



MLS Client View

LAND MLS #: [296846](#)
0 SAND HILL RD
LEXINGTON MS 39095
Subdivision:
Type: Hunting

Elem Sch: Lexington Elementary
High Sch:

Status: **Active** LP: **\$380,000**
County: Holmes
Zoning:
Current Use:
Possible Use:
List Type: Exclusive Right to Sell

Middle Sch:
Other Sch:

Legal Description:

Directions: From Highway 12 turn north on Sand Hill Road for miles. Property on left or west side of road.



General Property Information:

Acres: 200.00 **Price/Acre:** 1,900.00 **Acres Tillable:** 5.00 **Legally Subdiv:** Yes **Mineral Rights:**
Lot Dim: **Acres Wooded:** 195.00 **Divisible:** No **Irrigated:**
Lot SqFt: **Acres Pasture:** **Easements:** **Maint Fee:**
Lot Desc: Hunting/Fishing, Level, Hilly **Number Lots:** **Location:** Rural
Flood Ins: Unknown

Features

PRICE INCLUDES **Land, Other Buildings** UTILITIES **Electric, Telephone** UTILITY/TELEPHONE **AT&T, Bell**
DOCUMENTS **Aerial Survey, Brochure, Drawings, Legal Description,** **Available** **South**
Photographs
WATERFRONT **Frontage, Stream, Creek** WATER **Public Water**
ROAD FRONTAGE **County Road, Paved** SEWER **Other**
IMPROVEMENTS **None** RESTRICTIONS **None**
FENCE **Partial** COMMUNITY AMENITIES **None**
BUILDINGS **Pole Barn, Storage Shed**

Farm Home Information

Total Rooms: **Beds:** **Baths:** / **Fireplaces:**
Stories: **Year Built:** **Garage Cap:**
Sq Ft (living area): /

Taxes & Financing

Leasehold Fee: **Lse Fee Incr:** **Home Owners Assoc:** **Parcel ID:**
Terms: Cash, Federal Land Bank **HOA Fee / Due:** / **Tax Amt:** **Tax Year:**
HOA Fee Includes: **Exclusion:** No **Sold Price:**

Comments

This property has frontage on a beautiful section of Black Creek in Central Holmes county. With the hills on the east and the flats of the creek on the west it has phenomenal trophy whitetail and turkey hunting. 44 acres of the property has 23 year old pine plantation that was field planted is ready to be thinned. The remaining balance of the property is in natural timber that is heavy to hardwoods and was cut for the last time about 25 years ago. A great road and trail system easily traverses the property with metal bridges in several locations over small creeks. The food plots are already established with large box stands and and acorn producing saw-tooth oaks that have been planted in strategic locations around them. The property has approximately 850 feet of road frontage on a public paved road with water and electric already wired to the trailer, barn and the storage container on site. This tract is priced to sell and a must see so call today to set up a showing.



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