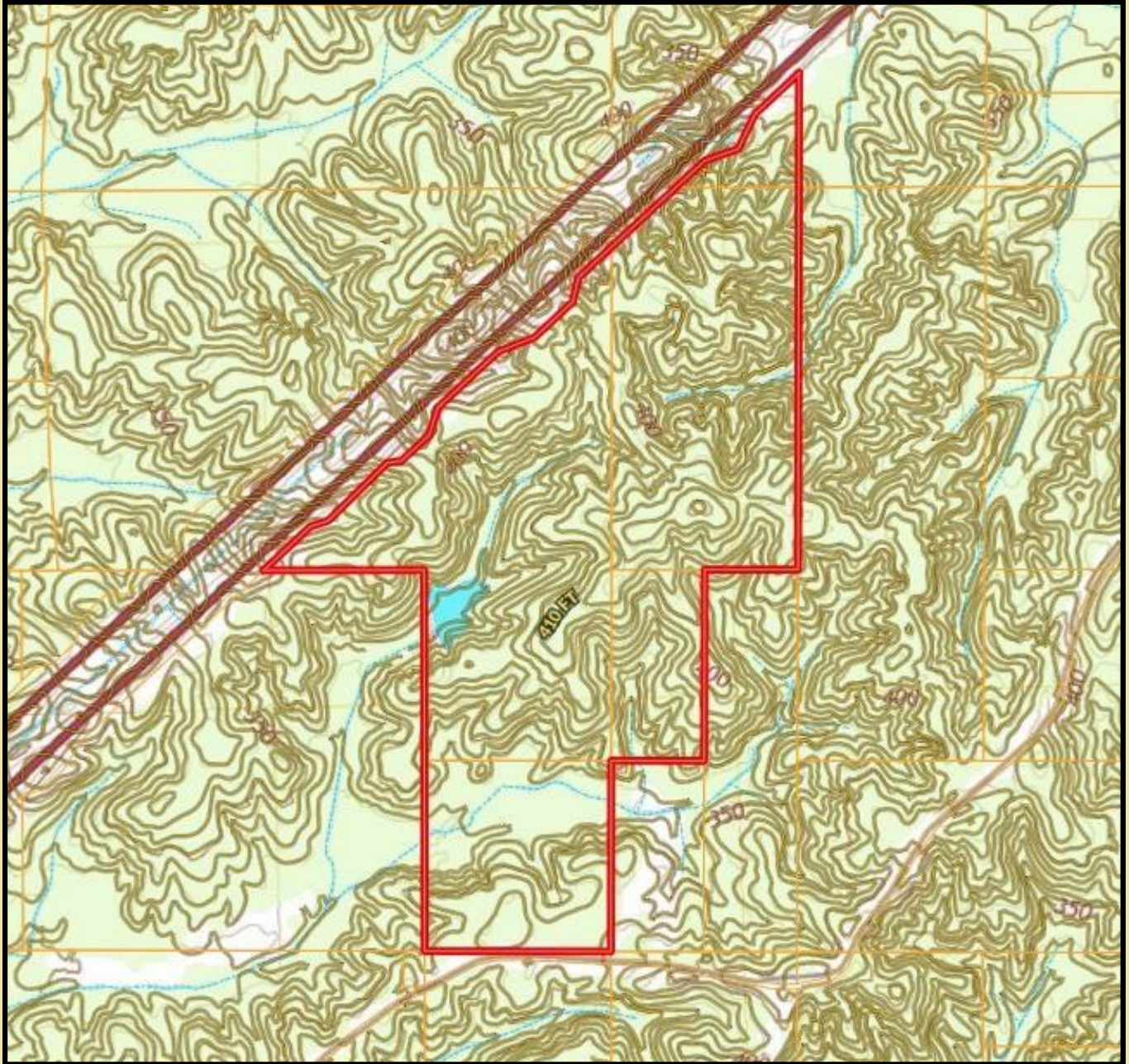
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TOPO MAP



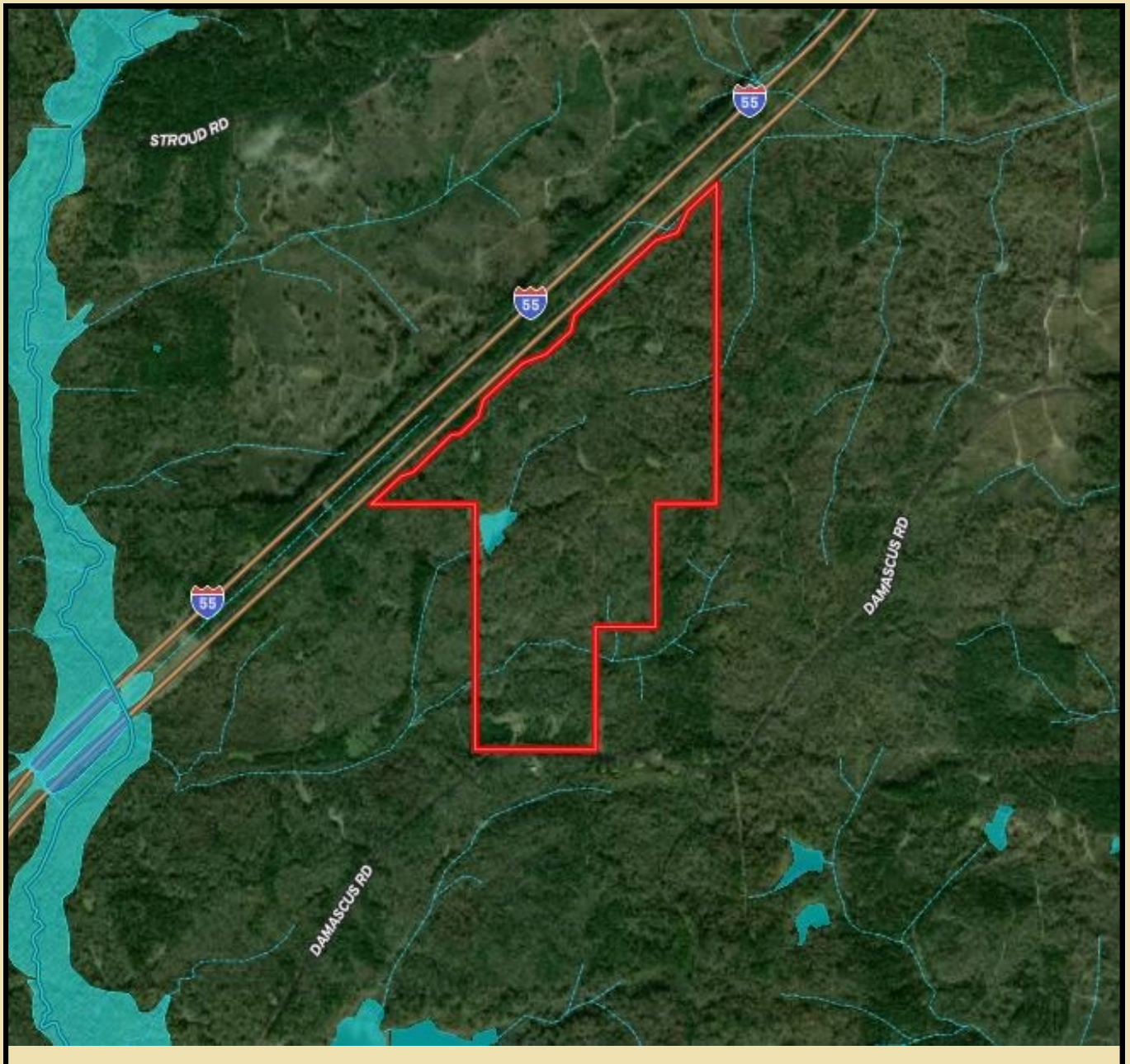
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FLOOD MAP



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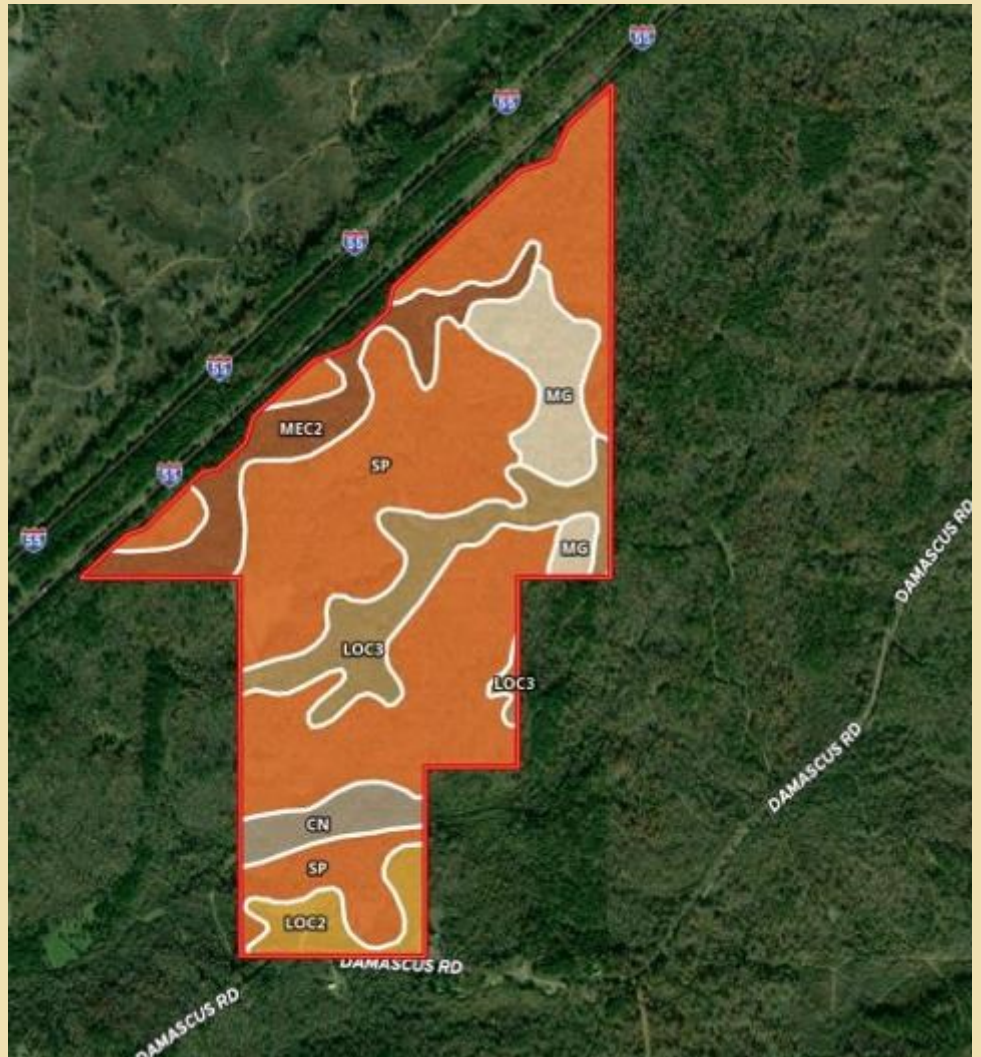
