

57.01 +/- Acres in Holmes County

Lexington, MS



Timber Investment Opportunity

Currently Enrolled in CRP

Residential and / or Recreational Potential

Hardwood Area and Creek Boarder for Wildlife

\$126,000

Directions: From the intersection of Hwy 17 south of Lexington and Mallory Road, travel east on Mallory Road for 0.8 miles and turn left into the gated entrance. **GPS: 33.1016, -90.0406**



call me today!

SAM SAMPLE, REALTOR®

Sam@TomSmithLand.com

601.898.2772 office | 601.668.5697 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

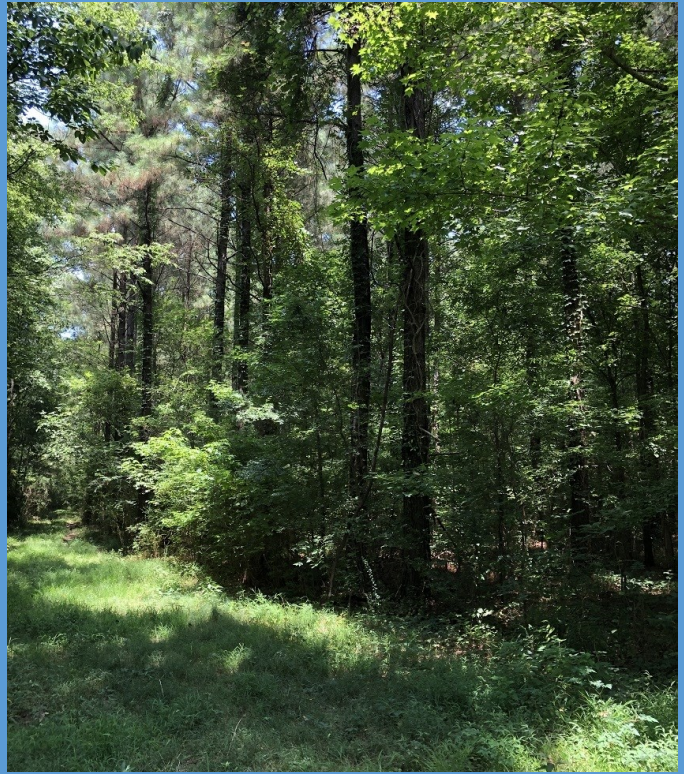
This very nice Holmes County, MS pine timber tract is getting very close to the final harvest. The seller has managed this 57.01+/- acre timber property with the assistance of a registered forester in order to maximize their return. The grass-covered road system goes around the outside of the planted pine timber allowing for easy observation. This road system is a valuable tool in managing the timber stand. The property is currently enrolled in CRP with a projected annual payment of \$3,205. This contract should reduce your holding costs to near zero for the remainder of the contract period. There may be an opportunity to renew this contract...check with the local NRCS office for details. The property has direct access to a public gravel road minimizing any harvest issues associated with harvest and trucking. If hunting is an interest, this property should afford plenty of potential for deer, turkey and other small game. Recreational activities to include hiking, camping, shooting and leisure are all possible. Consider this place if a house site with an abundance of space is desired. To schedule a showing, call Sam Sample today!



SAM SAMPLE, REALTOR®
Sam@TomSmithLand.com
601.898.2772 office | 601.668.5697 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



SAM SAMPLE, REALTOR®
Sam@TomSmithLand.com
601.898.2772 office | 601.668.5697 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

