Turn-Key Hunting Estate

500± Acres

Holmes County, MS



$2,100,000





Tom Smith Land and Homes

Expect More. Get More.

TOM SMITH
ALC®, BROKER
Office: 601.898.2772
Cell: 601.454.9397
Tom@TomSmithLand.com

Call The Land Man Today!

2011-2026 BEST BROKERAGES

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Property Information

Location:

- Lexington, MS 39095

Coordinates:

- 33.1434, -90.12895

Property Use:

- Residential
- Recreational
- Hunting
- Timber

Property Highlights

Land & Wildlife

- 500± Acres
- 5,000± Sawtooth Oak Trees Planted Over 20± Years
- 400± Acres of Mature Timber
- Gated & Secured Entrance
- Over Half a Mile of Privacy Fencing
- 10 Large, Established Food Plots
  - Each with Shooting Houses
- Internal Road System
- Culverts & Bridges
- Two Creeks
- 9 Total Ponds
  - 4 Stocked Ponds
- Professionally Managed for Deer & Turkey over 25± Years

Main Lodge

- 3BR/2BA
- 2,100± Sq Ft
- Full Kitchen
- Wood Burning Fireplace
- Covered Front Porch
- Large Deck with Built-In Firepit

Workshop

- 75'x75' Insulated Building
- Outdoor Kitchen
- ATV Storage
- Automated Skinning Rack with Drains

Caretaker's Home

- 2,900± Sq Ft
- 3BR/2BA

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The Property

500± Acres

Have you ever dreamed of what one of the finest properties in the Southeast would look like? Well, now you can see for yourself! This 500± acre tract, located just five minutes from Lexington, MS, is waiting for you and your family. The property offers complete privacy, with over half a mile of fencing and a gated, secured entrance. As you enter, you'll be welcomed by a stunning quarter-mile drive through rolling pastures and towering timber, passing three ponds on the way to your very own lodge. There, you'll find a beautiful 2,100 sq. ft., 3-bedroom, 2-bathroom home featuring a professional kitchen, living room, family room with wood-burning fireplace, laundry room, covered front porch, and a large deck with a built-in firepit. Behind the lodge is a 75' x 75' insulated barn/workshop and man cave, complete with an outdoor kitchen, automated skinning rack with drains, and plenty of storage for your ATVs. Also on the property is a recently updated 2,900± sq. ft., 3-bedroom, 2-bathroom home for a caretaker. The land itself is incredible, featuring 10 large, established food plots with shooting houses, all connected by an outstanding internal road system with culverts and bridges for full access. Two beautiful creeks run through the property, providing all the washed gravel you could ever need. Summer food plots are planted and thriving, attracting deer, while fruit trees have been strategically planted around high-traffic feeding areas. Over the past 20+ years, more than 5,000 sawtooth oak trees have also been planted. This tract has 400± acres of mature timber with 80% of it being hardwood. There are also approximately 75± acres of beautiful rolling fields and pastures that produce 100, 5ft round hay bales per cutting. This would make outstanding pastures if you wanted to add cattle or horses. The property includes nine watering holes (ponds) throughout the woods to ensure wildlife hydration. Game management here is second to none. It has been professionally maintained for over 25 years for both whitetail deer and turkey. In fact, a Mississippi state record buck was recently harvested on the property. The owners have spared no expense in developing this tract into one of Mississippi's premier recreational hunting retreats. And when you're ready to relax after a day in the woods, grab a rod and reel in a trophy bass from one of the four stocked fishing ponds. This property is as good as you are going to find in Mississippi. Call Tom today to schedule your private viewing of this remarkable retreat! ** Qualified Buyers Only **

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Property Also Includes:

All furnishings in both homes, the shop and tools, all of the following equipment:

- Two Discs
- Sub Grader
- 7 Row Planter
- Gas and Deisel Fuel Tanks (250 gal tanks)
- Roller/Packer
- Log Splitter
- 12 Ft Trailer
- Aerator
- Air Compressor
- Four Refrigerators
- Commercial Ice Machine
- 16 Ft Bass Boat with 40 hp Mariner Outboard Motor
- Road Grader
- Hopper with Wheels
- Toolbox with Tools
- New John Deere 65 HP Tractor
- Two Bush Hogs
- 7 Ft Side Arm Bush Hog
- Box Blade

