

Mobile: 601-540-7240
 Joseph@4CornerProp.com
 www.MSLandPro.com
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Call Joseph Today!!!
 Main: 601-952-2828
 Fax: 601-952-2829
 Land Specialist!

- 104 Acres Holmes County, MS!
- Great Road System Throughout!
- Gorgeous 8 Acre Lake!
- Great Place to Build your Dream Home!
- An Outstanding Deer Hunting Tract!
- Road Frontage on Eddisville and Melton Road!
- 80 Acres of 18-20 Year Old Plantation Pines!
- Less than 5 Minutes North of Durant, MS!
- This is a must see tract!!!!!!



OUTSTANDING HOLMES COUNTY
 RECREATIONAL TRACT



Have you been looking for your piece of Paradise with your own private Lake? Well you found it. This 104 acres in Holmes County Mississippi is an outstanding property for your hunting, fishing and family enjoyment. This 104 acres has an 8 acres lake that is surrounded by 80 acres of 18-20 year old Plantation Pines that has been thinned once. There are outstanding roads throughout this property. There are food plots in place hunting. This tract has a gorgeous campsite with water, electricity and septic already in place. This property is 5 minutes north of Durant, MS and 40 minutes from Jackson. This property wont last long. Call Joseph today!!



JOSEPH PRESLEY
 Realtor®, Land Specialist
4 Corner Properties, LLC
 855 South Pear Orchard Road
 Ridgeland, MS 39157