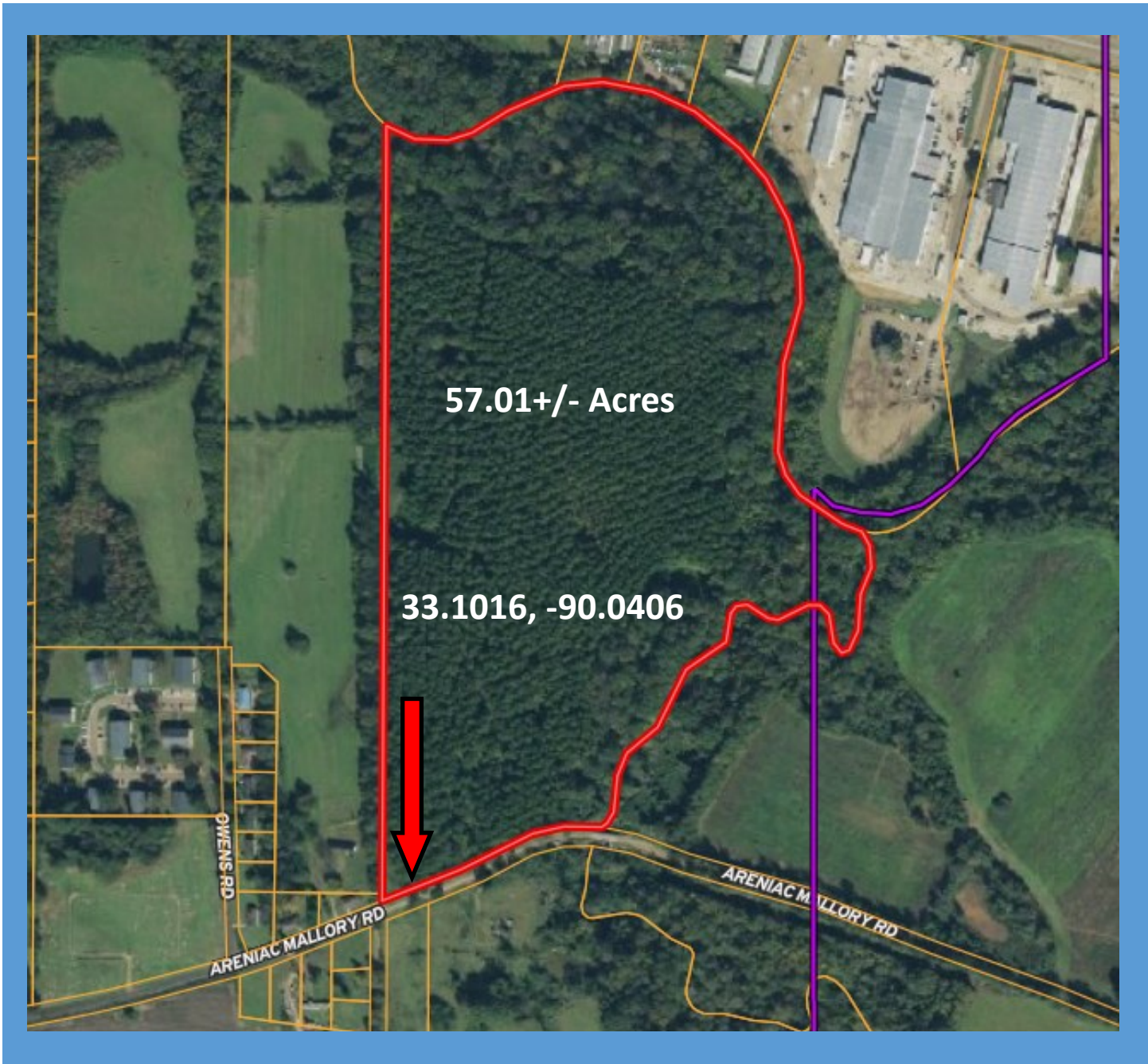


SAM SAMPLE, REALTOR®
Sam@TomSmithLand.com
601.898.2772 office | 601.668.5697 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map