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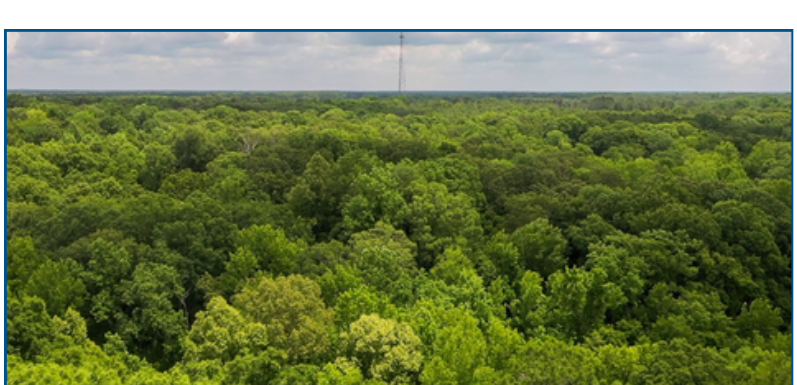
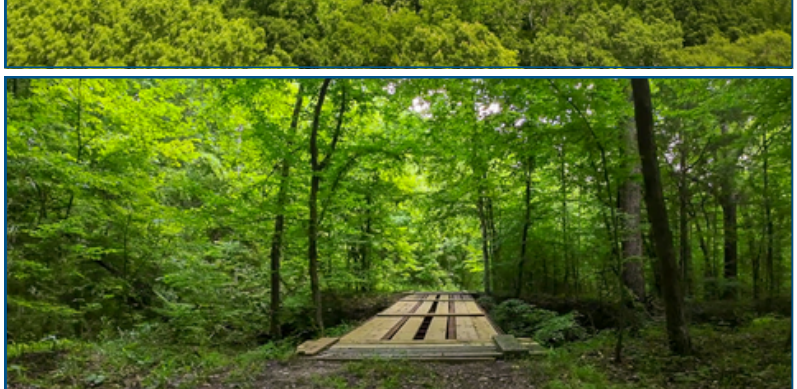
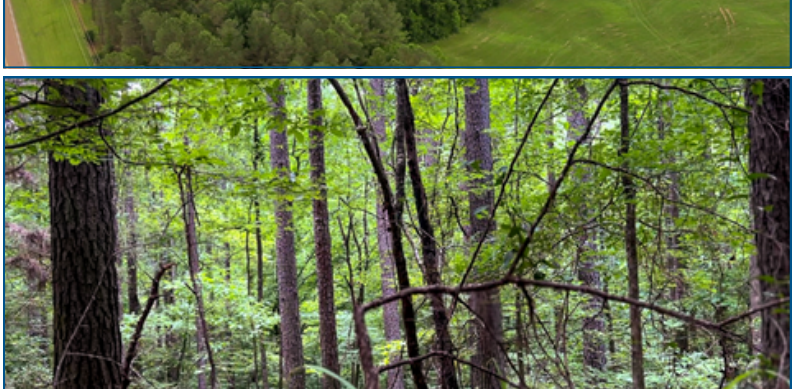
CLICK HERE FOR PROPERTY VIDEO

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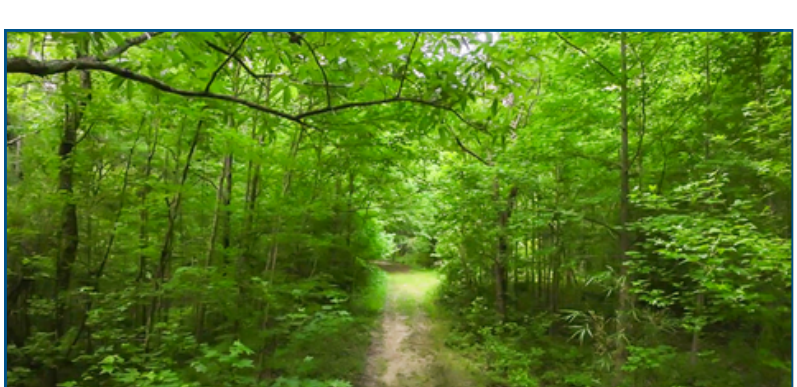
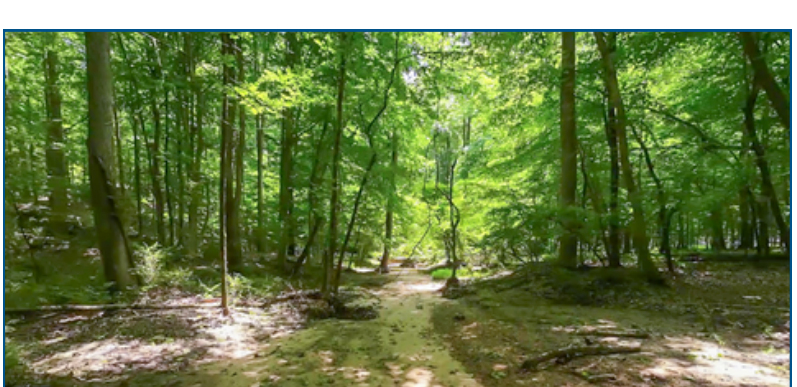
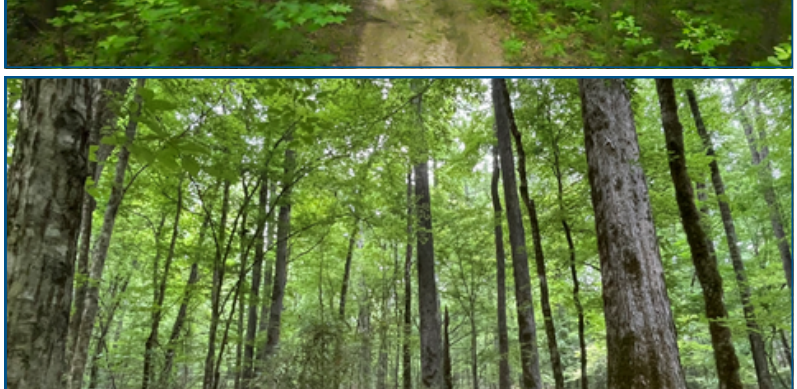



