

Recreational or Investment Property

84± Acres - Holmes County

\$270,000

This 84± acre tract located at 6803 Bowling Green Road in Durant, Holmes County, offers a beautiful mix of open land, water features, and prime wildlife habitat—making it an ideal recreational or investment property. The property has road frontage on Bowling Green Road, where you will have water and utilities.

The rolling pastureland provides stunning views, multiple potential homesites, and excellent opportunities for food plots and shooting lanes. Black Creek flows along the northern side of the property, adding natural beauty and enhancing the habitat for deer and other game. This creek also serves as a roosting area for wood ducks.

The tract is well-known for its robust deer population, making it a great choice for hunters and outdoor enthusiasts. You will occasionally see large Canada geese in the pasture, making this property an excellent location for hunting deer, turkey, and ducks/geese. A comfortable cabin is already situated on the property, perfect for weekend getaways, hunting trips, or simply relaxing in a quiet rural setting.

Additionally, there is a large, fenced-in yard with an electric fence by the camp, which provides an ideal space for keeping your pets safe. Whether you're looking for a recreational retreat, a scenic homesite, or a long-term land investment, this 84± acres in Holmes County offers it all.

**Call Anthony Steen or Jake Callender with Tom Smith Land and Homes
to schedule your private showing today!**



ANTHONY STEEN
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Expect More. Get More.



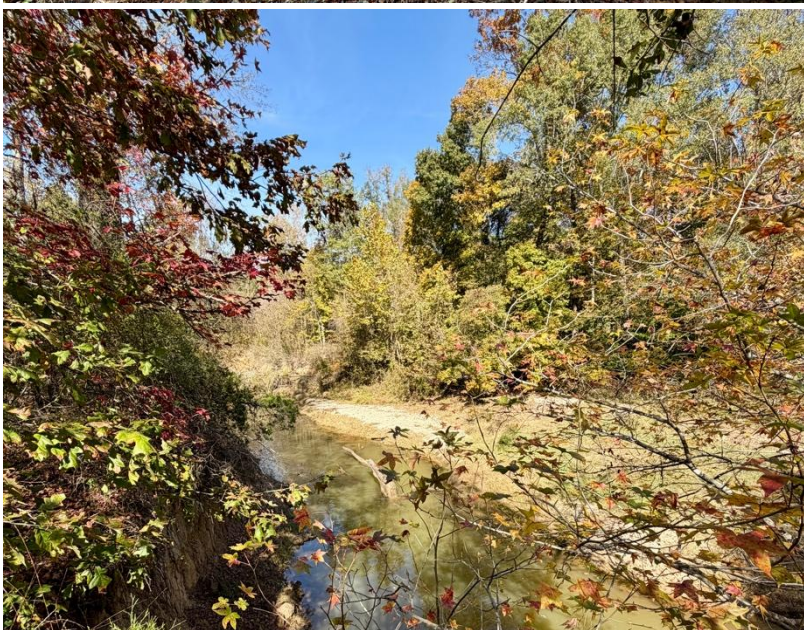
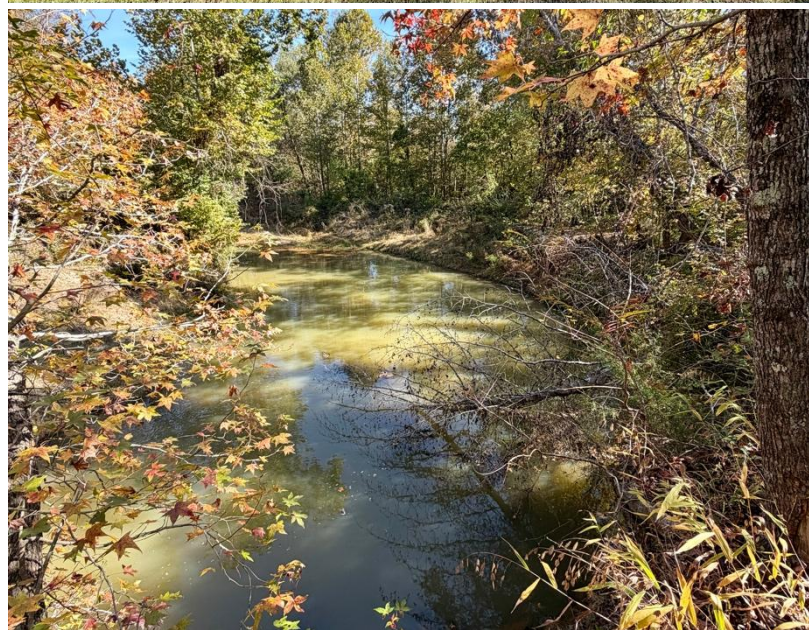
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Information is believed to be accurate but not guaranteed