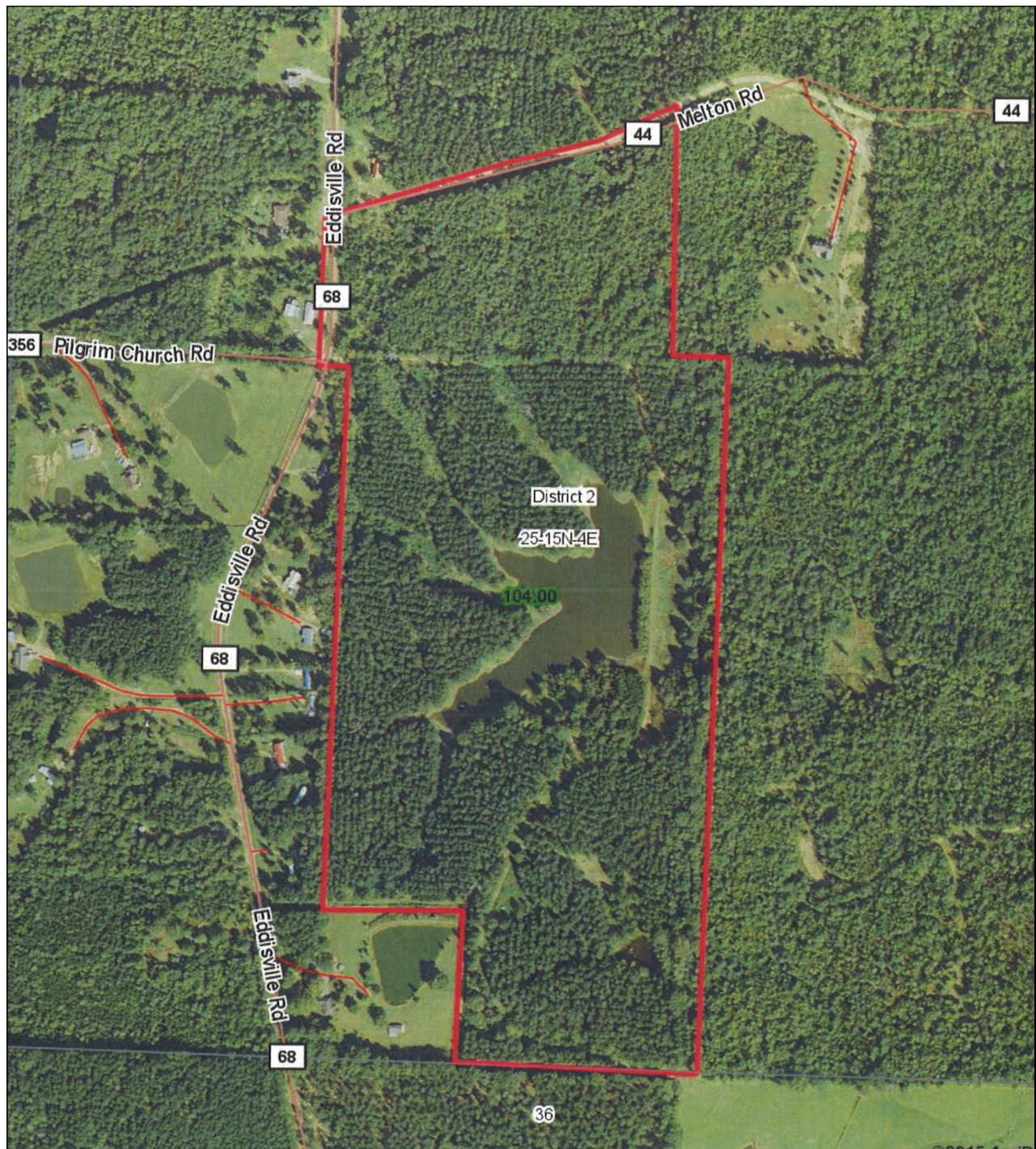


Information is Believed to be Accurate but not Guaranteed



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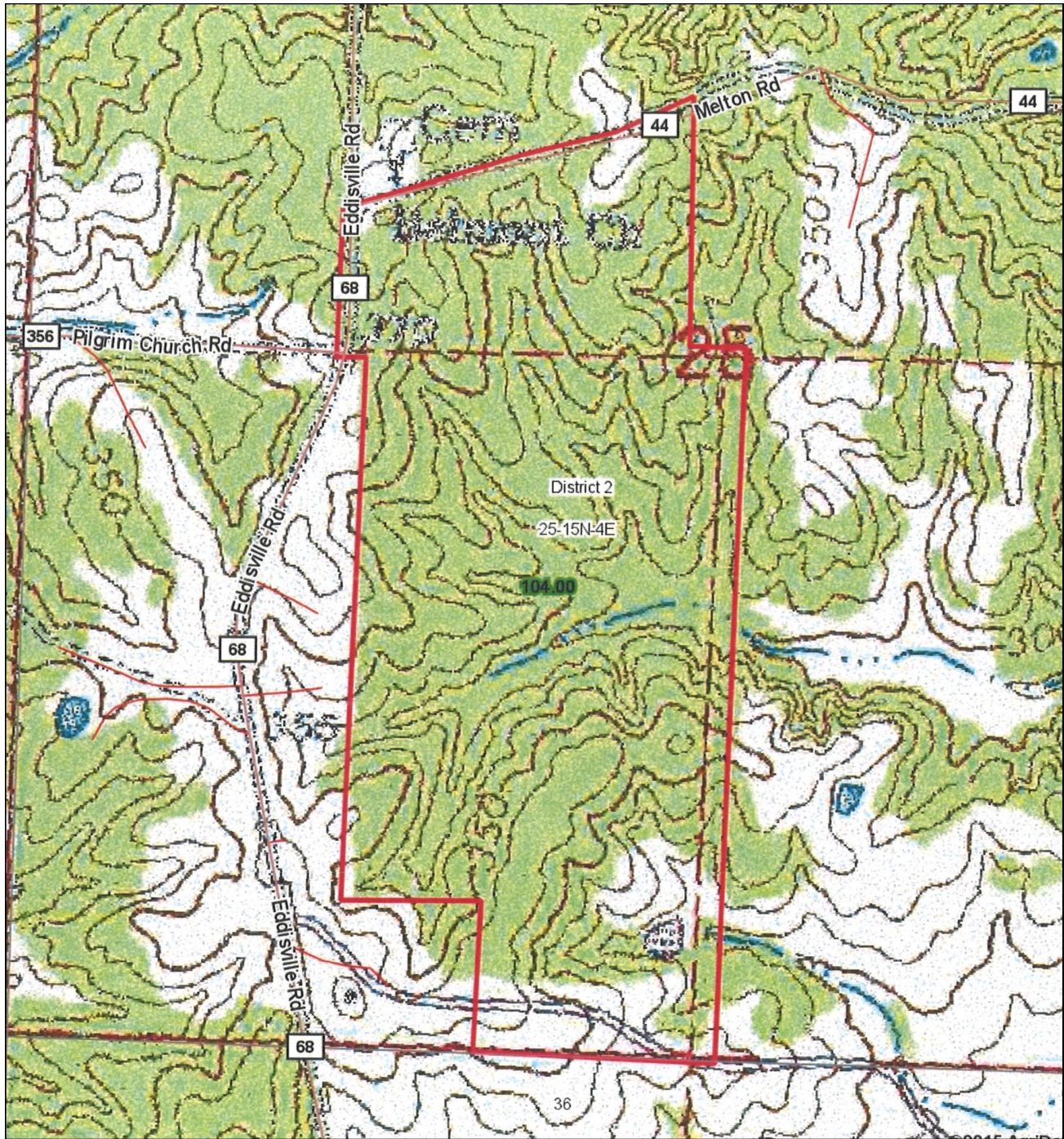
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Aerial Map