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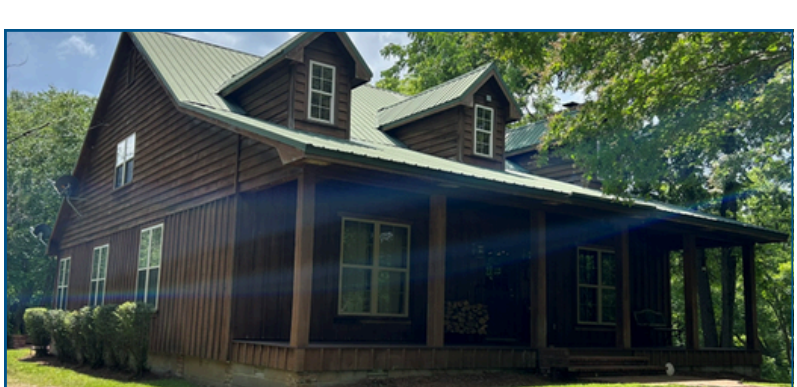
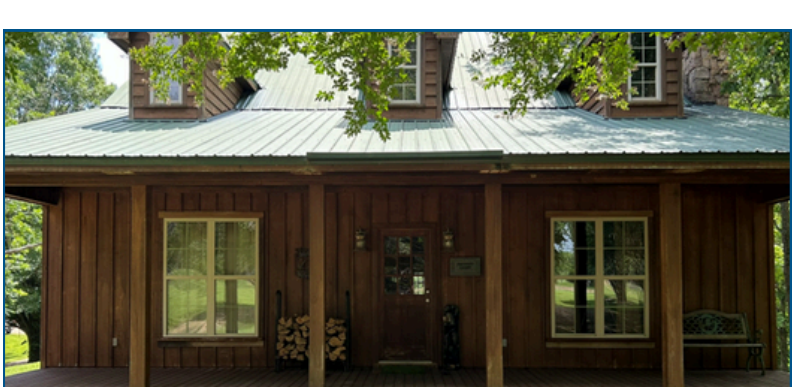
Main Lodge





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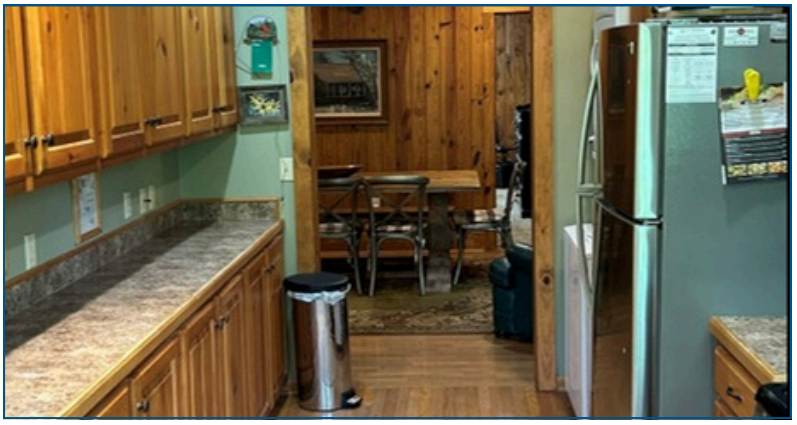



