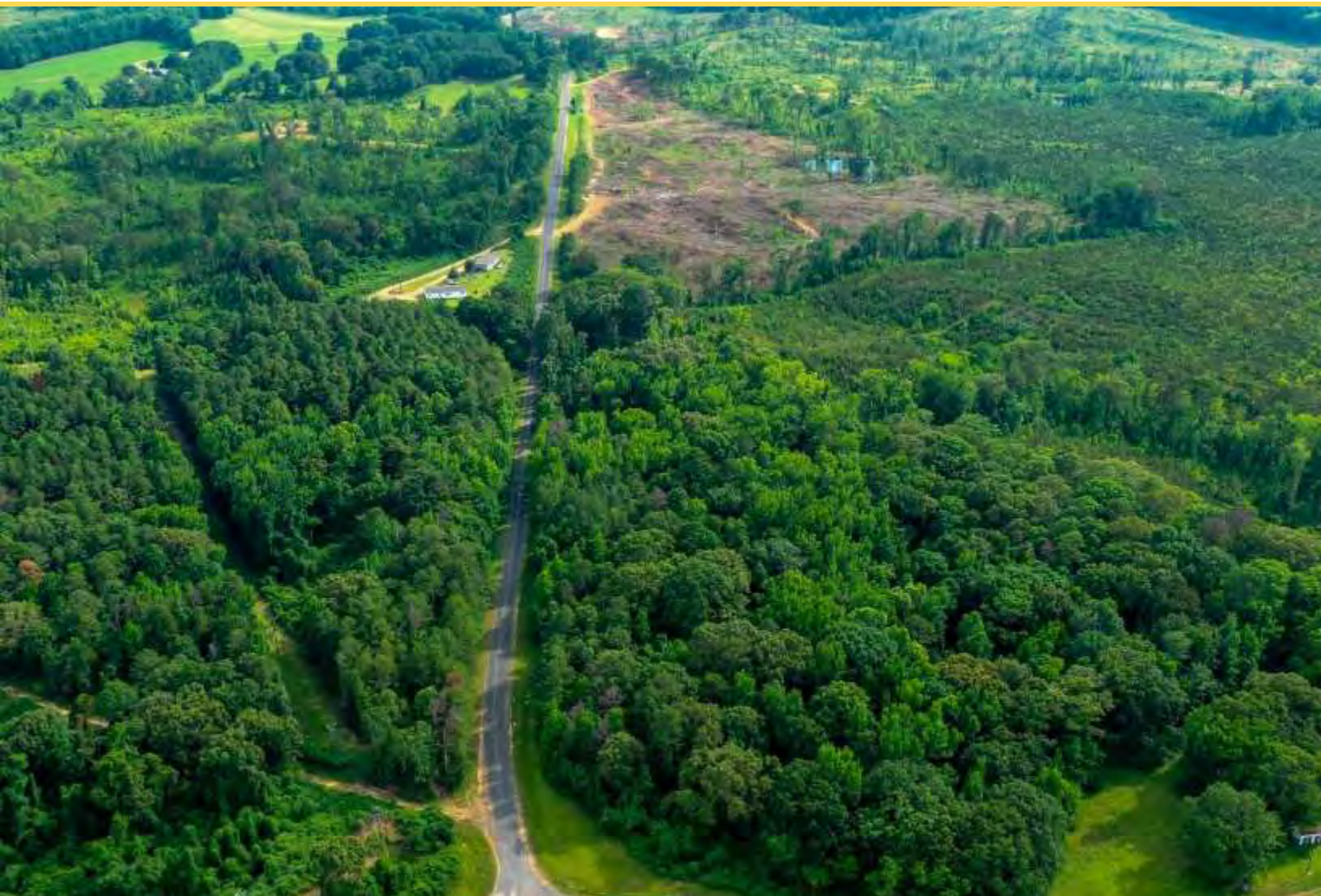




## Small Property with Abundant Timber Value

20 +/- Acres | Holmes County, MS | \$64,000



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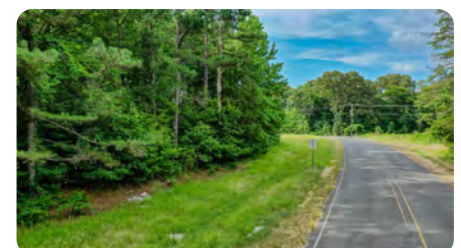
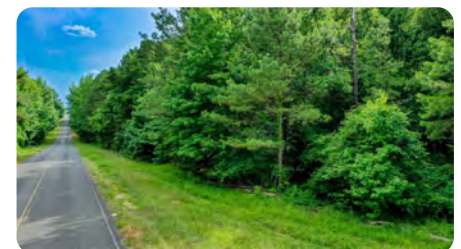
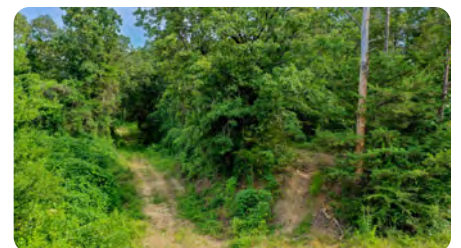
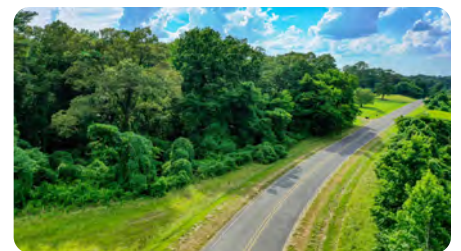




## PROPERTY SUMMARY

Small Investment & Recreational Property!

This is a rare find in today's market. It's very diverse to be so small. It has an abundance of merchantable pine and hardwood timber, and it's got a great homesite, on both sides of the road. Depending on your management plans, you may get a return on your investment fairly quickly if you choose to do so. The area is known for its excellent deer and turkey hunting. Located in the West Community, it has paved road frontage, and it's about 30 minutes from Greenwood. Greenwood has some of the best restaurants in the delta. The property is within proximity to public hunting, such as Hillside Refuge, Mathews Brake, Morgan Brake, and others. Call for more information.



## ACREAGE BREAKDOWN

Merchantable Pine & Hardwood mixed. Power and water.

