

742± ACRES
HOLMES COUNTY, MS
\$2,150,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE HOLMES 742

PROPERTY PROFILE

LOCATION:

- Alford-Phelps Lane
Lexington, MS 39095
- Holmes County
- 3± Miles SW of Ebenezer
- 45± Miles N of Madison

COORDINATES:

- 32.965608, -90.125886

PROPERTY USE:

- Deer and Turkey Hunting
- Fishing
- Cabin Sites
- Timber Investment

PROPERTY INFORMATION:

- 742± Total Acres
- Pole Barn and Storage Room
- Utilities On-Site
- Two Ponds
- Managed Pine Timber
- Various Aged Hardwoods
- Rolling Terrain
- Internal Trail System
- Multiple Food Plots
- ¾ Mile Pipeline
- Creek Bottoms

TAX INFORMATION:

- TBD



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ADAM HESTER, ALC

ASSOCIATE BROKER

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOLMES 742

IF YOU'RE SEARCHING FOR A DIVERSE PROPERTY WITH OUTSTANDING DEER AND TURKEY HUNTING OPPORTUNITIES, THE HOLMES 742 IS WORTH CONSIDERING. Situated in southern Holmes County, just southwest of Ebenezer, MS and near the Yazoo County line, this 742± acre tract is roughly 45 minutes north of Madison. With access points from both Alford-Phelps Lane to the north and Helm Road to the south, you'll enjoy the seclusion of these low-traffic county roads.

As you enter from the north, an ideal cabin site overlooks two ponds totaling just over three acres. Power and water are already in place, connected to a pole barn and storage room, making it easy to set up camp or store your gear. An extensive trail system winds through the rolling terrain, leading you through a mix of various aged pine stands, open and closed canopy hardwoods, and creek bottom drainages. This diverse habitat creates the ideal ingredients for thriving wildlife populations, offering prime conditions for both deer and turkey hunting. Whether you choose to maintain a burn rotation, selectively thin pine and hardwood stands for improved browse, or simply enjoy the scenic views, the land provides plenty of management options. A 2024 timber cruise is available upon request for serious buyers.



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MORE ABOUT THE HOLMES 742

Several established food plots are already in place, with multiple sites outfitted with Redneck Blinds and feeders. A pipeline runs near the western boundary for approximately three-quarters of a mile, presenting an excellent opportunity to create additional food plot areas. For deer hunters, the combination of food plots, creek bottoms, transition zones, and thickets allows for outstanding hunting potential. Turkey hunters will find no shortage of activity. The turkey sign and pictures speak for themselves!

With its diverse landscape, habitat offerings, and timber income potential, the Holmes 742 really is a great overall piece to consider.