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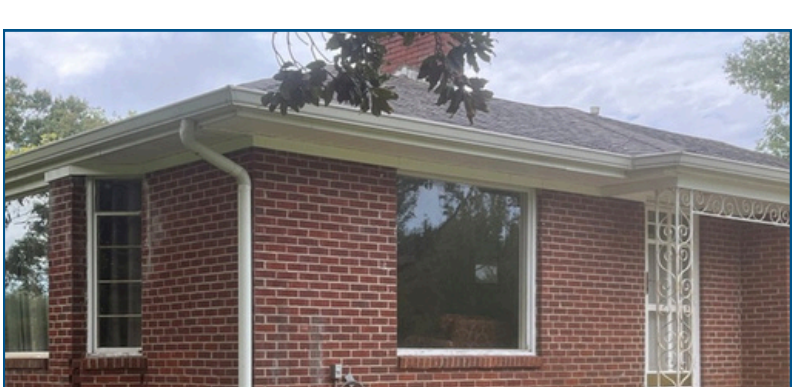
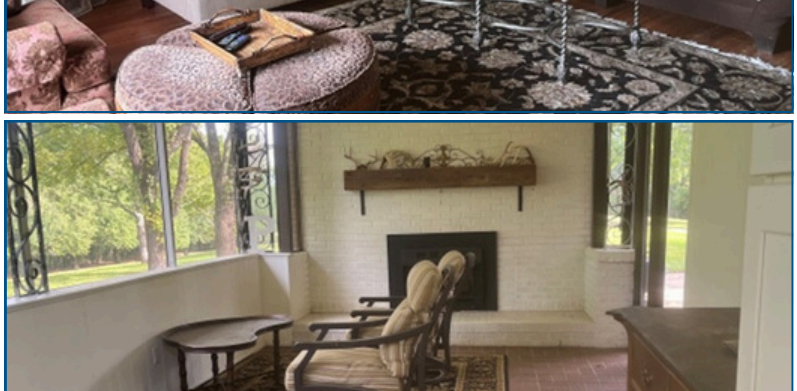
Caretaker's Home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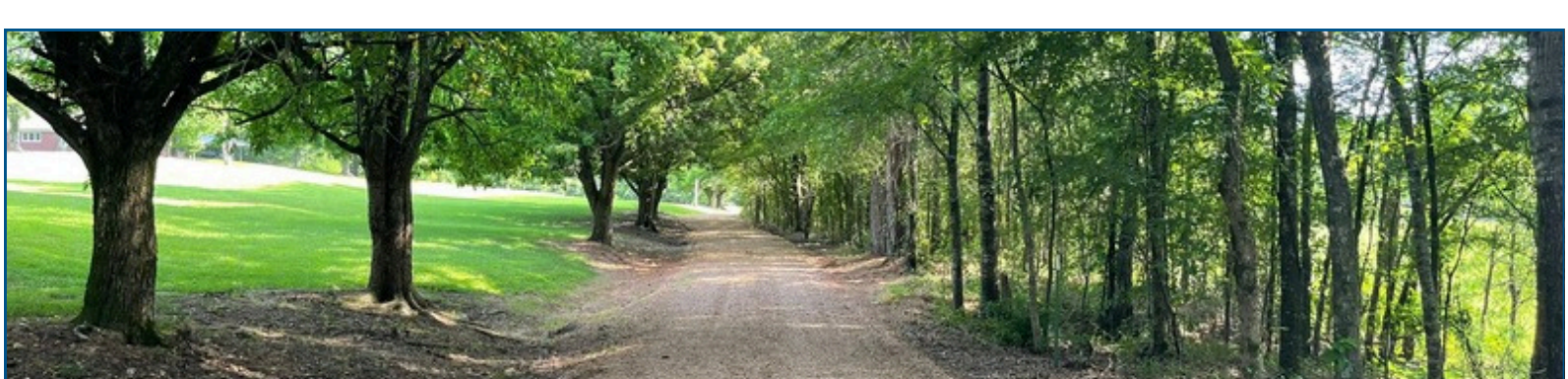









