

**The Doc Davis 190**  
Doc Davis Road  
Lexington, MS 39095

**\$494,000**  
190± Acres  
Holmes County





**The Doc Davis 190**  
**Lexington, MS / Holmes County**

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**SUMMARY**

**Address**

Doc Davis Road

**City, State Zip**

Lexington, MS 39095

**County**

Holmes County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

33.1145 / -89.9806

**Acreage**

190

**Price**

\$494,000

**Property Website**

<https://swapaland.com/property/the-doc-davis-190-holmes-mississippi/75562/>



## **The Doc Davis 190**

### **Lexington, MS / Holmes County**

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#### **PROPERTY DESCRIPTION**

The Doc Davis 190 is located north of Highway 12 between Interstate 55 and Lexington in Holmes County, Mississippi. This property consists of 190+/- acres of mixed pine and hardwood timber, food plots, internal trail systems, and more! Community water is available on this property through the West Hill Water Association. The property has no electrical service; however, it is just a short distance away. The internal trail systems lead you across the rolling terrain and through areas of planted pines, and hardwood timber draws that deer and turkeys love! There are areas of thick brush that serve as good bedding and brood habitat for the deer and turkeys, as well as plenty of natural browse and vegetation. On the north end of the property, there are a couple of large open areas that would make excellent food plot locations and a perfect dove field above a dried lake bed! This property is being advertised with the timber included in the asking price, but if someone is interested, the seller will reserve the timber and sell the land only. If you are interested in a nice hunting and recreational tract in a secluded area with nice timber, call Tyler Alldread to schedule an appointment today!