**Contact Adam Hester for more
information and to schedule a viewing.**



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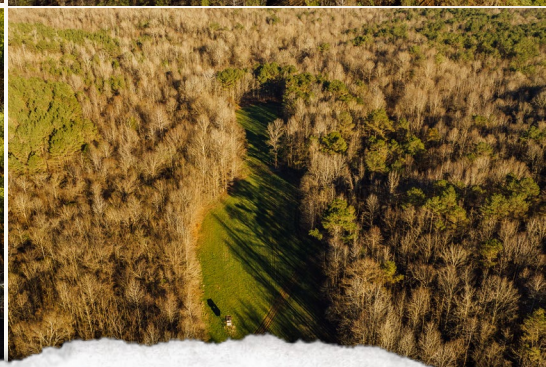
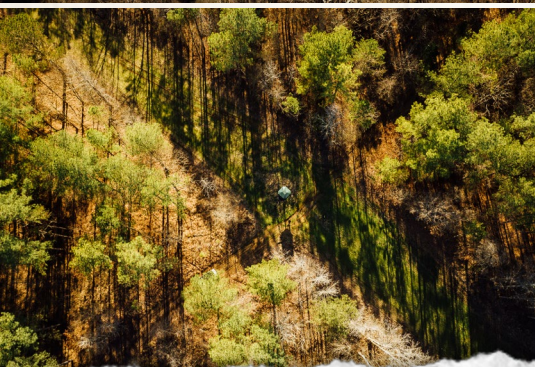
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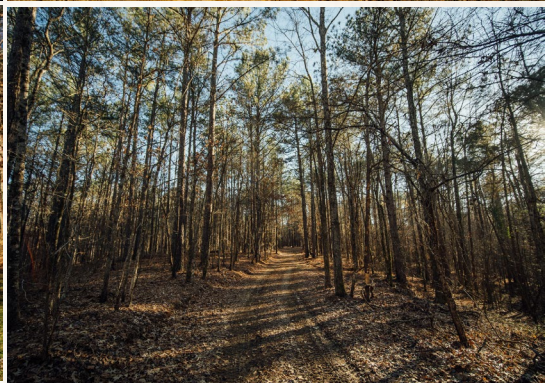
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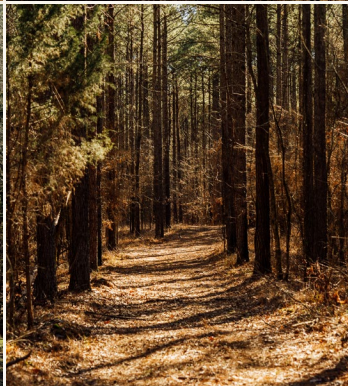
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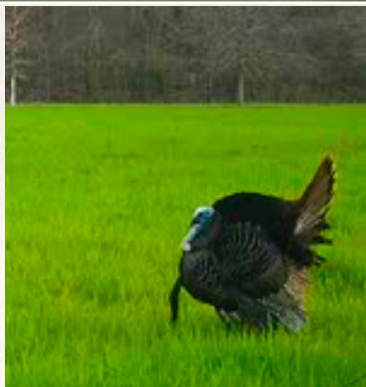
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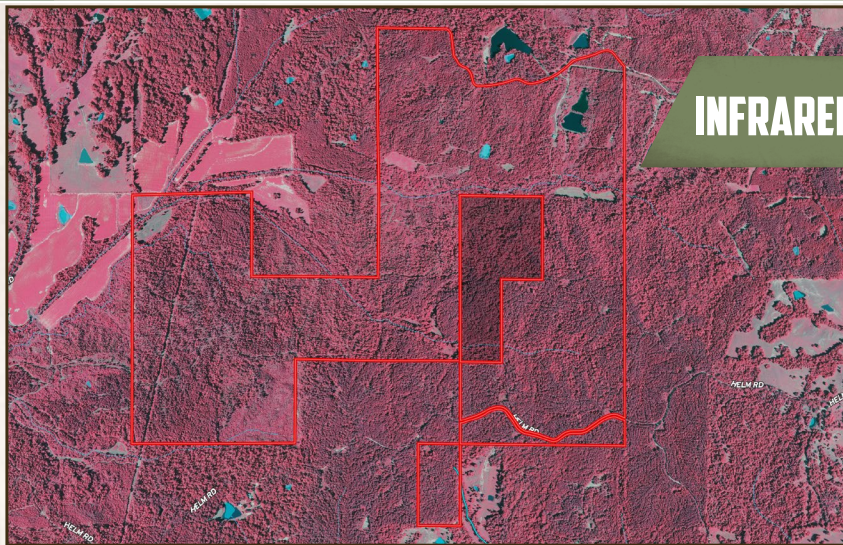
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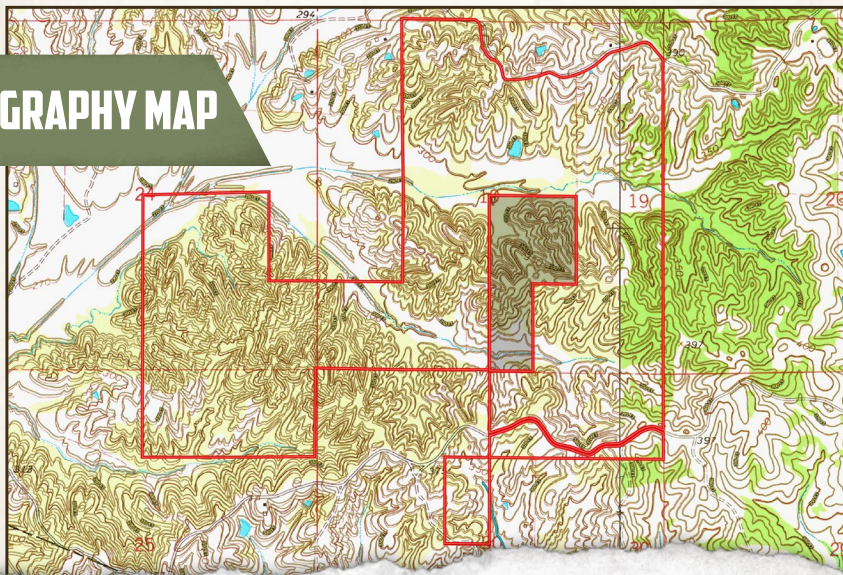
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INFRARED MAP