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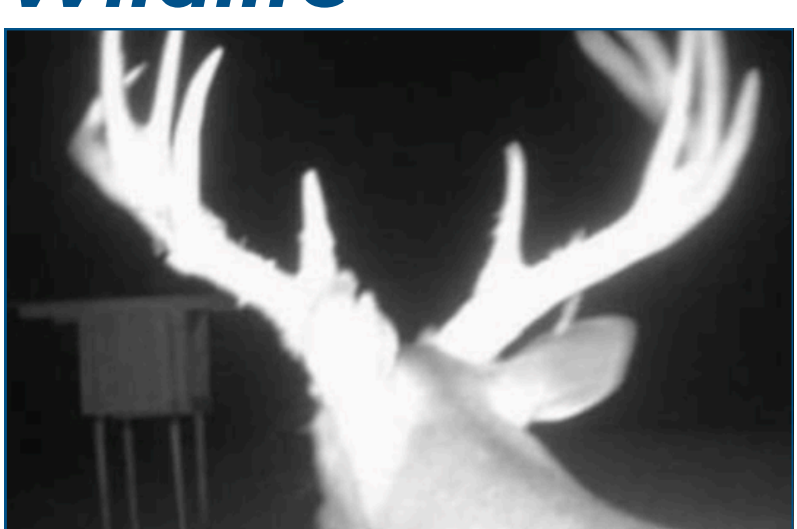
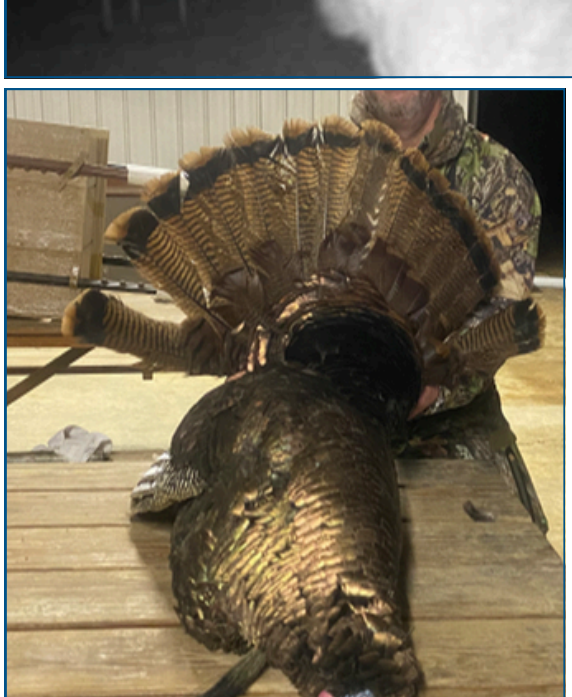
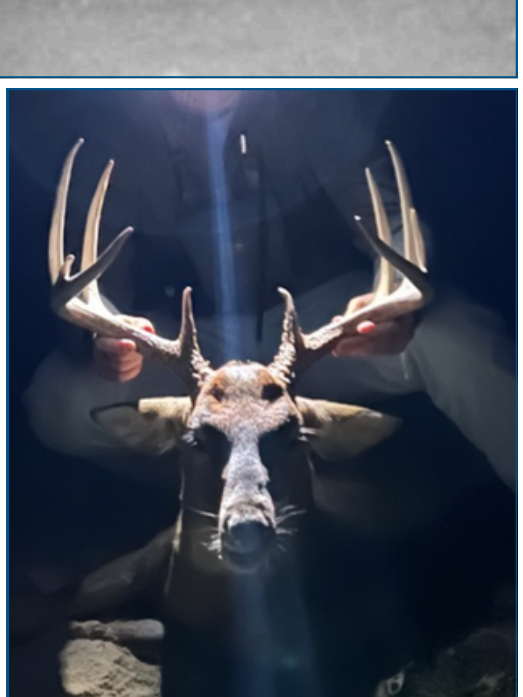
Wildlife











