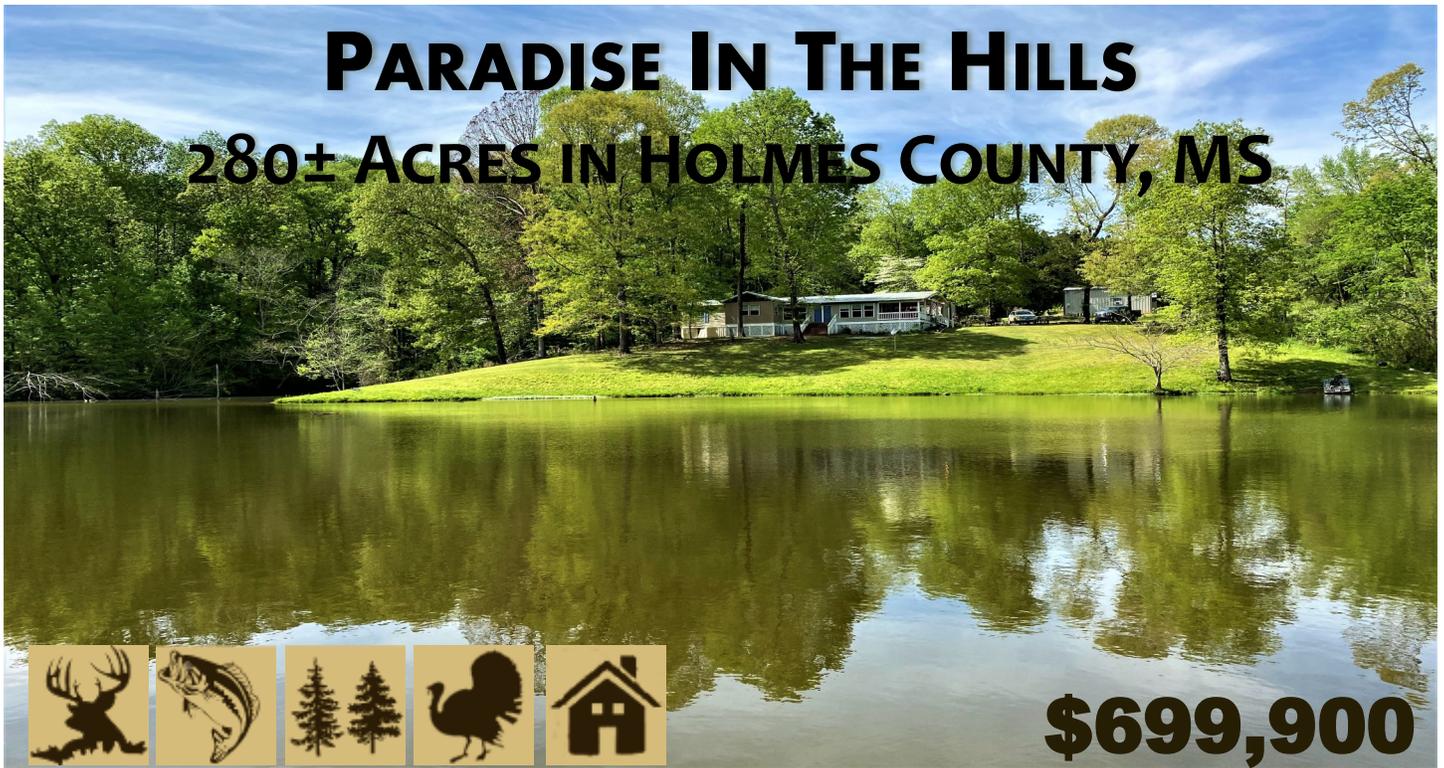


# PARADISE IN THE HILLS

## 280± ACRES IN HOLMES COUNTY, MS



**\$699,900**

Welcome to your new getaway in the hills of Holmes County, MS, less than one mile from the Delta! This 280± surveyed acre tract offers everything you will want in a family getaway. The pasture is being cut for hay, wildlife plots are in place, and the timber is steadily growing. As you pull up to the property you will first notice the manicured pasture with a gravel drive leading to the cabin area which is secluded from the road for privacy from the rarely passing traffic. A 2,304 square foot, five bedroom, two bath cabin overlooks the pond, stocked with bass, bream, and a few catfish. The home features a spacious kitchen, dining, living room combo, and a sunroom and back porch, perfect for entertaining guests! For storage and agricultural needs a 12'x16' metal building, 20'x30' metal building, open front shed and USDA Funded High Tunnel Greenhouse are in place. As you leave the camp area you can stay on the property to go hunting or jump on Yellow Bluff Road and use one of the five gated entrances to head to your favorite hunting spot. The timber makeup is a mix of pine, mature hardwood, and selectively (down to 16 inches) harvested hardwood/pine areas. The diversity is a deadly recipe for growing and holding mature bucks. The turkey hunting is great in this area as well. A beautiful, gravel bottom creek, great for hiking, hunting and splashing around, is in the southwestern portion of the property. The location is perfect being just up the bluff, less than 1/4 mile, from Hillside National Wildlife Refuge so you can hunt public land in minutes if you choose. You will be just two miles north-west of Coxburg, MS and 13 miles northeast of Yazoo City, MS making the drive from the Jackson area approximately sixty minutes. This property is set up and ready to go for the next family. Call Michael Oswalt for your private showing today!

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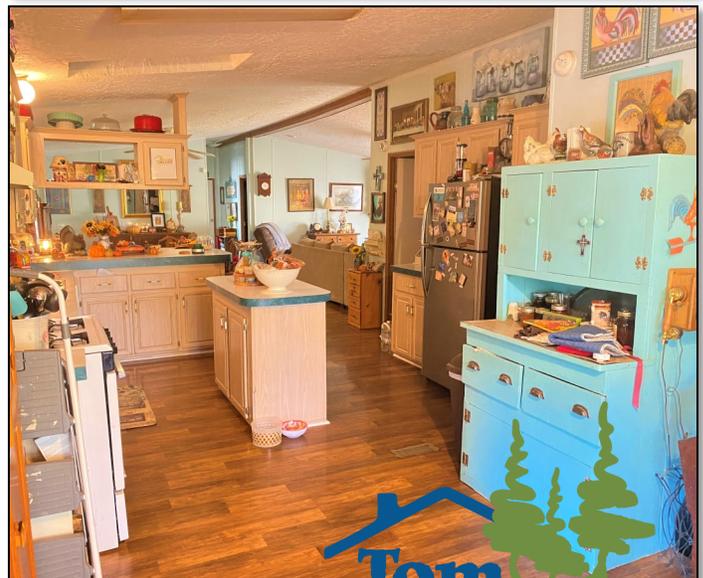
*Call me today!*

