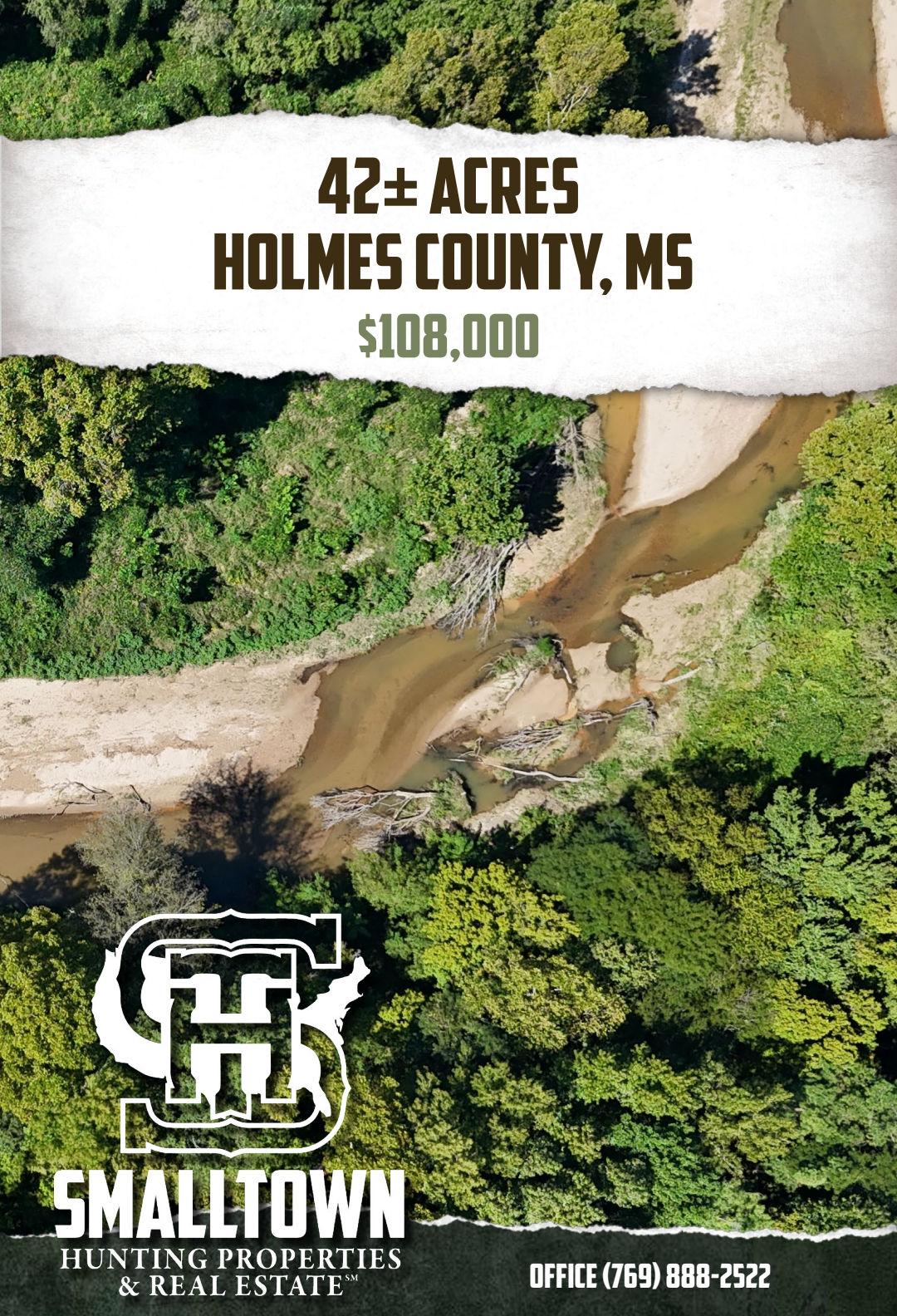




**42± ACRES**  
**HOLMES COUNTY, MS**  
**\$108,000**



**SMALLTOWN**  
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**OFFICE (769) 888-2522**



# THE HOLMES 42

## PROPERTY PROFILE

### LOCATION:

- Tchula, MS 39169
- Holmes County
- 28± Miles South of Greenwood
- 58± Miles North of Madison

### COORDINATES:

- 33.172160, -90.173192

### PROPERTY INFORMATION:

- 42± Total Acres
- Mature Mixed Hardwoods
- Fannegusha Creek Access
- Potential Food Plots
- Excellent Road System
- Utilities Available

