

**\$1,232,301**

# 586.81 +/- ACRES HOLMES COUNTY, MS



WOW! This Holmes County, MS tract is just missing one thing, YOU! This 586.81+/- acre farm is a short 52 minute drive from Madison and is full of Mississippi Recreation. Tucked away at the dead-end of a graveled county road, you will enjoy the secluded feeling immediately as you arrive on the property. A small one bedroom cabin will meet all your immediate accommodation needs while you seek out your new cabin plans. This tract is set up for the outdoor enthusiast whether it is hunting, trail riding, or just enjoying the outdoors on your own private getaway. The internal road system on this tract will put you almost anywhere you want to be within a few minutes with miles of trails. The wildlife plots are plentiful having been strategically placed in and around the old pastures, which have been converted to bedding areas. Approximately 1,500 Sawtooth Oaks have been planted in the last 4 years in and around many of the pastures, allowing bowhunters tons of early season stand locations to choose from. The current owners also planted 117 fruit trees (pear and apple) with some producing fruit this year. This tract also has a great stock of hardwood timber for a quick return or additional improvements. Don't rule out summertime fun with frontage along Black Creek with additional branches traversing the property, 5+ year old cattle ponds (some stocked with bass and bream), and a 6.2+/- acre lake. Needless to say, the possibilities are here to make this tract exactly what you want it to be. Call Michael Oswald today for your private showing! **DIRECTIONS:** From I-55 North take exit 156 to merge on Hwy 12 towards Durant and travel 9.2 miles. Turn left and travel .4 miles. Turn left on HWY 17 and travel .3 miles. Make a slight on Brozville Road, the entrance to the property will be on your right. [GOOGLE MAPS LINK](#)



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**MICHAEL OSWALT**, ASSOC. BROKER

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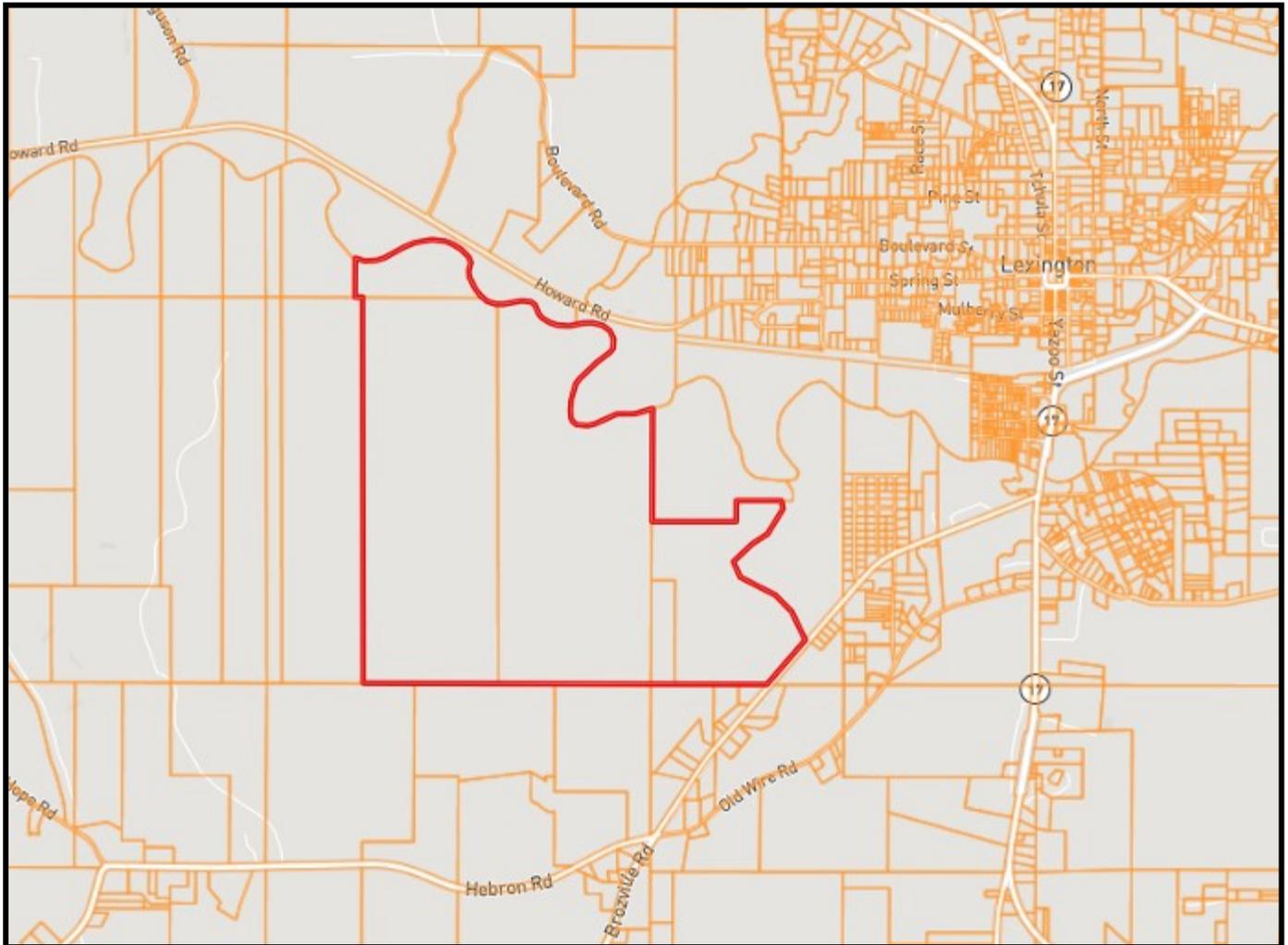
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# OWNERSHIP MAP