### ADDRESS

0 Wash Bailey Rd & 0 Emory Rd  
West, MS 39192

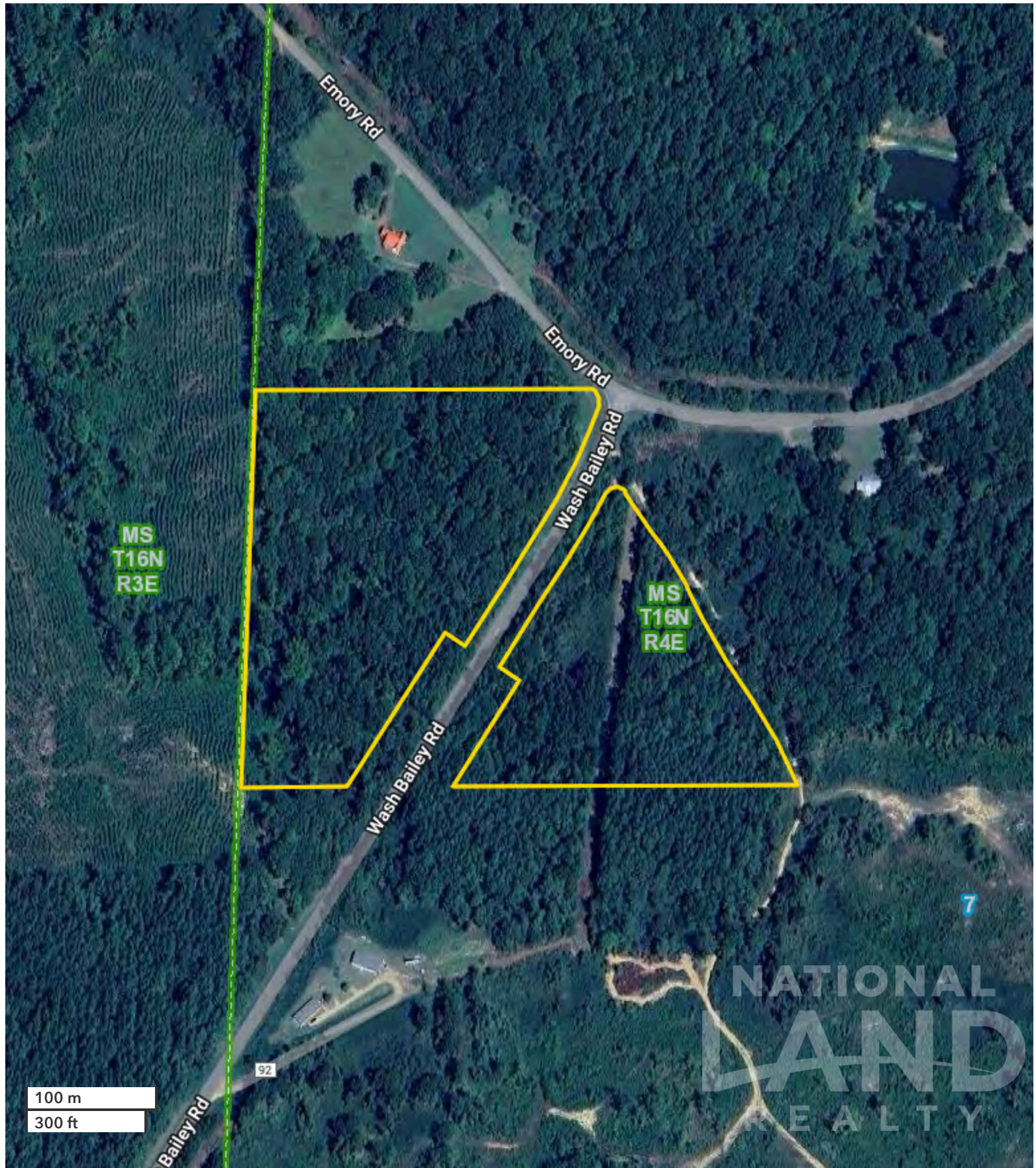
### TAXES

\$135/year (2023)

