

Kudzu Bluff
2286 Rosebank Mount Olive Rd
Lexington, MS 39095

\$1,890,000
413± Acres
Holmes County



Kudzu Bluff
Lexington, MS / Holmes County

SUMMARY

Address

2286 Rosebank Mount Olive Rd

City, State Zip

Lexington, MS 39095

County

Holmes County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.207785 / -90.150138

Taxes (Annually)

6450

Dwelling Square Feet

4856

Bedrooms / Bathrooms

8 / 8

Acreage

413

Price

\$1,890,000

Property Website

<https://swapaland.com/property/kudzu-bluff-holmes-mississippi/80812/>



Kudzu Bluff

Lexington, MS / Holmes County

PROPERTY DESCRIPTION

Lying on the bluffs overlooking the Delta of Mississippi, sits a place known by many as Kudzu Bluff. It has been home to many good memories; the Primos hunting video team called it home for three hunting seasons and had numerous successful deer and turkey hunts. Kudzu Bluff is comprised of approximately 413 +/- acres, with 346.6 +/- acres surrounding the lodge. Located on Fire Tower Road, there are approximately 66 +/- acres.

These bluffs along the Mississippi Delta can be a special place for growing mature bucks and having fantastic turkey hunting.

The lodge is approximately 4856 +/- sq ft, with seven bedrooms and seven baths on the lower level and one bedroom and one bath on the upper level for a total of eight bedrooms and eight full bathrooms. The view from the Kudzu Bluff lodge is some of the best around; you'll be overlooking the Mississippi Delta. It boasts some of the most beautiful sunsets you'll ever see, and watching waterfowl working the delta bottoms is a nice bonus as well.

To the west of the lodge is the barn/skinning shed, built in 2021. You'll have a walk-in cooler and be able to clean your game out of the elements. The barn has ample storage space as well.

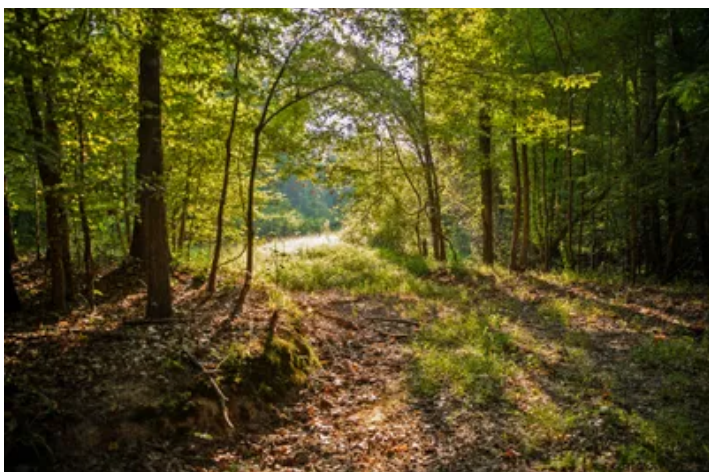
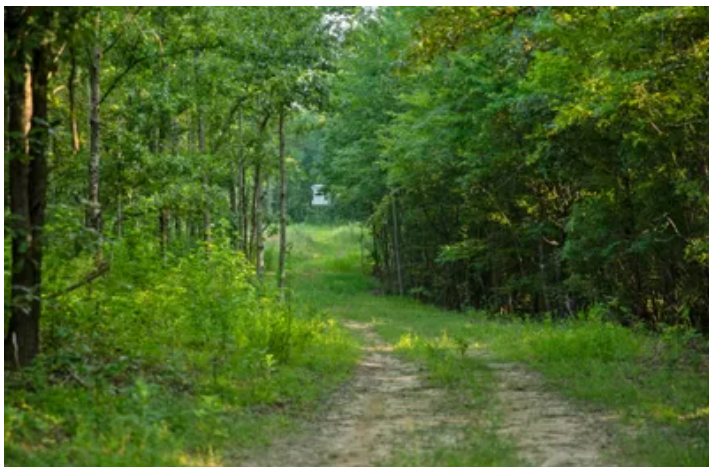
This is a walk-in ready package; all stands, blinds, and feeders are staying with the property.

Co-listed with Jordan Blissett of Open Season Properties.

If you have any questions or want to set up a showing, call us or reach out to our agent to get in contact.