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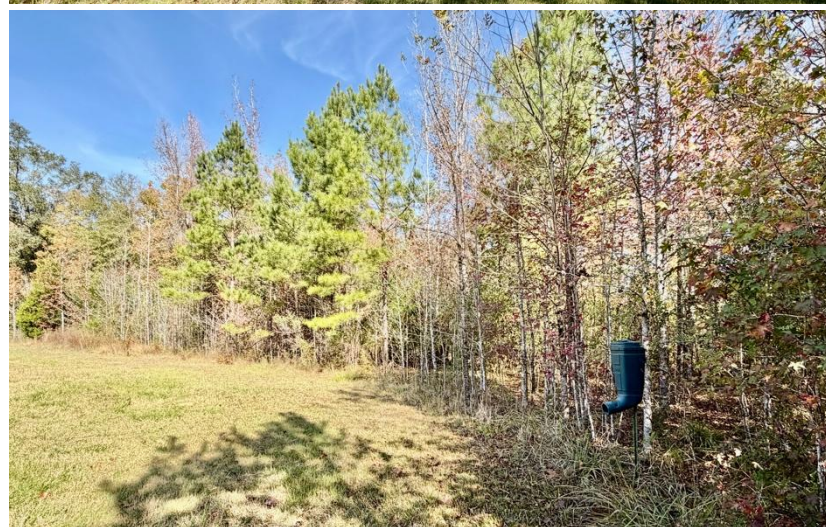
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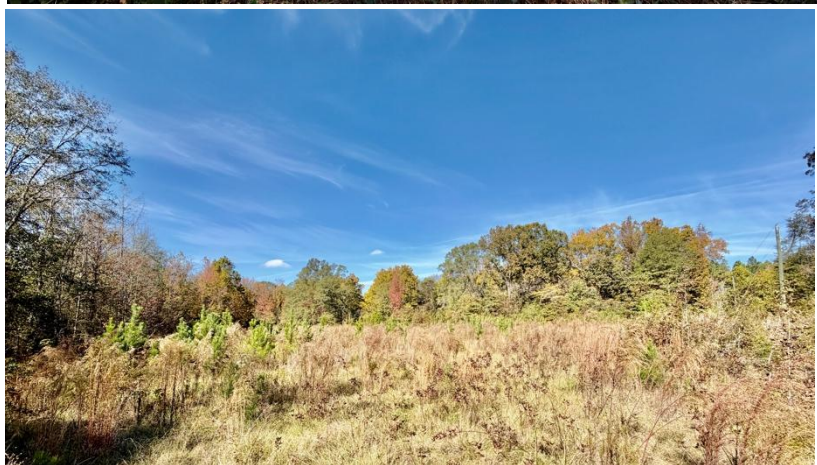
