

SOLD



Mature Hardwood with a 50 acre lake and abundant wildlife

329 +/- Acres | Holmes County, MS



ADDRESS

0 Stokes Cemetery Road
Lexington, MS 39095

PROPERTY SUMMARY

Mature hardwood timber with a large lake & trophy hunting add to the uniqueness of this property. This is an excellent timber investment. A timber cruise and appraisal completed in April, 2020 indicated a timber value of \$512K. 44 of the 50 acres making up the lake are on this tract. The lake is known for fantastic fishing often producing trophy bass, bream, & white perch. There are many potential cabin sites around the lake. There is a beautiful spot for a cabin on the creek that feeds the lake. Water and electricity are on site. The hunting is known to be some of the best in Holmes Co. Big bucks and boss gobblers roam this property. The owner stated that most mornings he would hear 2-6 gobbling toms. This property has frontage on Stokes Cemetery Rd. and can be accessed in 2 other spots by using recorded legal easements. There is a good internal road system in place. Tracts of land with these attributes seldom come on the market. Make an appt to view this

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