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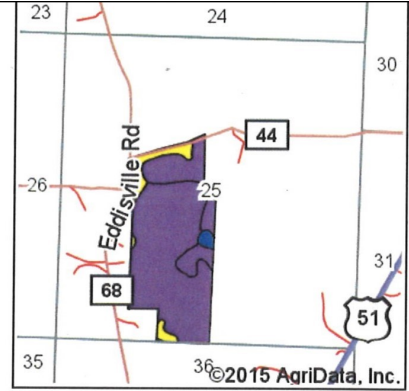
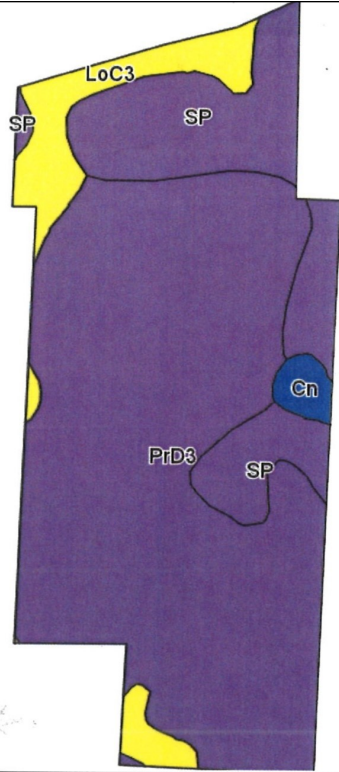
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Topo Map

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State: **Mississippi**
 County: **Holmes**
 Location: **25-15N-4E**
 Township: **District 2**
 Acres: **104**
 Date: **2/13/2015**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: MS051, Soil Area Version: 9