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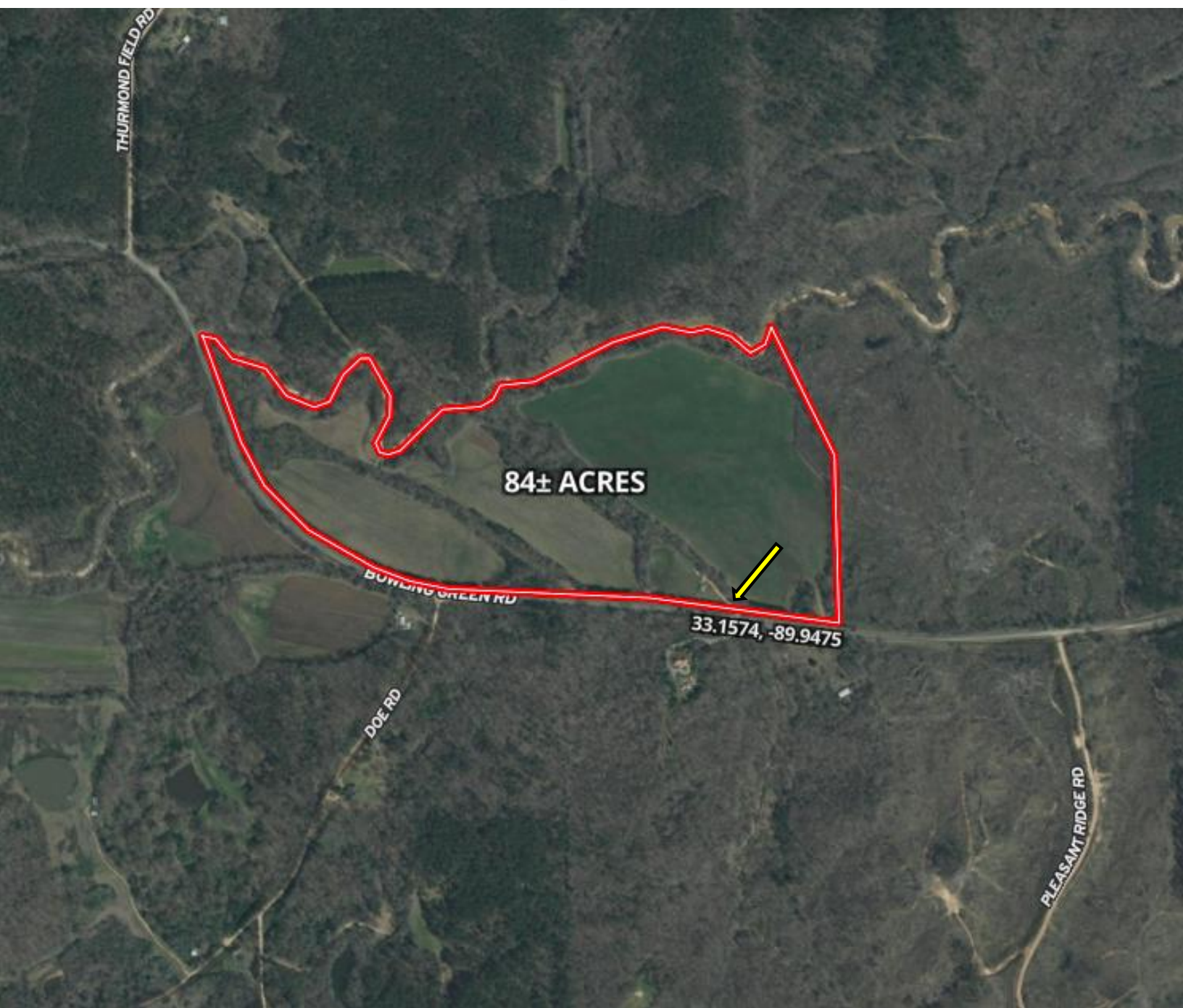
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AERIAL MAP |