**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO



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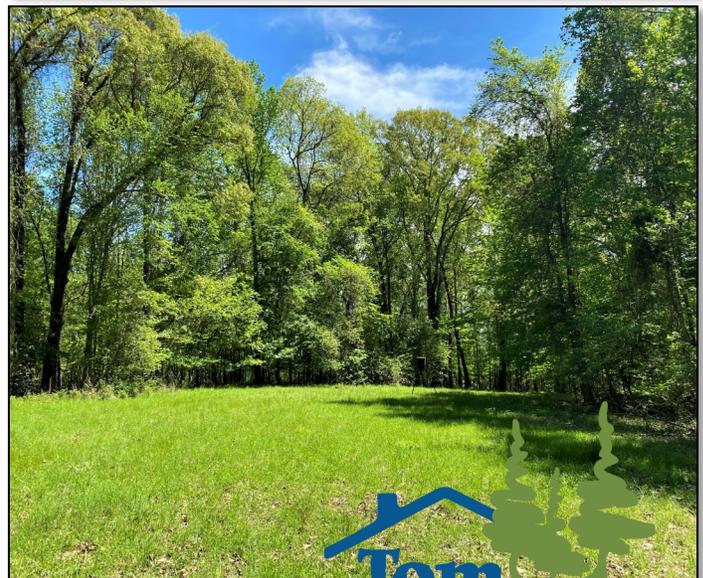
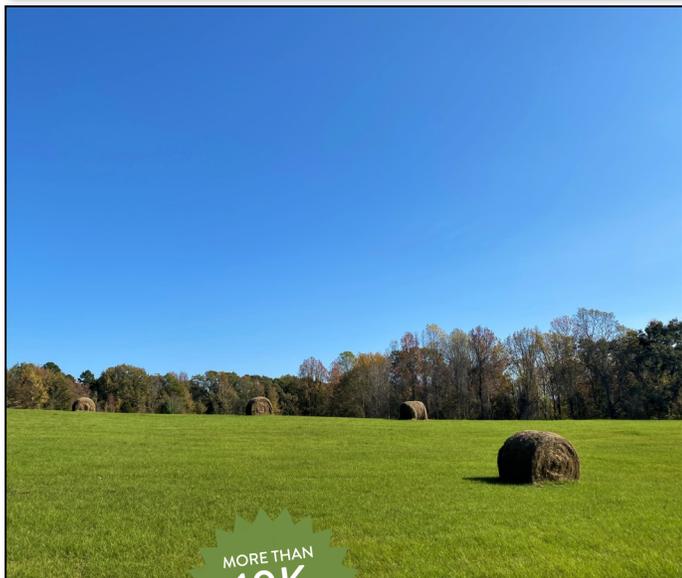
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