



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**74± ACRES WITH A CAMP**  
**HOLMES COUNTY, MS**

**\$309,900**

OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE HOLMES 74

## PROPERTY PROFILE

### LOCATION:

- 1356 Jeff Dodd Road  
West, MS 39192
- Holmes County
- 15± Miles SW of Vaiden
- 45± Miles S of Grenada
- 61± Miles N of Madison

### COORDINATES:

- 33.202, -89.8714

### TAX INFORMATION:

- Parcel #: 028-27-01200
- Taxes: \$1,125.83

### PROPERTY USE:

- Recreational
- Hunting & Fishing
- Weekend Getaway Camp

### PROPERTY INFORMATION:

- 74± Acres
- 1,204± SqFt Camp
  - 3 Bedrooms/1 Bathroom
  - Wood-Burning Fireplace
  - Covered Front Porch
  - Covered Back Porch
  - Deck Overlooking Pond
- Mixed Timber
- Multiple Established Wildlife Plots
- Internal Road System
- Stocked Pond
- Skinning Shed
- Utilities In-Place



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**MICHAEL OSWALT, ALC**

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HOLMES 74

**WELCOME TO THE HOLMES 74, LOCATED JUST 11± MILES SOUTHWEST OF VAIDEN IN HOLMES COUNTY, MISSISSIPPI.** This 74± acre tract offers a well-rounded recreational property in the heart of central Mississippi, complete with a camp, pond, quality timber, and deer and turkey hunting opportunities. Whether you're looking for a weekend getaway or a place the whole family can enjoy year-round, the Holmes 74 deserves a look.

The property features a gated entrance leading to a 1,204± square foot camp offering three bedrooms and one bathroom. Inside, you'll find a living area with a wood-burning fireplace, perfect for relaxing with friends or family after a day outdoors. Covered porches on both the front and back provide great spaces to unwind, while a deck overlooking the pond offers a nice setting to start or end your day.



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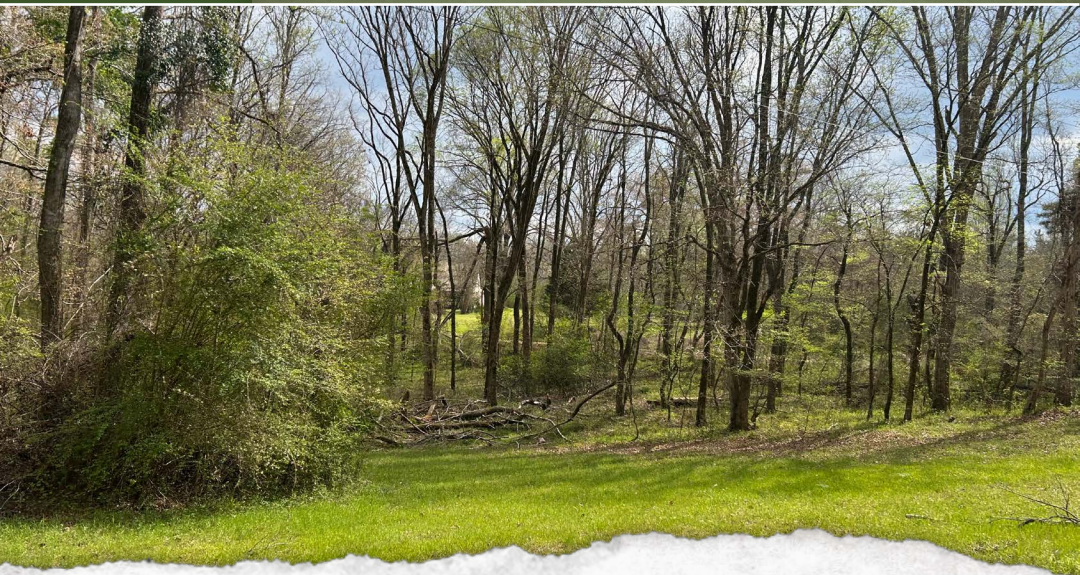
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# MORE ABOUT THE HOLMES 74

The Holmes 74 is set up for recreation. The pond is stocked with bass and bream, providing great fishing opportunities just steps from the camp. A skinning shed with a lean-to is already in place, making it easy to process game. The land features a healthy mix of pine timber and hardwoods, along with multiple established wildlife plots and a good internal road system, creating ideal conditions for deer and turkey hunting.

Utilities are in place with power provided by Delta EPA and water supplied by Centerville Water Association. Conveniently located approximately 40 miles south of Grenada and 53± miles north of Madison, the Holmes 74 is easily accessed not far from Interstate 55.

**If you've been searching for a recreational property with a camp and diverse outdoor opportunities, contact Michael Oswalt today to schedule your private tour of the Holmes 74.**