[Click for the Interactive Map](#)



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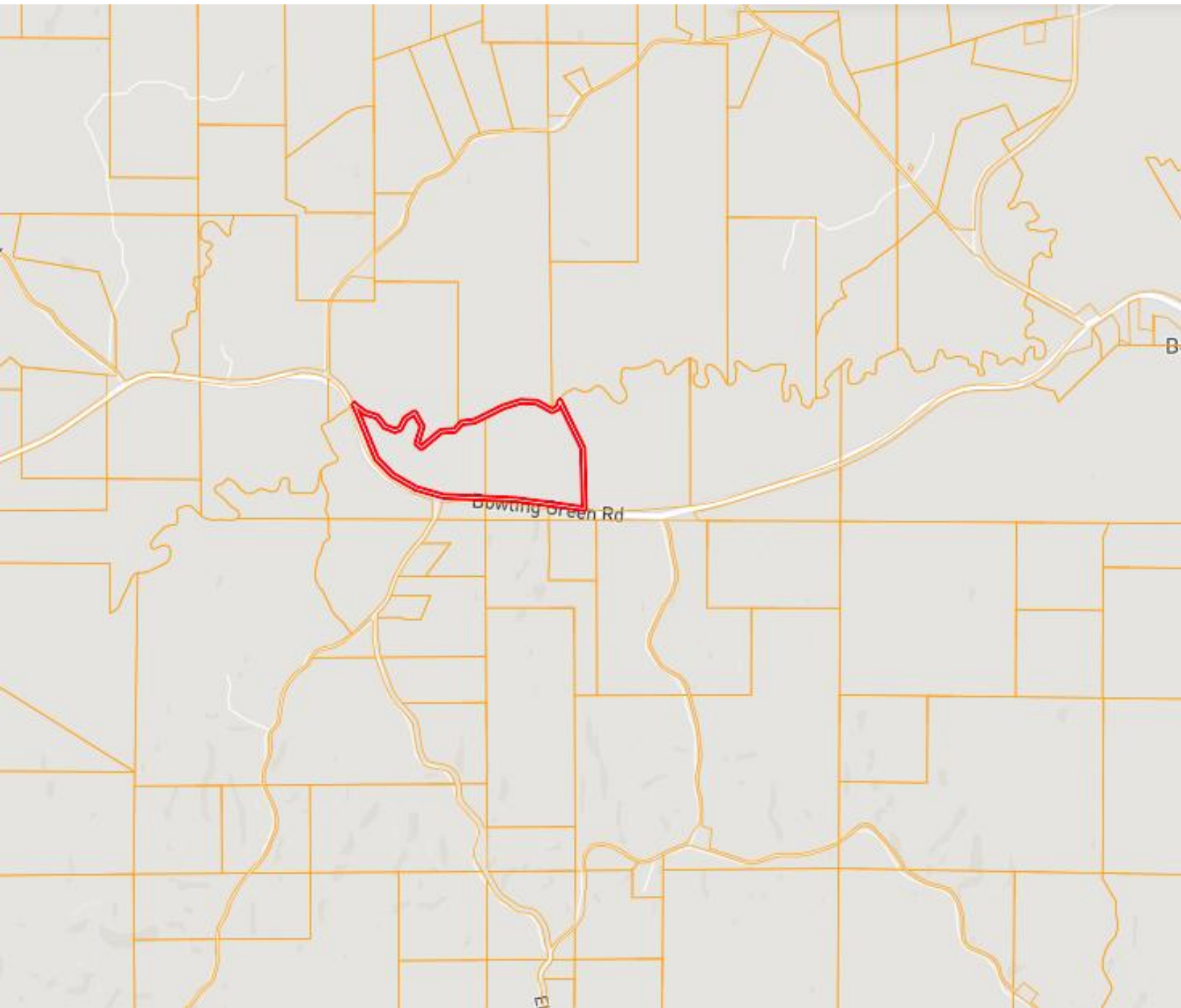
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OWNERSHIP MAP