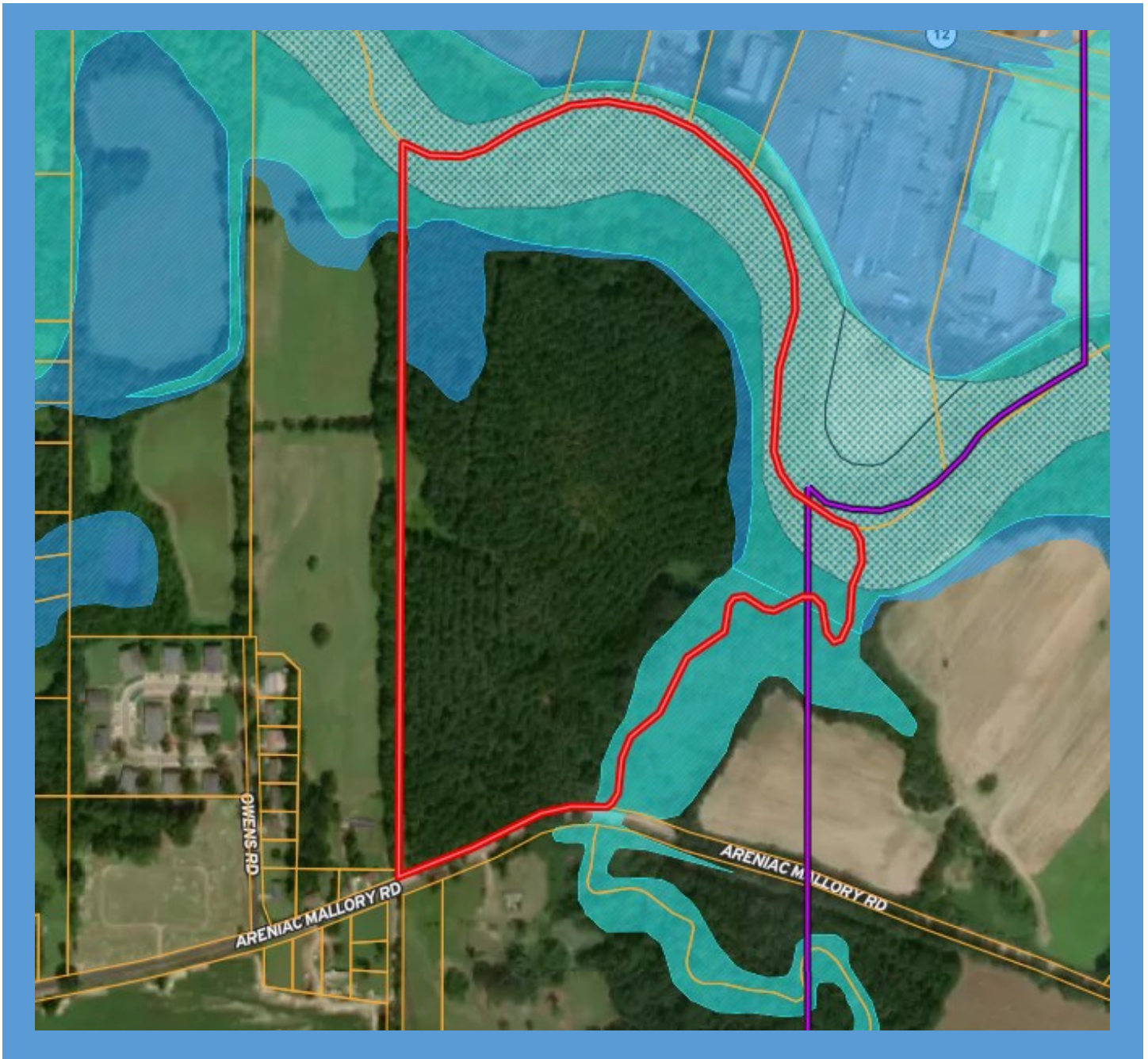
SAM SAMPLE, REALTOR®
Sam@TomSmithLand.com
601.898.2772 office | 601.668.5697 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