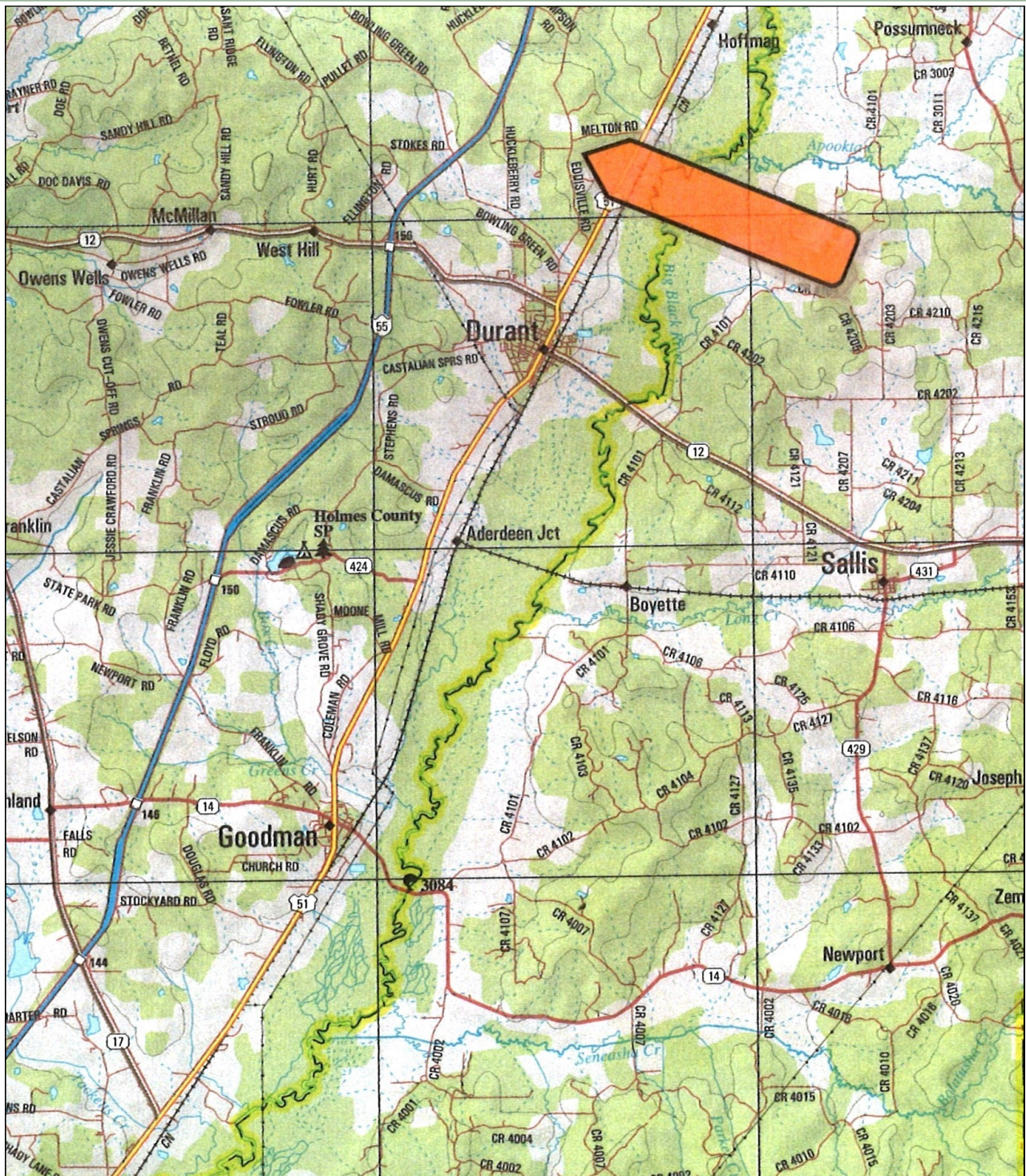
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Corn	Cotton lint	Improved bermudagrass	Pasture	Soybeans	Tall fescue	Wheat
PrD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	71.74	69.0%		Vle	8	80	675	9		35	7.5	35
SP	Smithdale-Providence association, 8 to 45 percent slopes	21.34	20.5%		Vle								
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded	9.35	9.0%		IVe		85	700		7.5	35		45
Cn	Collins silt loam, occasionally flooded	1.57	1.5%		Ilw		100	800	12		35	9.5	50
Weighted Average						5.5	64.3	540.6	6.4	0.7	27.8	5.3	28.9

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Soil Map

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Directional Map

If you are headed Interstate 55 North, take the Durant exit onto Highway 12. Take Highway 12 miles to Highway 51 in Durant. Take a left on Highway 51 and take an immediate slight left turn onto Bowling Green Road. Take Bowling Green Road .6 miles to Eddisville Road on your right. Take Eddisville Road 1.9 miles to gate on your right.

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