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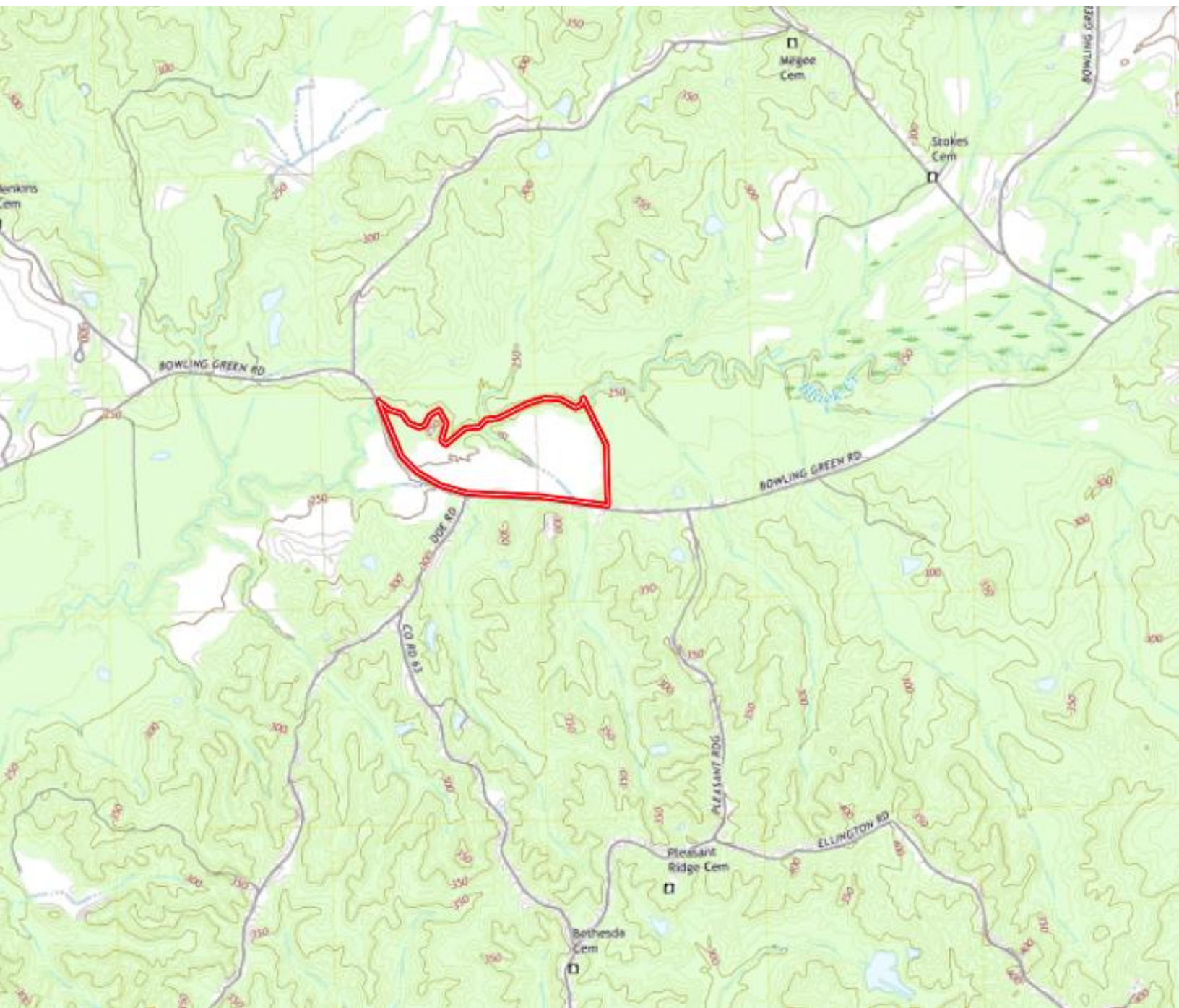
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TOPOGRAPHY MAP