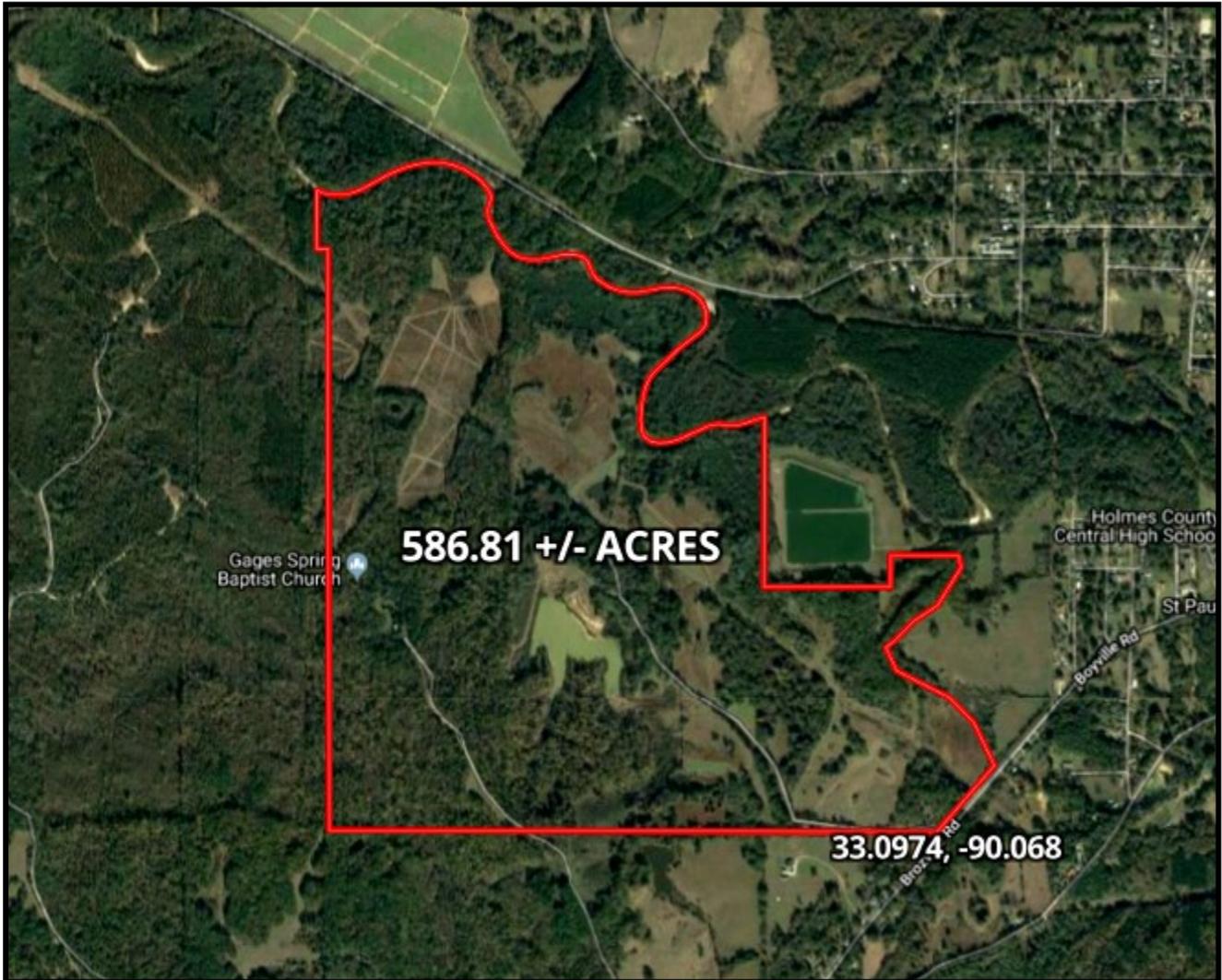
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# AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP