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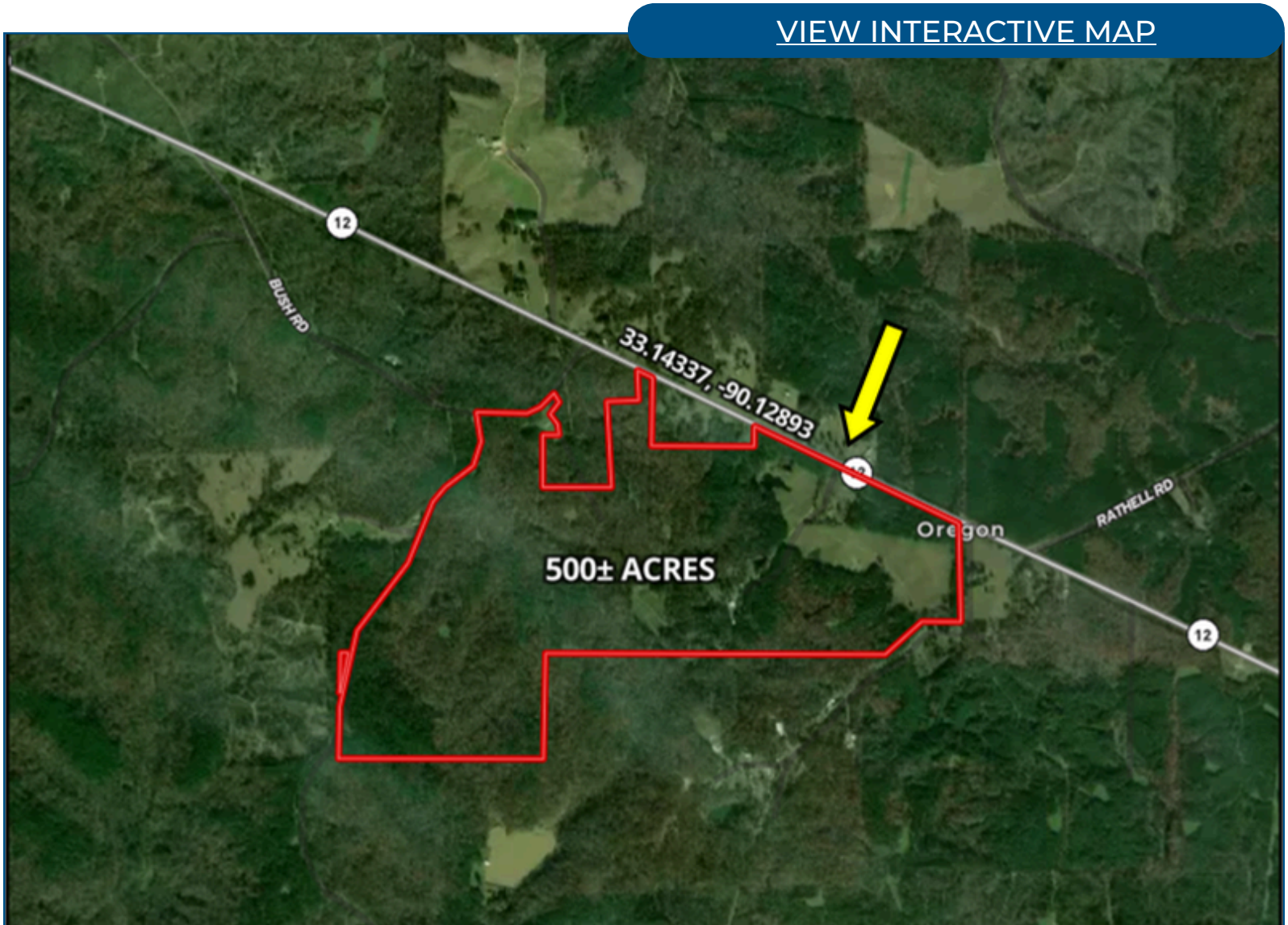
Aerial Map

VIEW INTERACTIVE MAP



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Ownership Map

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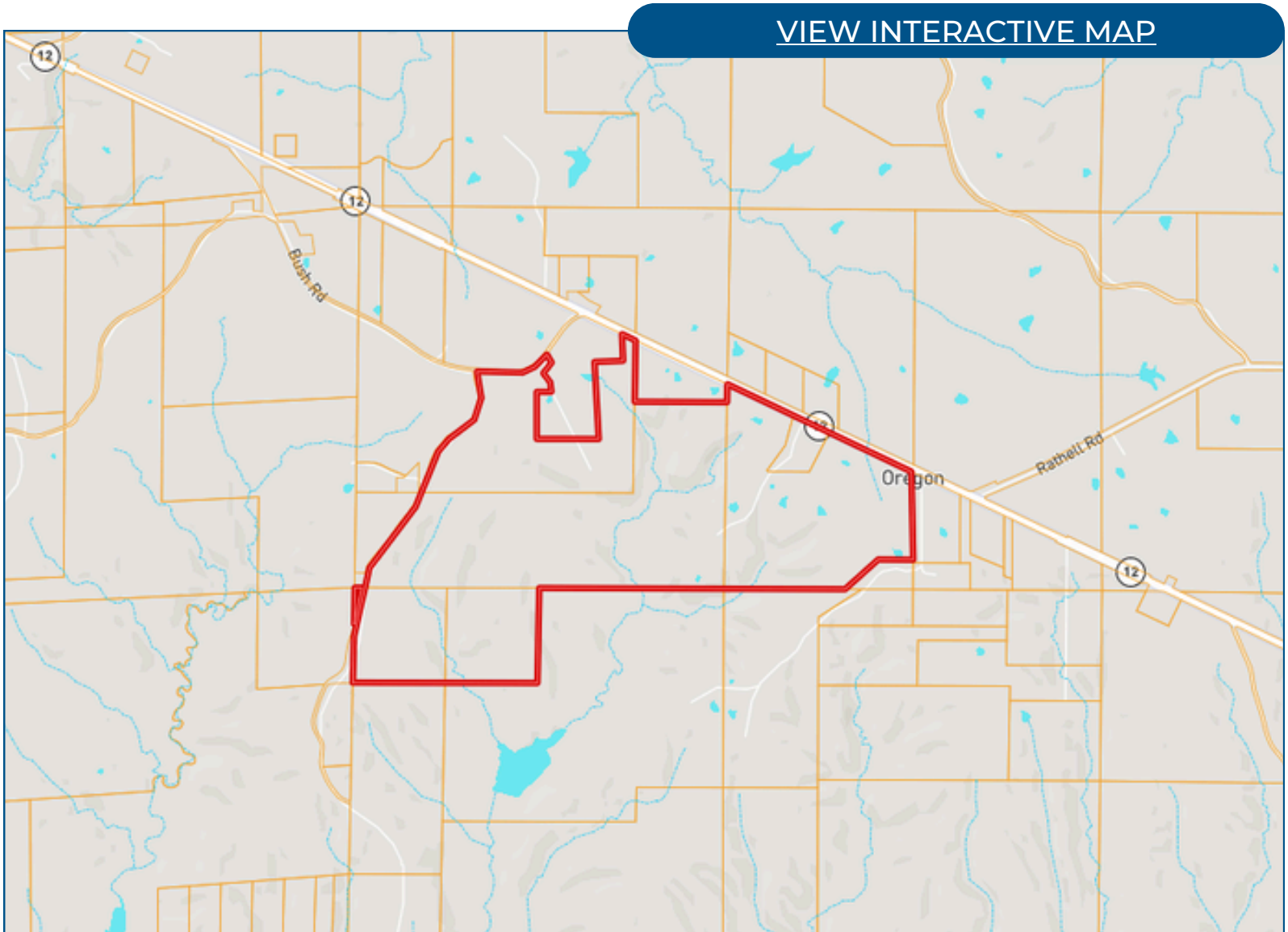