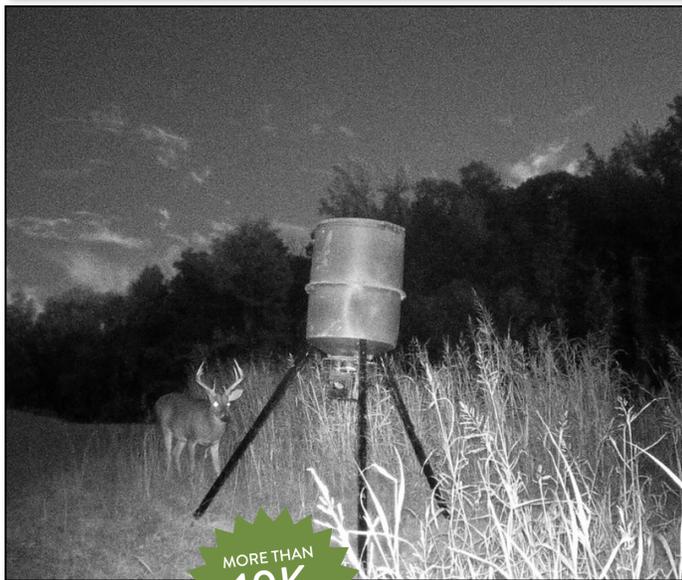
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# AERIAL MAP



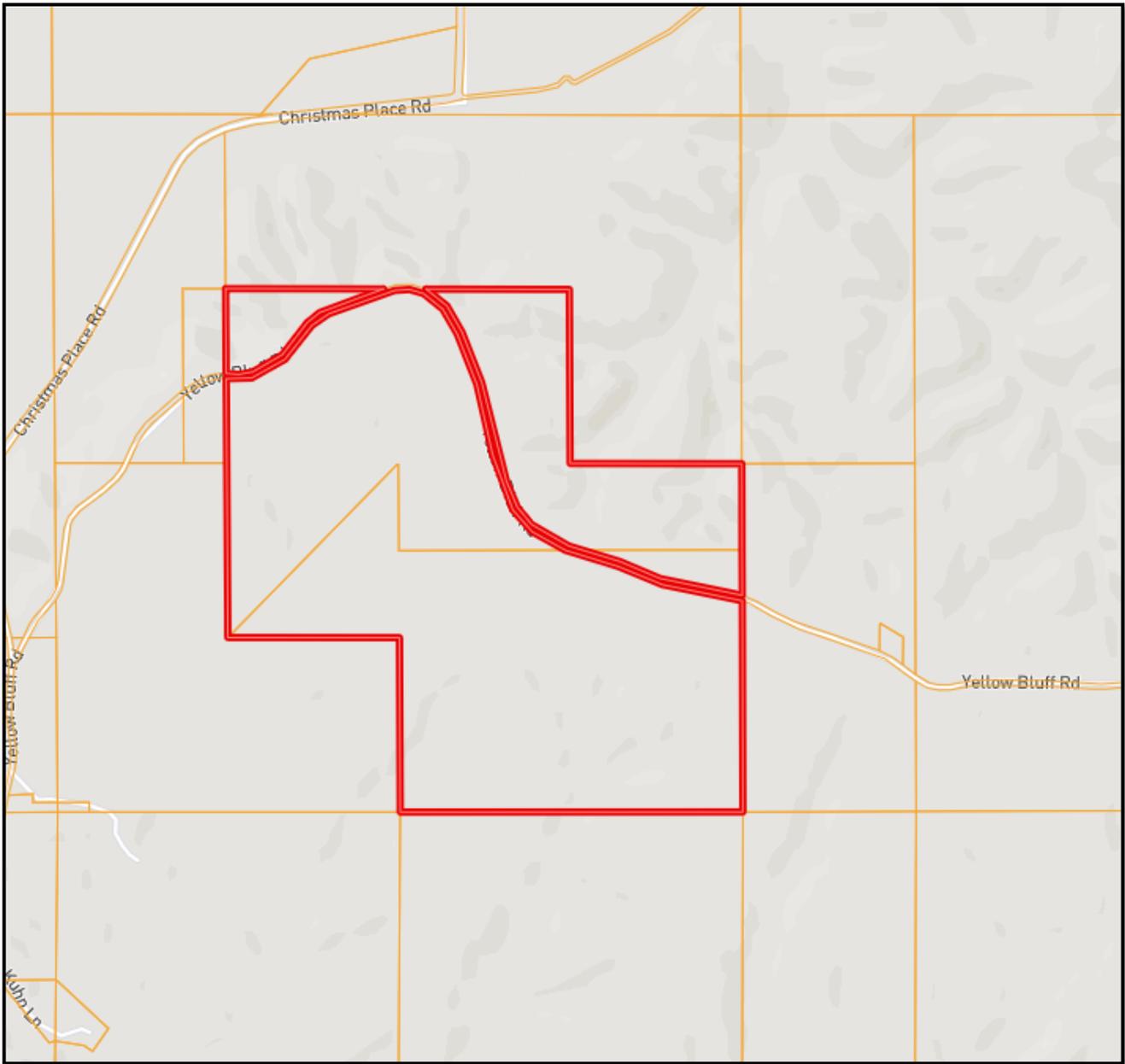
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# OWNERSHIP MAP