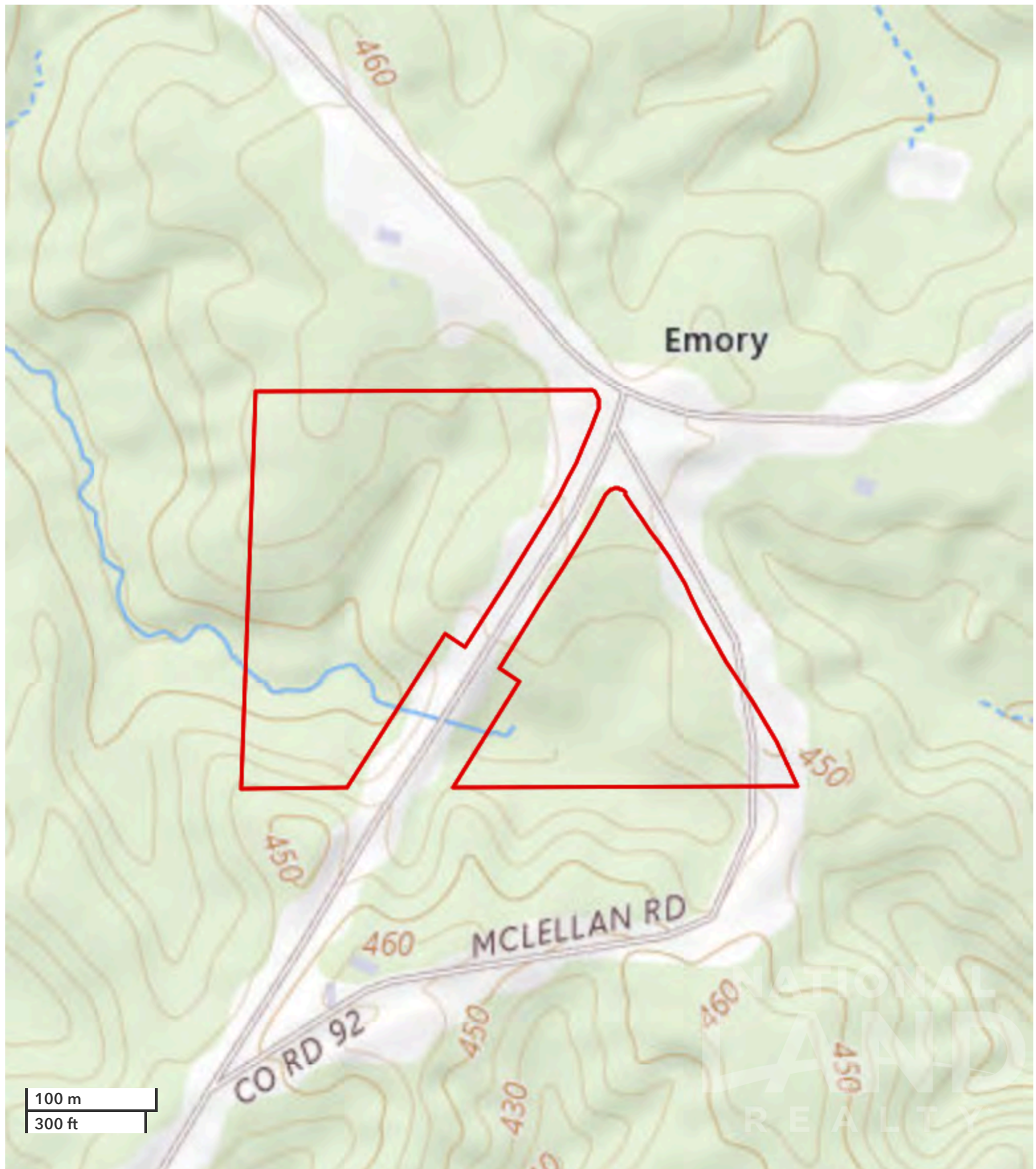
## LOCATION

Take the West, MS exit off I 55 & go left onto Emory Rd, and drive 15.2 miles to Wash Bailey Rd. The property is on