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Topo Map

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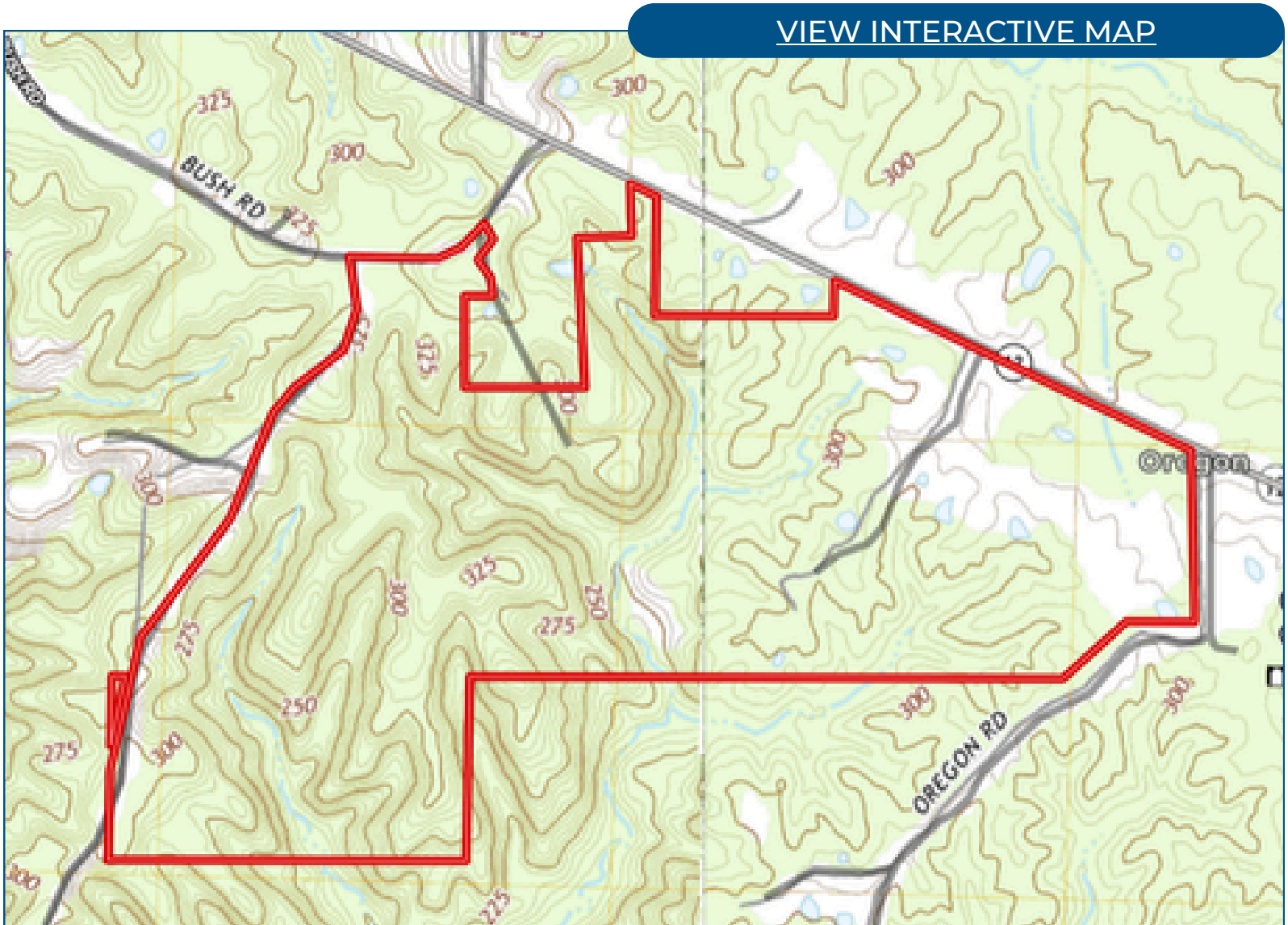