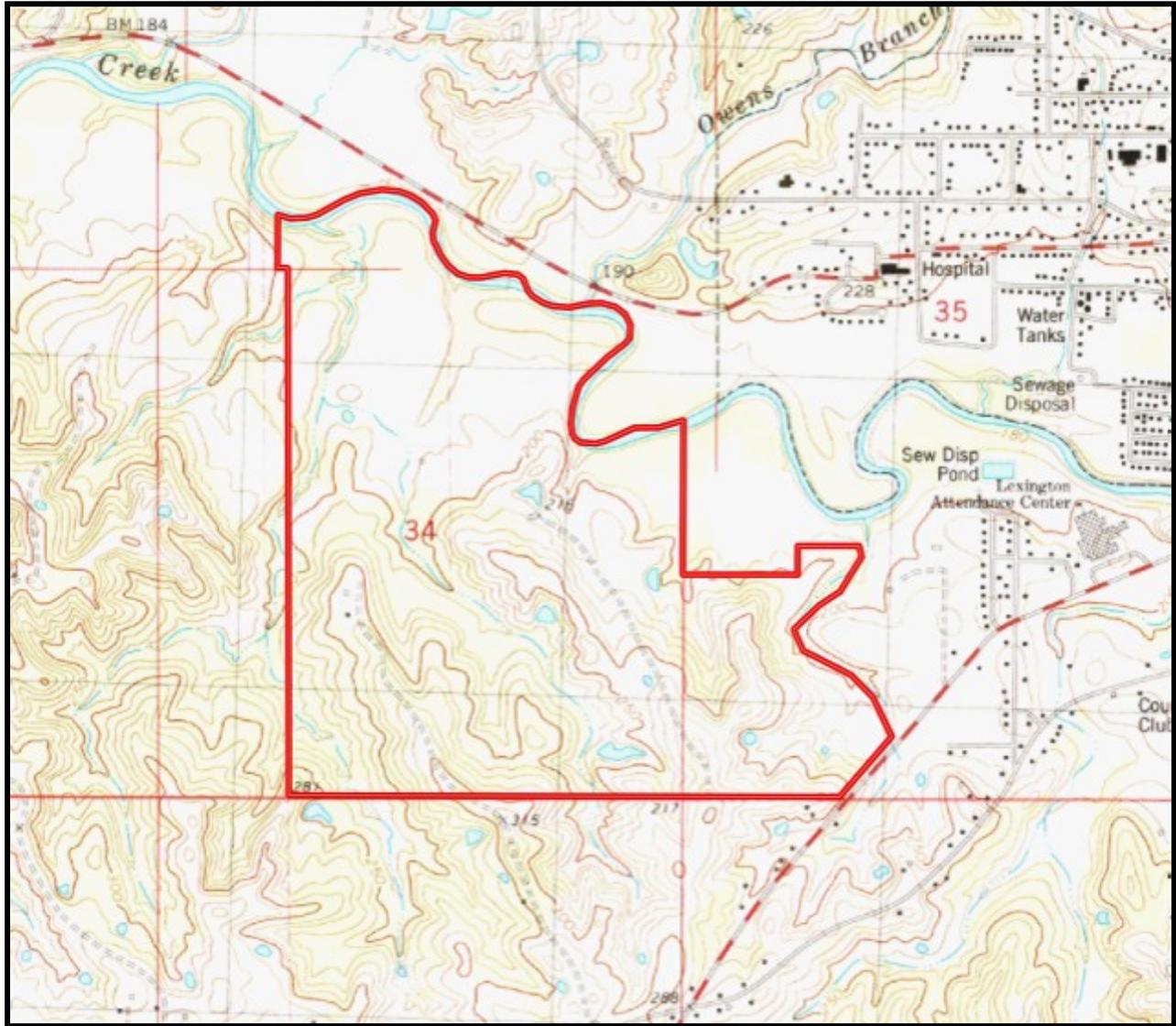
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# TOPO MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Bu	Bruno sandy loam, frequently flooded	37.9	6.78	5w
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	0.2	0.04	6e
Cn	Collins silt loam, occasionally flooded	11.2	2.0	2w
MeD3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	66.4	11.9	6e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	113.7	20.37	2w
W	Water	5.0	0.9	-
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	54.3	9.72	3e
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	101.5	18.17	2e
MeF2	Memphis silt loam, 12 to 40 percent slopes, eroded	124.2	22.24	7e
Br	Bruno sandy loam, occasionally flooded	14.1	2.53	3s
MN	Memphis-Natchez association, 12 to 50 percent slopes	29.9	5.35	7e