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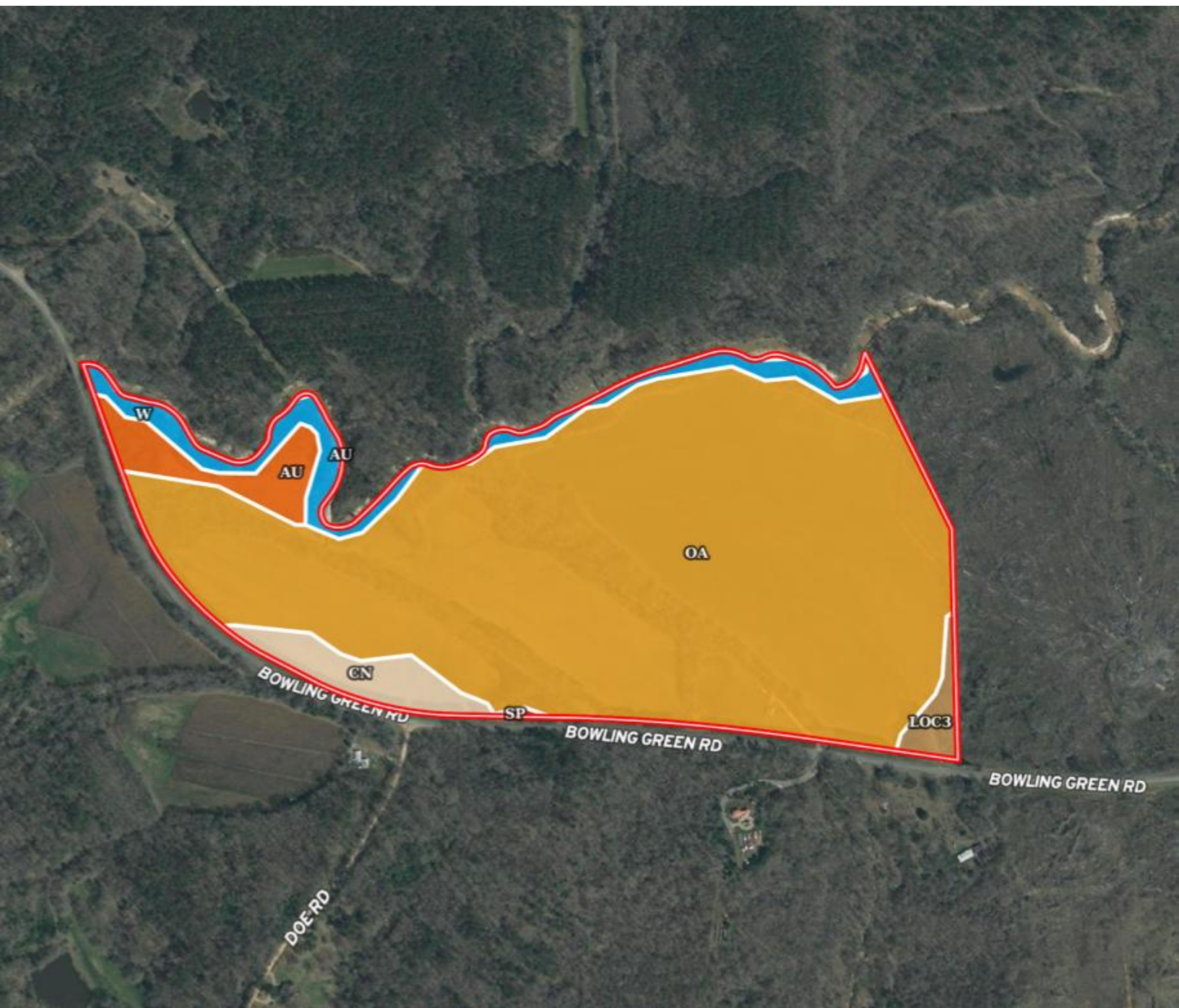
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SOIL MAP