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	27.9	11.13	4e
SP	Smithdale-Providence association, 8 to 45 percent slopes	158.1	63.13	7e
Mg	Memphis-Gullied land complex, 5 to 40 percent slopes	19.6	7.81	6e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	10.9	4.34	4e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	24.8	9.89	3e
Cn	Collins silt loam, occasionally flooded	9.2	3.69	2w
TOTALS		250.4	100%	5.88



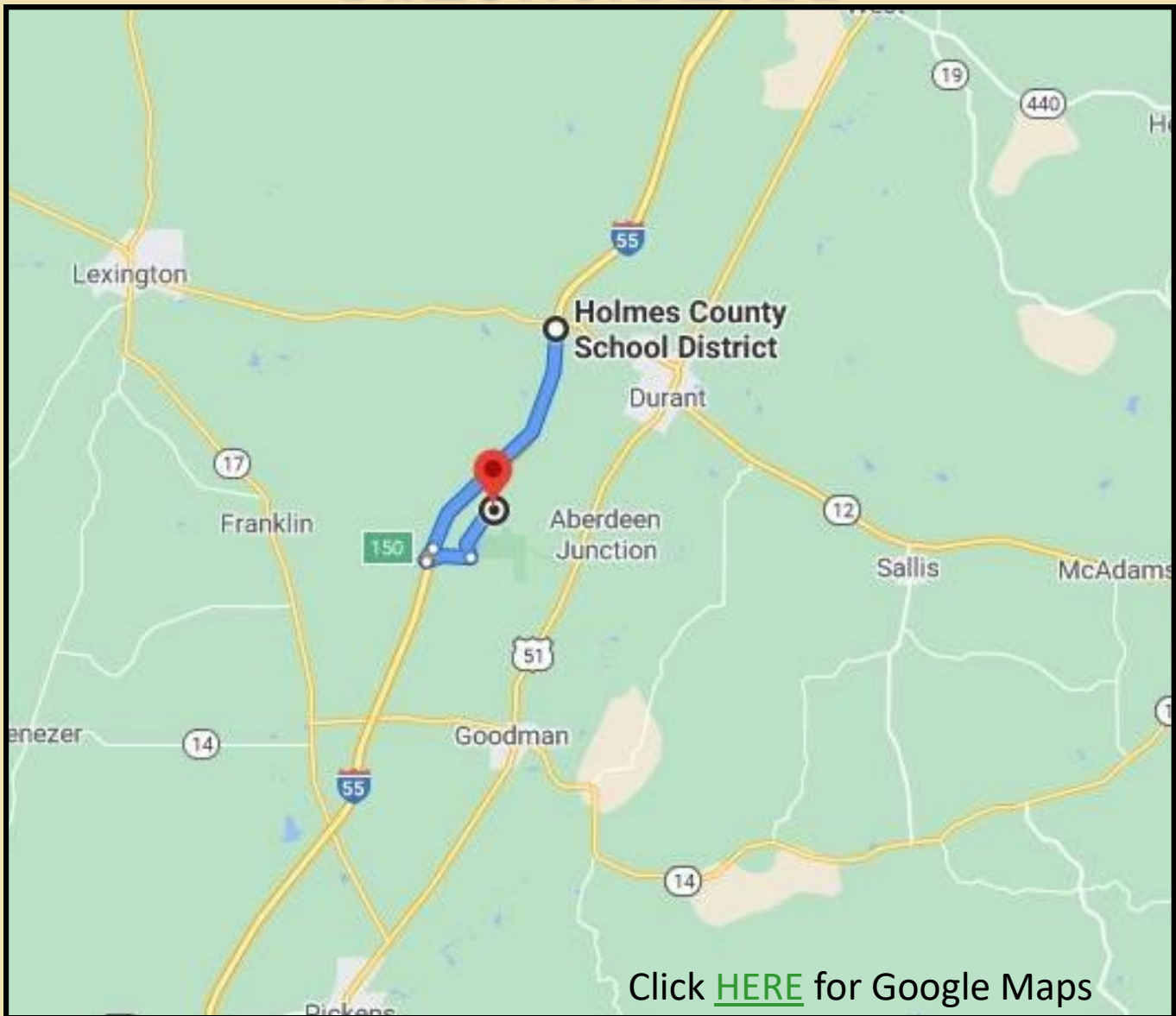
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DIRECTIONAL MAP



Click [HERE](#) for Google Maps

DIRECTIONS FROM INTERSTATE I-55 AND STATE PARK ROAD: Head south on I-55 S and take exit 150 toward State Park and travel for 1.0 miles. Turn left onto Damascus Road and travel for 1.8 miles. The property will be located on your left. Physical Address: 1201 Damascus Rd, Durant, MS 39063



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