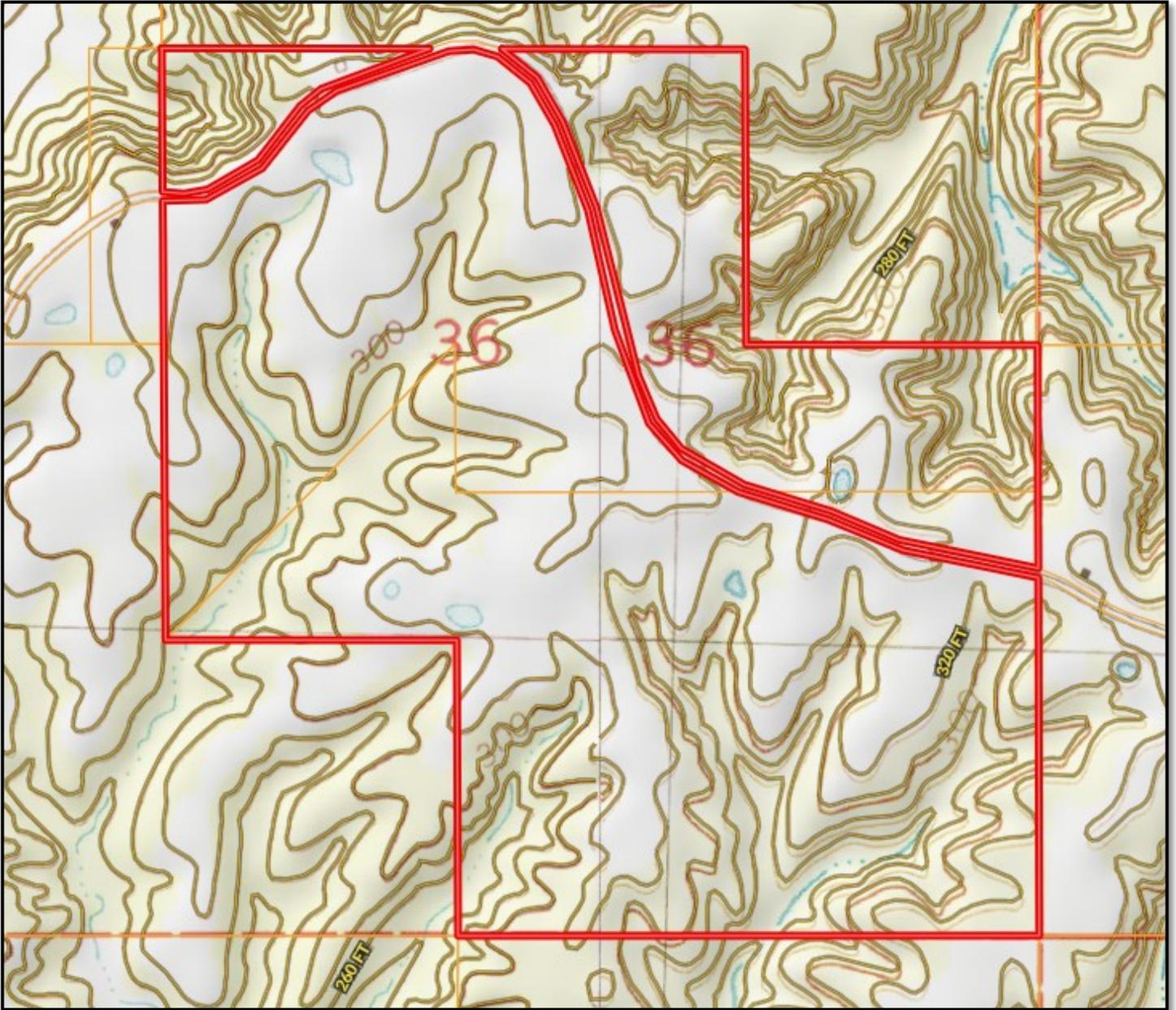
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# TOPO MAP