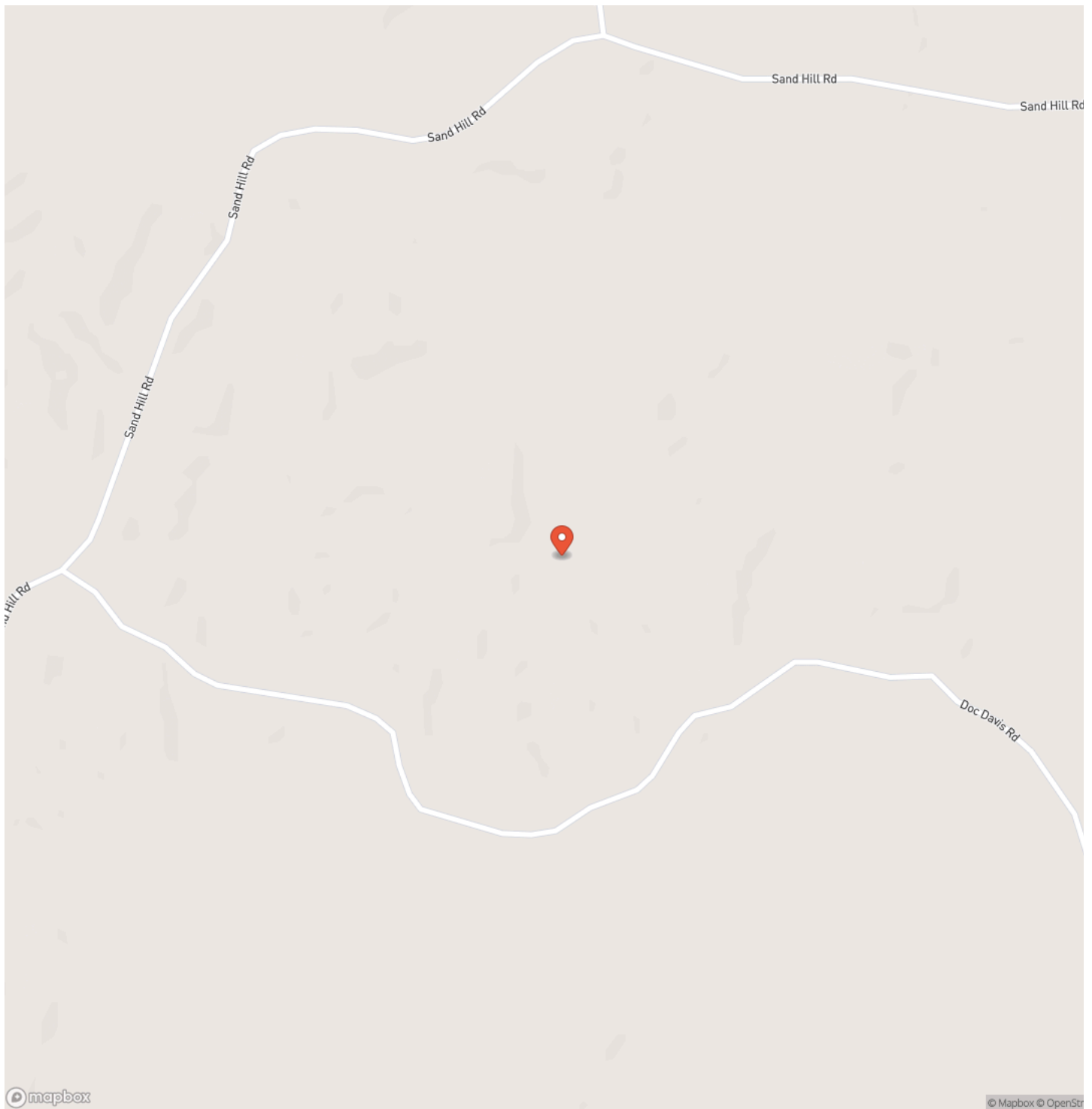


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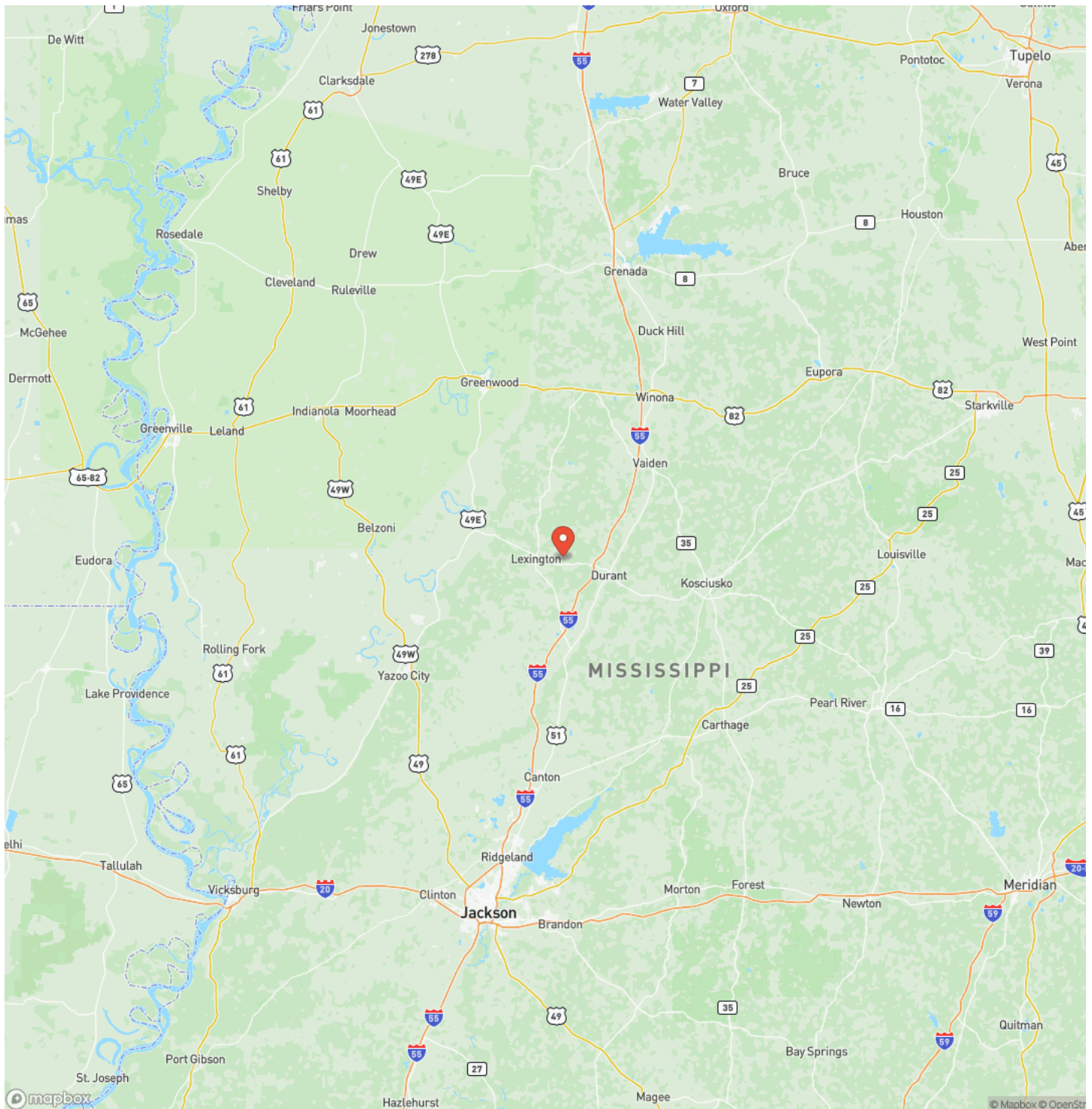


## Locator Map





## Locator Map





## Satellite Map



**The Doc Davis 190**  
**Lexington, MS / Holmes County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tyler Alldread

## Mobile

(662) 230-7322

## Email

Tyler.Aldread@swapaland.com

**Address**

## City / State / Zip

Winona, MS 38967

## NOTES

[illegible]



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**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.





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