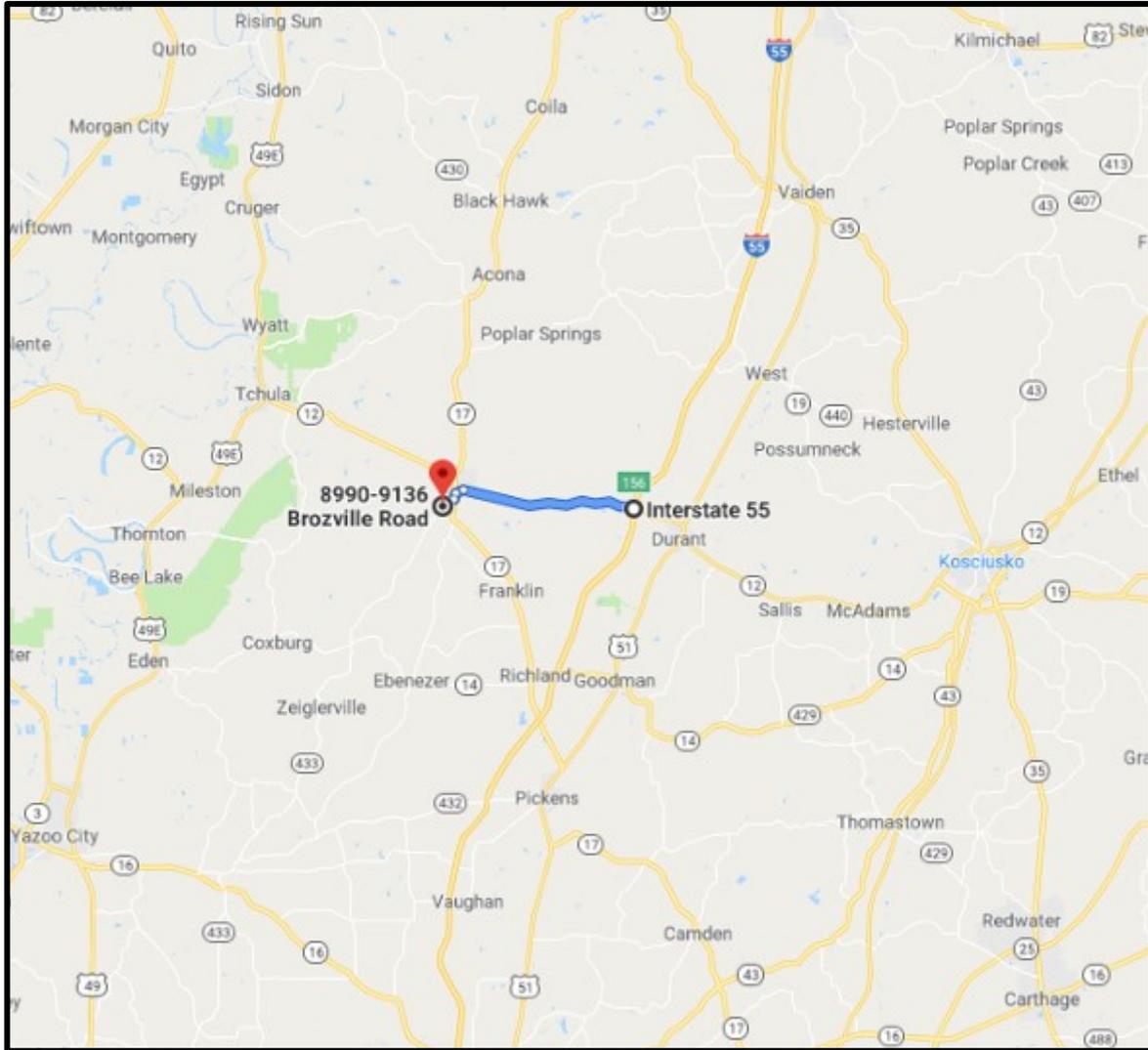
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# DIRECTIONAL MAP



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