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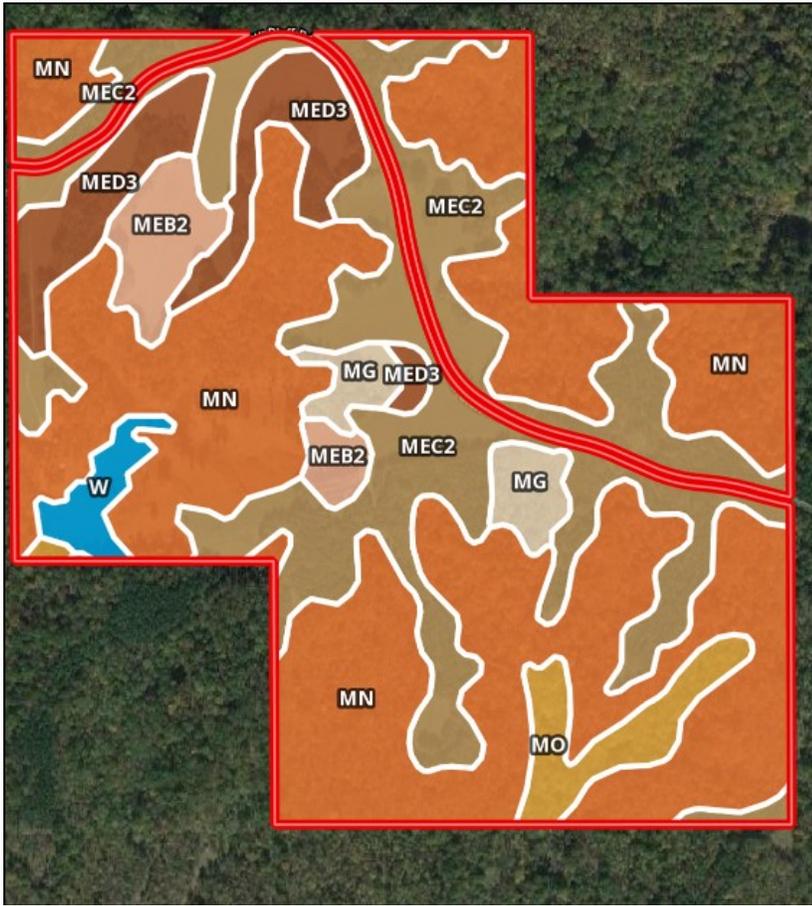
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# SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	77.1	27.98	3e
MN	Memphis-Natchez association, 12 to 50 percent slopes	145.2	52.71	7e
Mg	Memphis-Gullied land complex, 5 to 40 percent slopes	7.3	2.65	6e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	9.4	3.42	2w
MeD3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	21.6	7.85	6e
W	Water	4.6	1.68	-
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	10.2	3.72	2e
TOTALS		275.5	100%	5.3