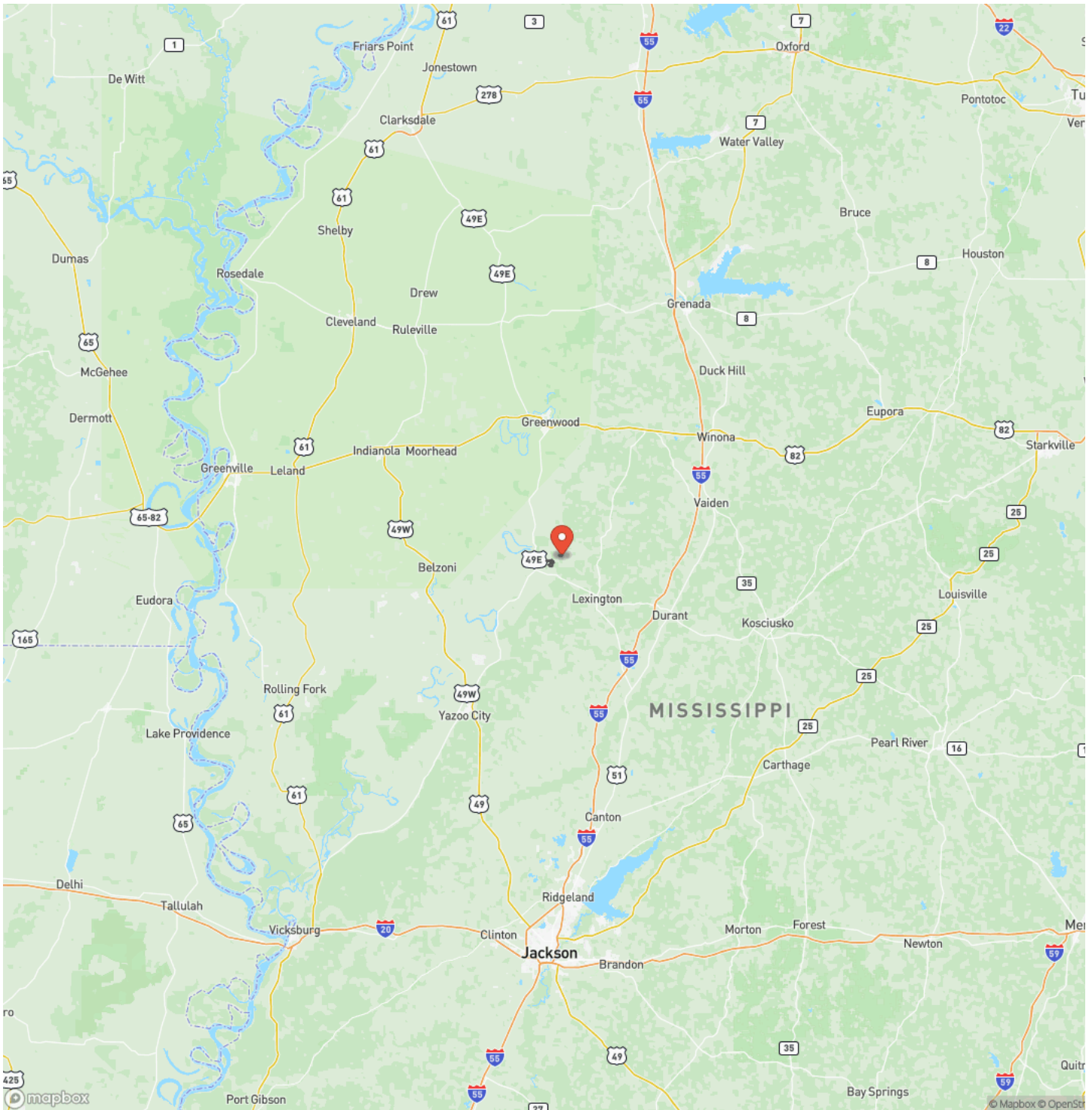
Kudzu Bluff
Lexington, MS / Holmes County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brad Farris

Mobile

(601) 506-1304

Office

(601) 850-2878

Email

Brad.Farris@swapaland.com

Address

City / State / Zip

NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, text, or other markings on the page.

[illegible]

www.swapaland.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



SWAPA Land, LLC
PO Box 2057
Learned, MS 39154
(601) 850-2878
www.swapaland.com