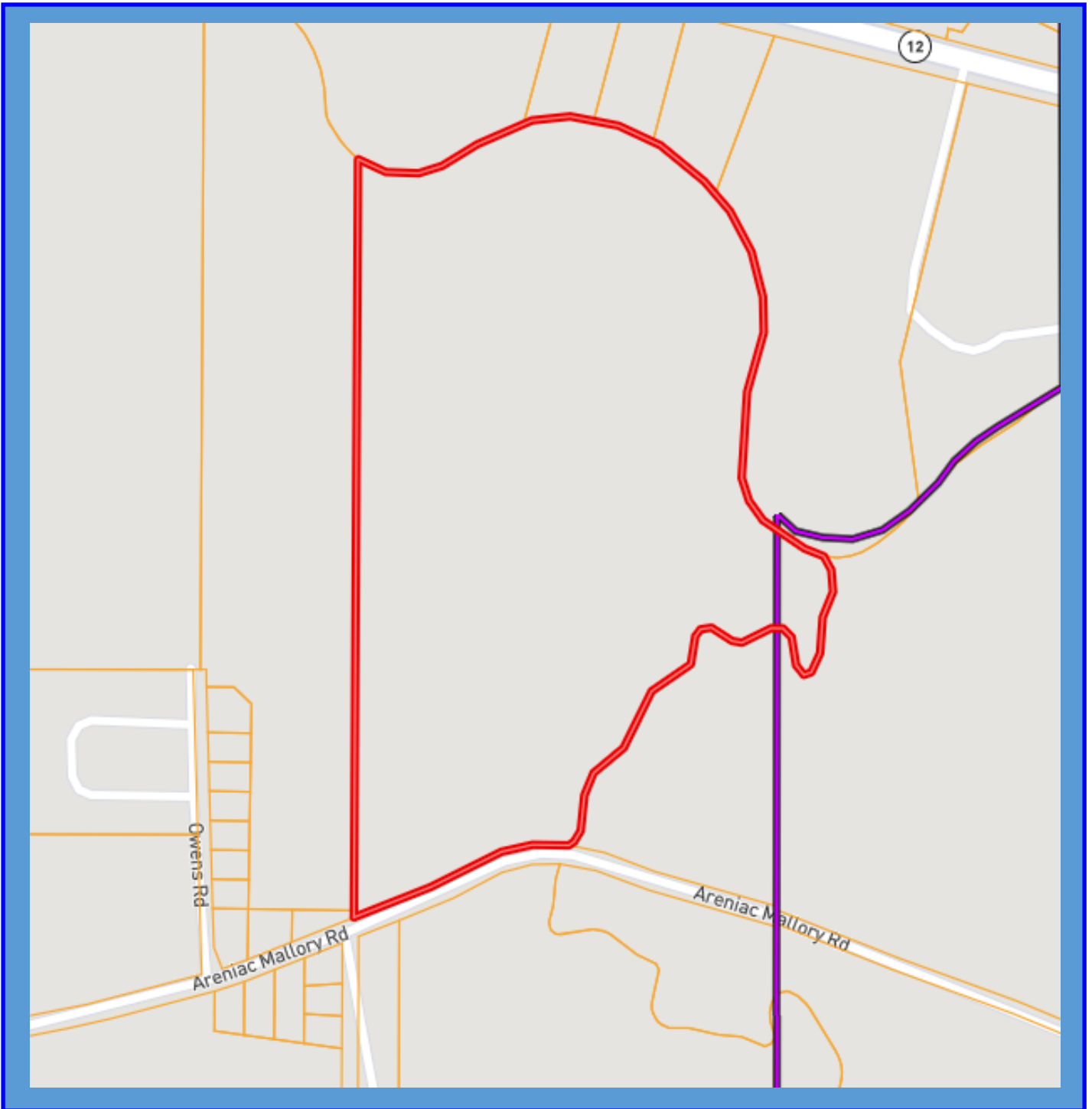
FEMA Floodplain Map



SAM SAMPLE, REALTOR®
Sam@TomSmithLand.com
601.898.2772 office | 601.668.5697 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