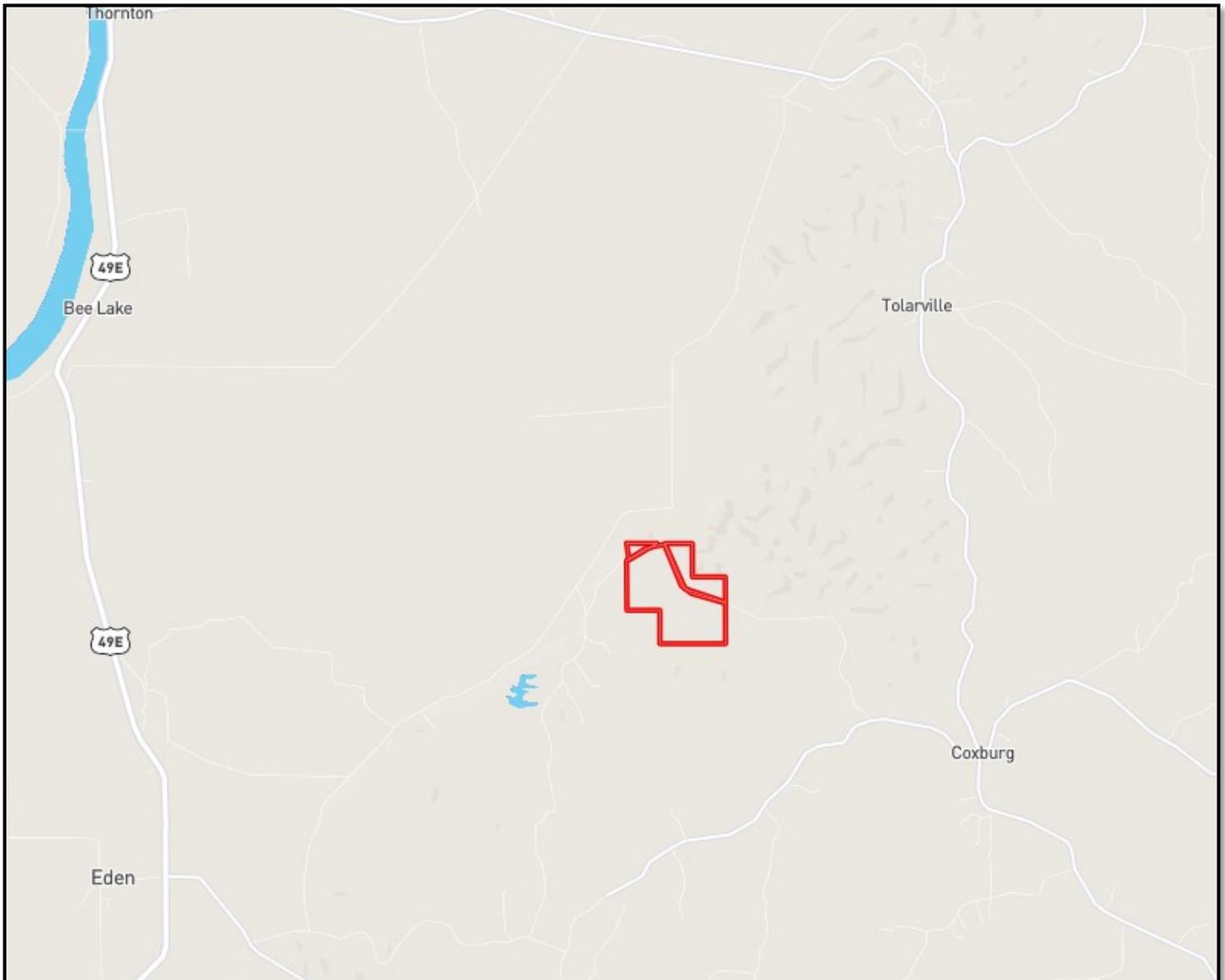
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# DIRECTIONAL MAP



**DIRECTIONS FROM Coxburg, MS:** Go west on Ebenezer Coxburg Rd toward Thornton Tolarville Rd. for 0.94 miles. Take the 2nd right onto Yellow Bluff Rd for 2.41 miles. Cabin is on the left. Physical Address: 2838 Yellow Bluff Road Lexington, MS 39095



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