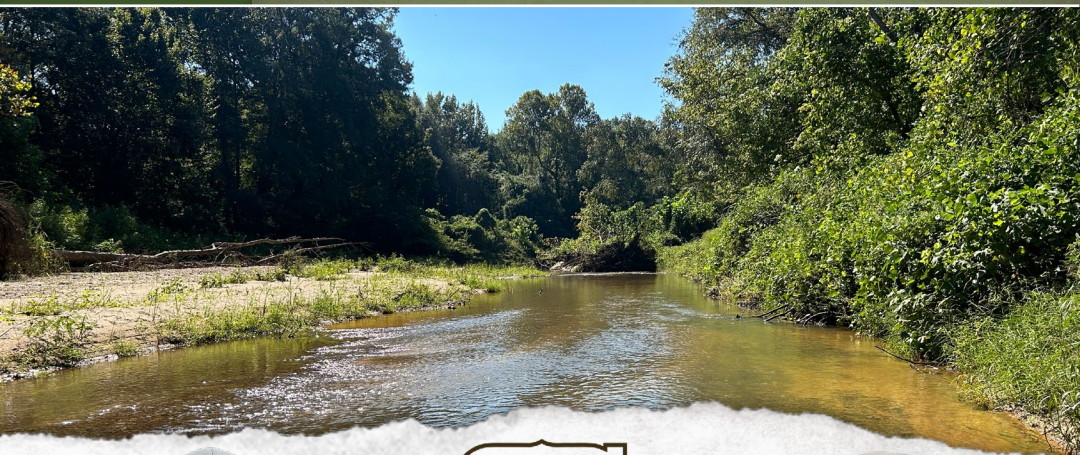
### PROPERTY USE:

- Recreational
- Timber Investment
- Potential Cabin/Home Site

### TAX INFORMATION:

Total Taxes: \$209.63 for 2024

- Parcel 101100304: \$131.52
- Parcel 101100306: \$78.11



**WILSON BRITT** | LAND SPECIALIST  
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**BARRY HOLT** | LAND SPECIALIST  
C: 601-613-2288 | barry@smalltownproperties.com

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*Information is believed to be accurate, but not guaranteed.*



# WELCOME TO THE HOLMES 42

**JUST INSIDE THE FOOTHILLS OF HOLMES COUNTY, MISSISSIPPI LIES AN UNDEVELOPED, DIVERSE TRACT...THE HOLMES 42!** This is a diverse property with great potential.

The 42± acre property is situated two miles from the Delta; mature whitetail deer and turkeys are seasonally abundant in the area. The thickness of the established hardwoods is an ideal place for deer bedding and turkey roosting. Open fields exist which can be converted into flood plots. The east end of the property falls into the Fannegush Creek bottom, allowing a great water source.

Utilities are available for a potential cabin site. An excellent road system traverses the property, and its rolling topography allows for easy riding or walking. This diverse property is the blank canvas you have been waiting for!