TOPOGRAPHY MAP



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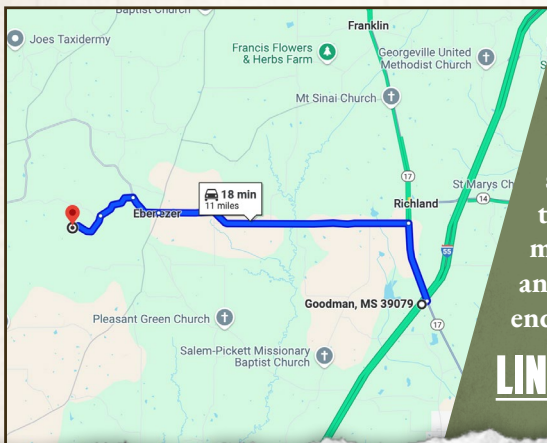
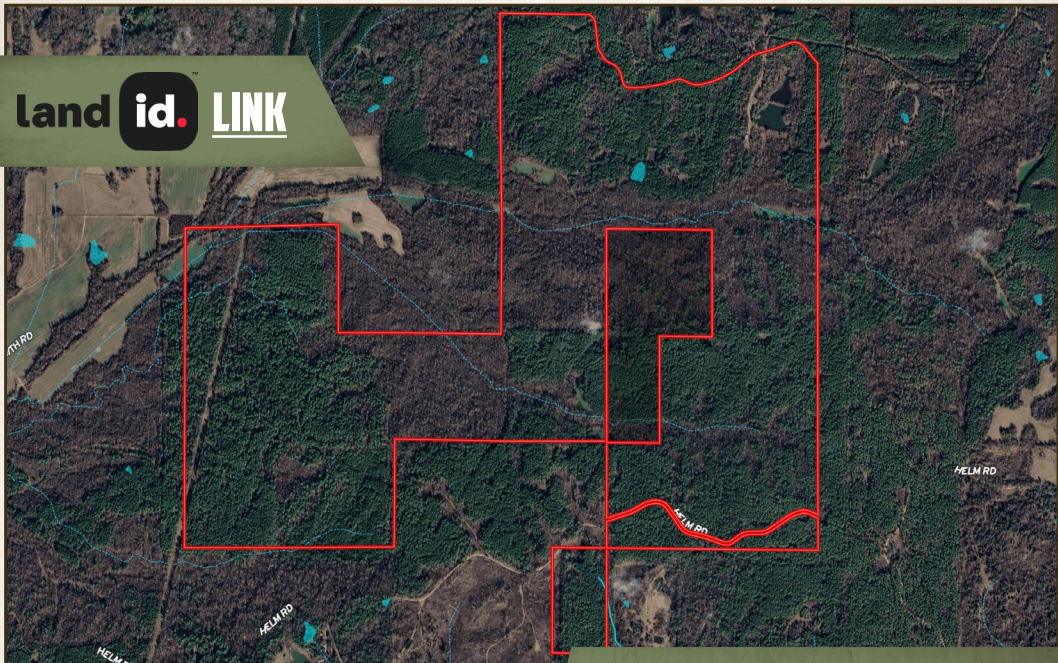
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land id. **LINK**



Directions From I-55, Exit 144 near Pickens, MS: Take the exit and drive 1.9 miles north on MS-17. Turn left onto MS-14W and continue 6.2 miles to the four way stop in Ebenezer. Continue straight onto MS-433S for 0.8 miles, then turn left onto Jefferson Road. In 1 mile, turn left onto Alford-Phelps Road and proceed 1 mile where you will dead-end into the property.

LINK TO GOOGLE MAP DIRECTIONS



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