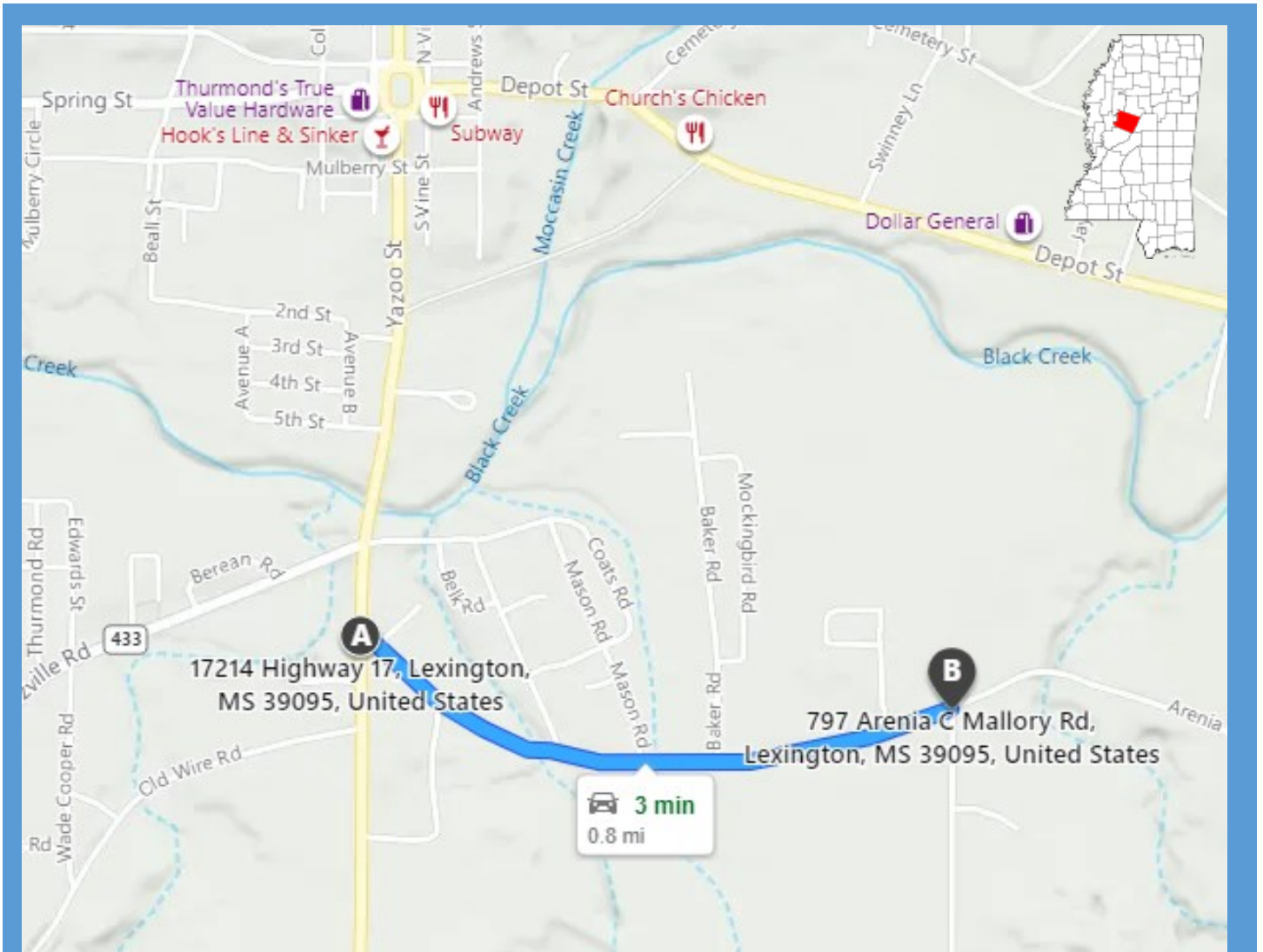
Ownership Map



SAM SAMPLE, REALTOR®
Sam@TomSmithLand.com
601.898.2772 office | 601.668.5697 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directions: From the intersection of Hwy 17 south of Lexington and Mallory Road, travel east on Mallory Road for 0.8 miles and turn left into the gated entrance.

GPS: 33.1016, -90.0406

Directional Map



SAM SAMPLE, REALTOR®
Sam@TomSmithLand.com
601.898.2772 office | 601.668.5697 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.