**Contact Wilson Britt or Barry Holt for a private showing today!**



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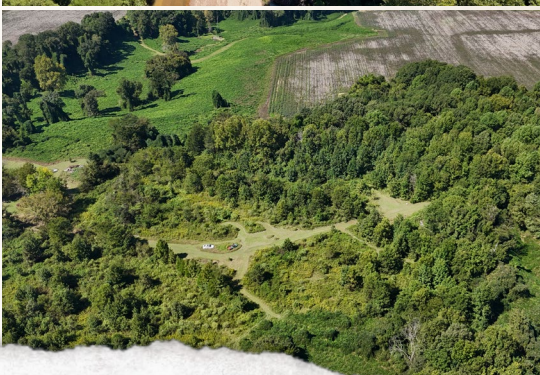
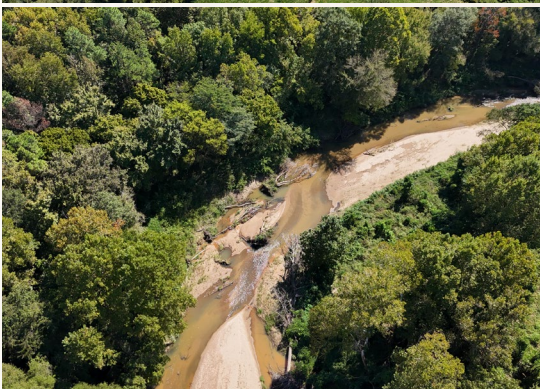
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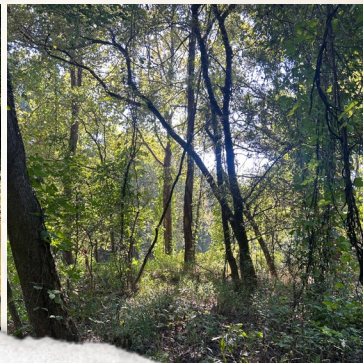
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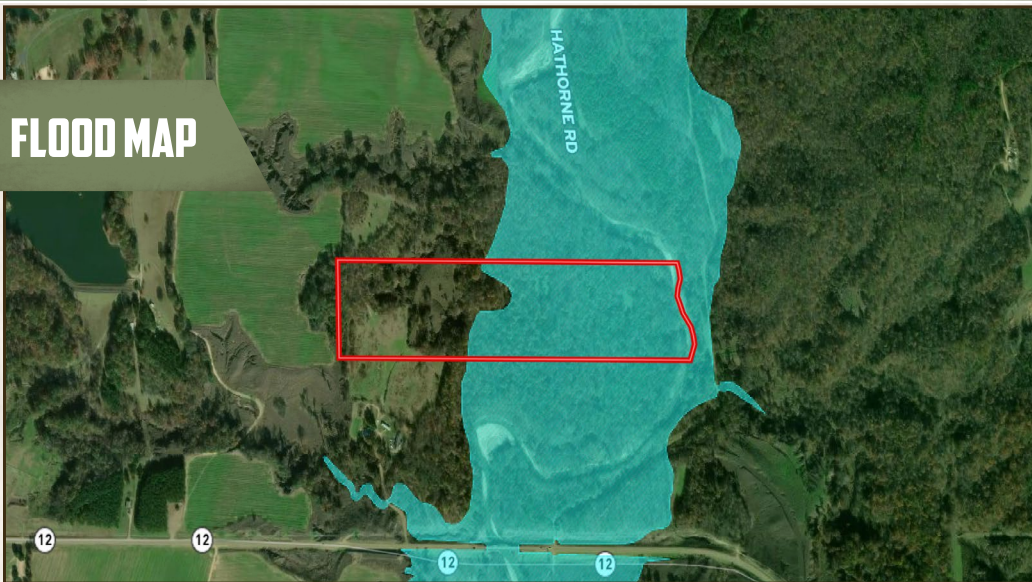
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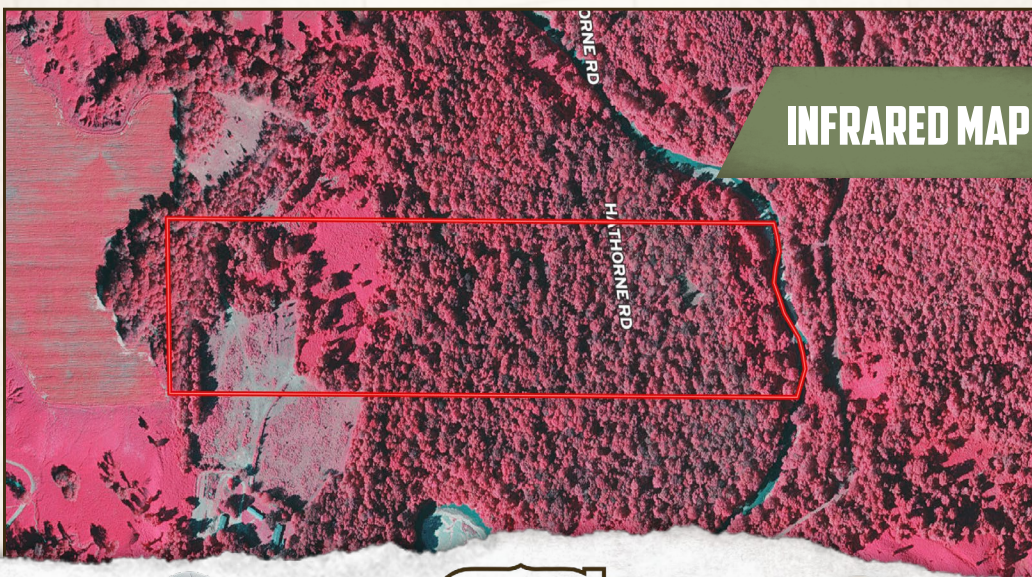
42± ACRES

HOLMES COUNTY, MISSISSIPPI

## FLOOD MAP



## INFRARED MAP



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42± ACRES

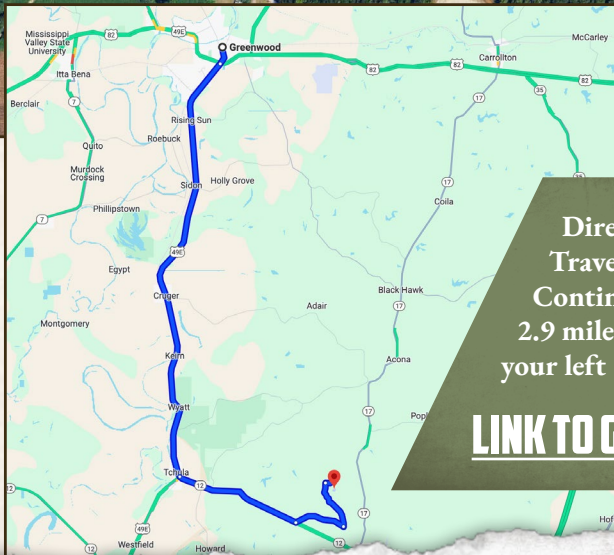
HOLMES COUNTY, MISSISSIPPI

land id. LINK



HATHORNE RD

HATHORNE RD



Directions from Greenwood, MS:  
Travel 23.9 miles south on US-49E.  
Continue straight onto MS-12 E for  
2.9 miles and the property is .2 miles on  
your left

[LINK TO GOOGLE MAP DIRECTIONS](#)



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