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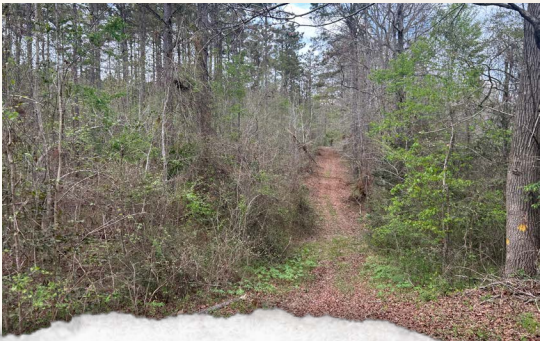
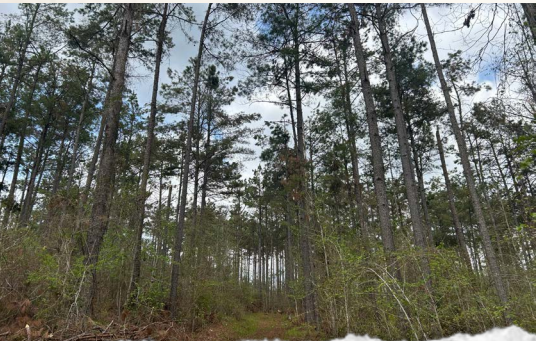
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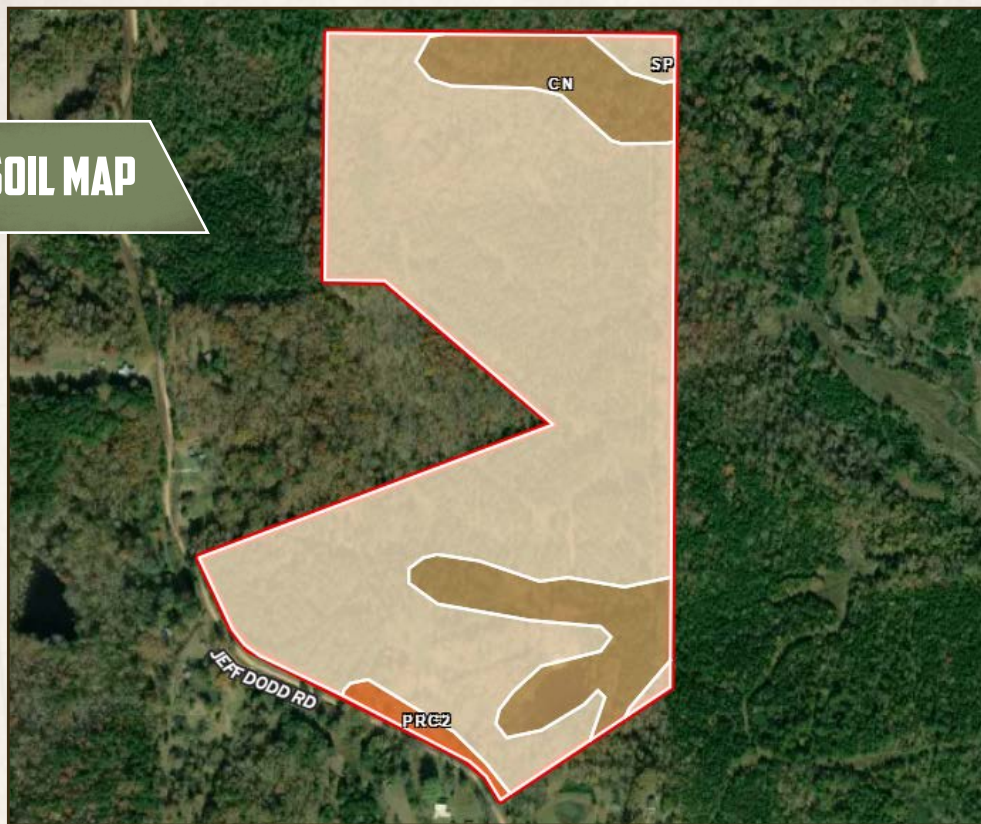
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## SOIL MAP



| SOIL CODE | SOIL DESCRIPTION   | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|--|----------|-------|-----|-------|------|
| SP        | Smithdale-Providence association, 8 to 45 percent slopes | 60.87    | 82.08 | 0   | 29    | 7e   |
| Cn        | Collins silt loam, occasionally flooded                  | 12.15    | 16.38 | 0   | 86    | 2w   |
| PrC2      | Providence silt loam, 5 to 8 percent slopes, eroded      | 1.14     | 1.54  | 0   | 28    | 3e   |
| TOTALS    |  | 74.16(*) | 100%  | -   | 38.32 | 6.12 |



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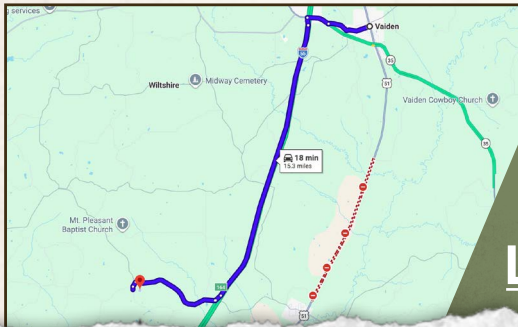
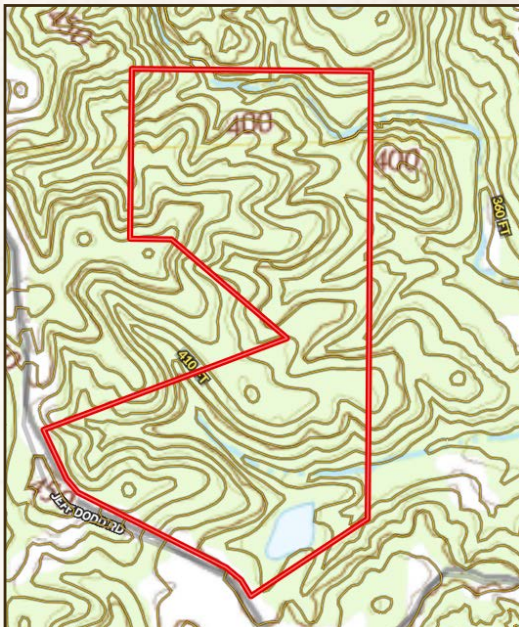
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land id. **LINK**

## TOPOGRAPHY MAP



Directions from I-55 in Vaiden, MS:  
Travel on I-55 S for 9.6 miles. Take exit 164 to merge onto Emory Road and travel for 3 miles. Turn left onto Ellis Road, continue for 0.2 miles, and then turn left to arrive at the property.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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