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Directional Map

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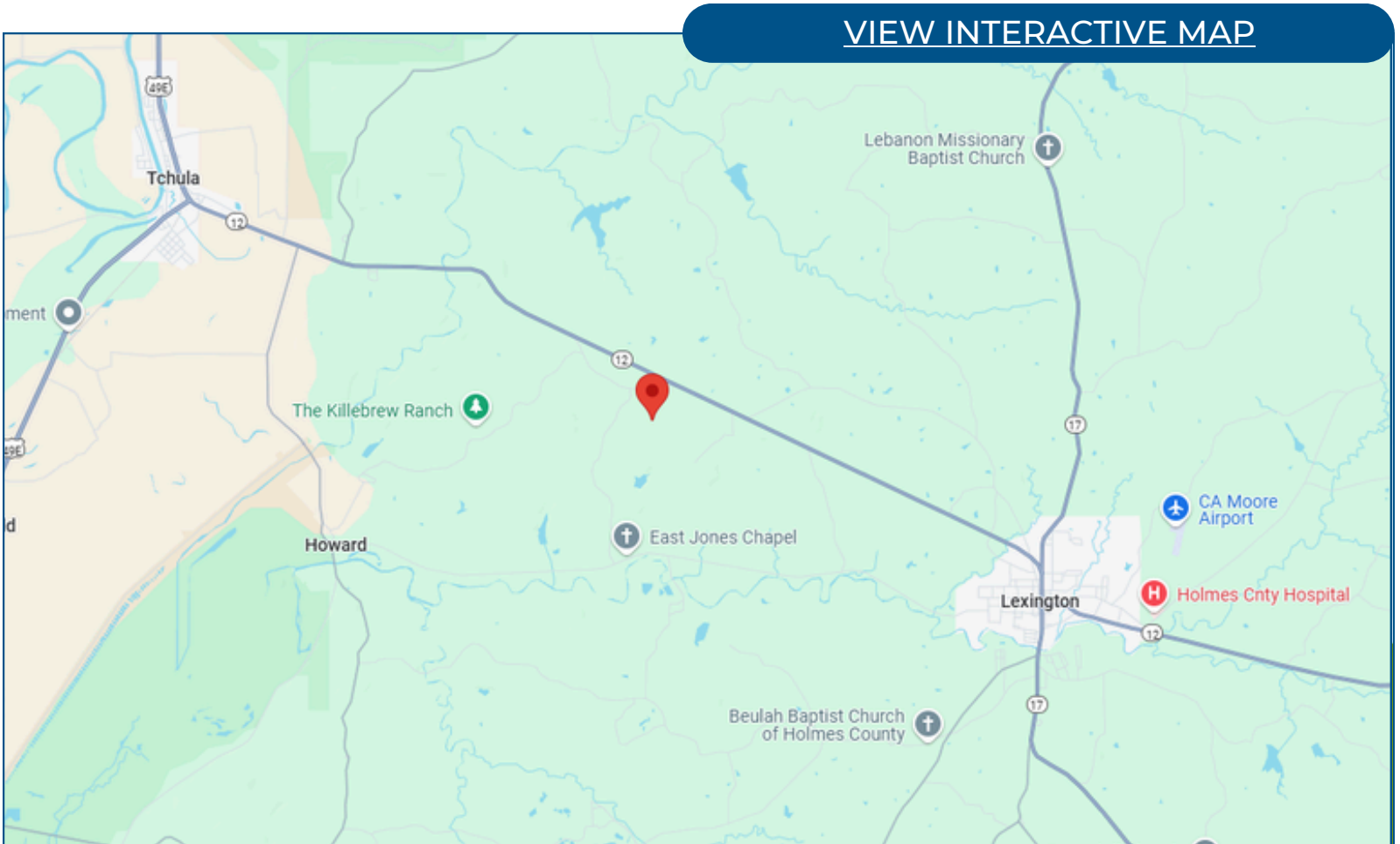

Directions from I-55 in Richland, MS:

Travel on MS-17 for 13.2 miles. Take a slight left onto MS-12 and follow for 4.9 miles. Turn left onto Bush Road and in 0.3 miles, your destination will be on the left.

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