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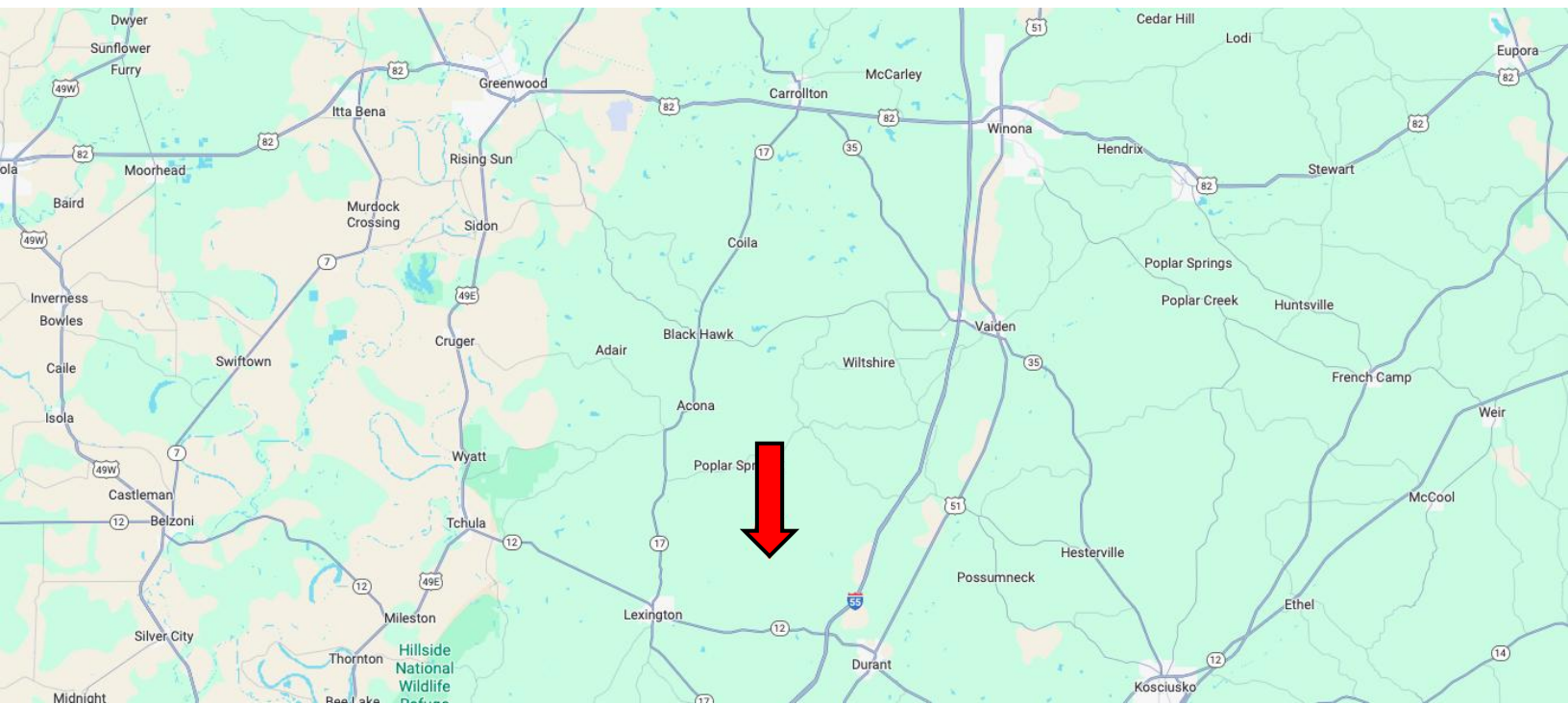
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DIRECTIONAL MAP



Address: 6803 Bowling Green Road, Durant, MS 39063

Directions from MS-12 & MS-17, Lexington, MS:

Travel north on Court Square for 151 feet. Take a Slight left to stay on Court Square for 486 feet. Turn right onto Wall St/Yazoo Street for 0.2 miles. Turn left onto Lexington Byp for 0.4 miles, then turn right onto MS-12 E for 0.8 miles. Turn left onto Bowling Green Road. After 6.8 miles, the land will be on the left. [Google Maps Link](#)



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