both sides of the road at the corner of Wash Bailey & Emory Rd.



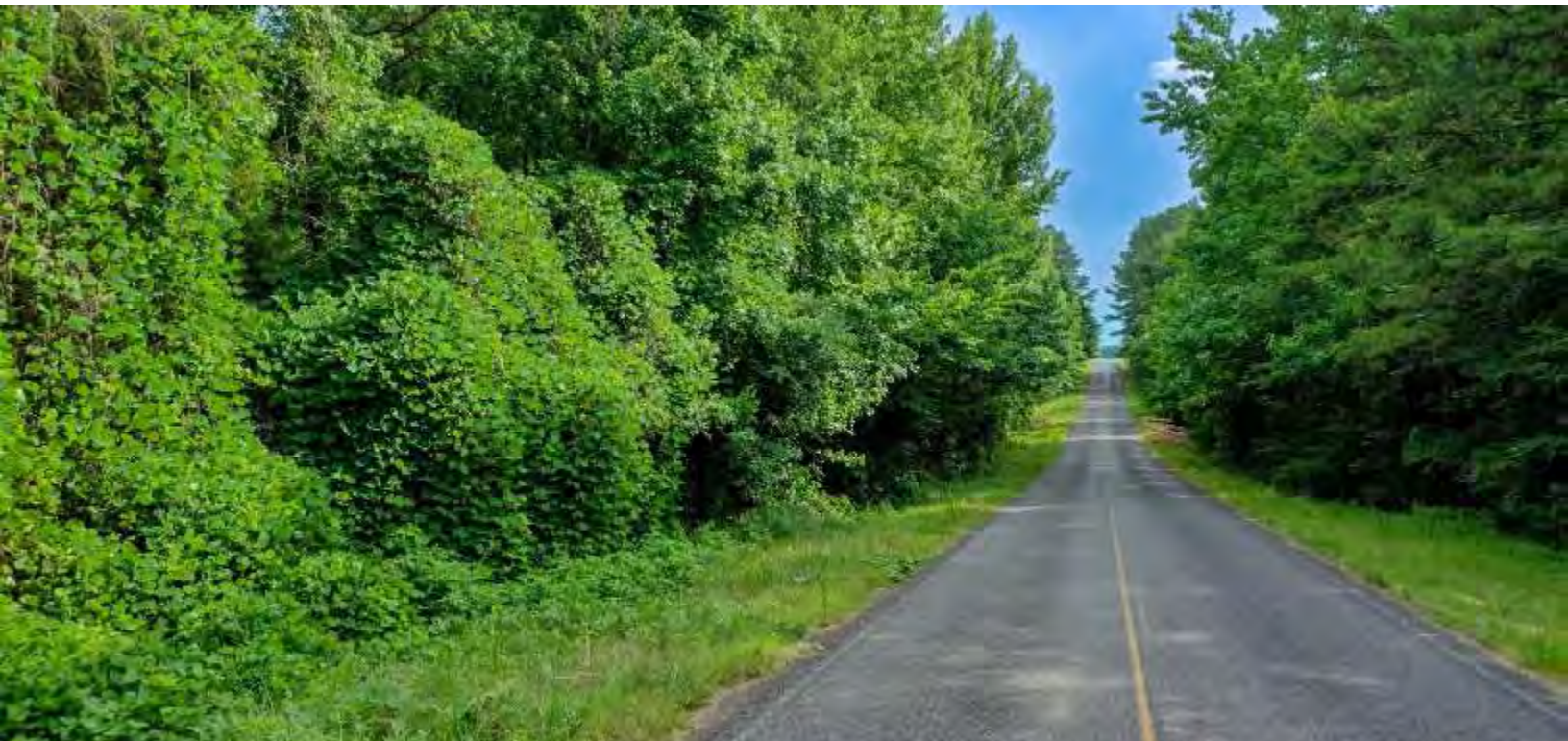












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