

# 32± Acres of Excellent Hunting Land in Lincoln County, MS



**\$124,900**

This property has so many possibilities! Conveniently located on Peyton Lane in Lincoln County, MS, this property is minutes away from both Loyd Star School and The Homochitto National Forest. This property is also within 15 minutes of Brookhaven, Mississippi. Two sides of this property have road frontage, which allows for multiple great locations for a home or campsite. Water and power are also both conveniently available near this property. The young pines are starting to get some size to them and are ready for a thinning. There is a small seasonal creek that runs through the property. The deer sign is there as well. With all that this property has to offer, it is will not last long. Call Eli Ferguson to schedule your showing!

*Directions from I-55 in Brookhaven, MS: Take Exit 42 toward North Brookhaven, travel west toward Dunn-Ratcliff Rd NW/Union Street Extended NE, in 2.8 miles turn right onto MS-550 W, in 8.4 miles, turn left onto Peyton Lane NW, in .4 miles the property is on the right.*



*Call me today!*

**ELI FERGUSON**, REALTOR®

Eli@TomSmithLand.com

601.990.5070 office | 601.757.7117 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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# Aerial Map



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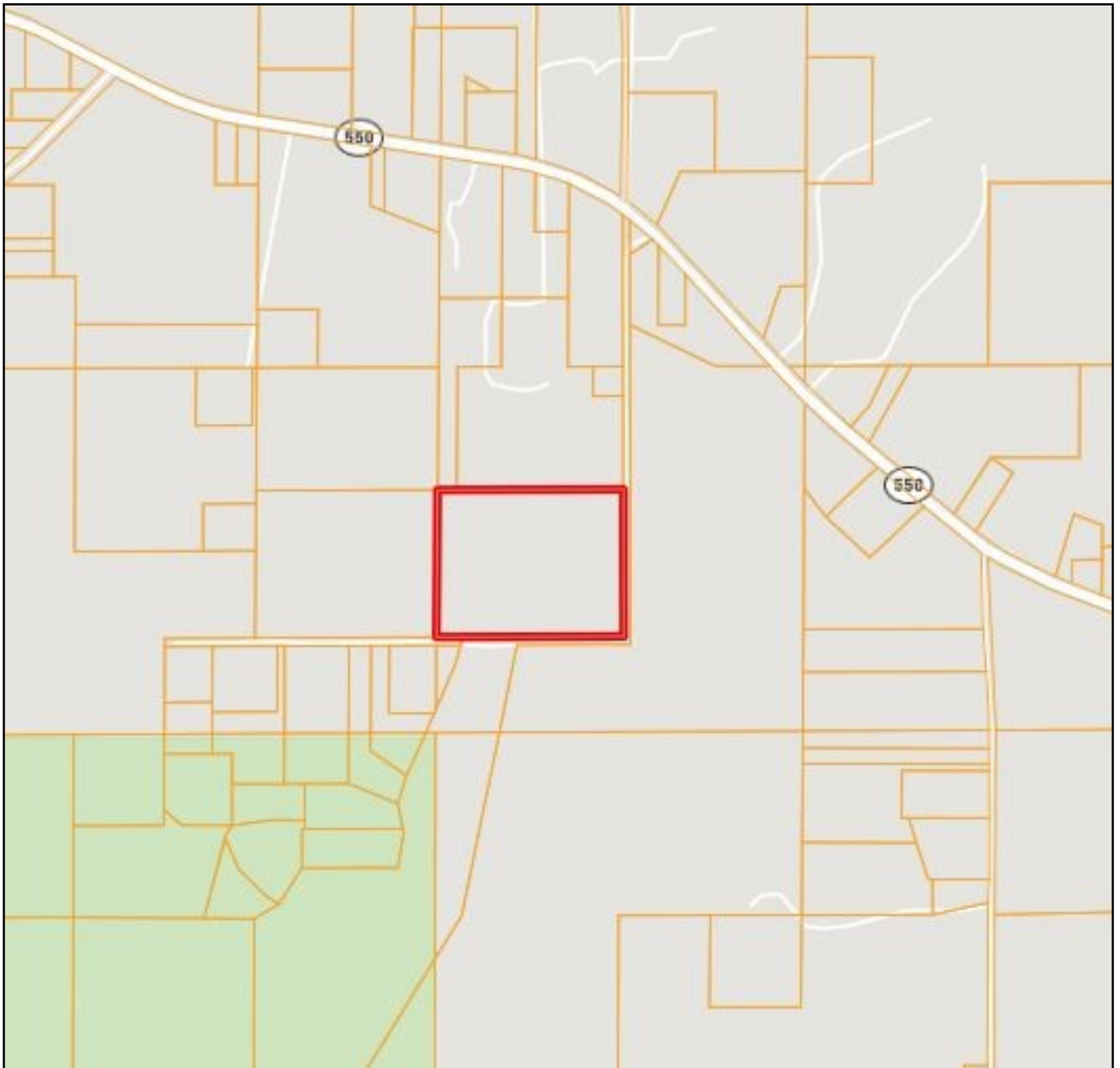
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# Ownership Map



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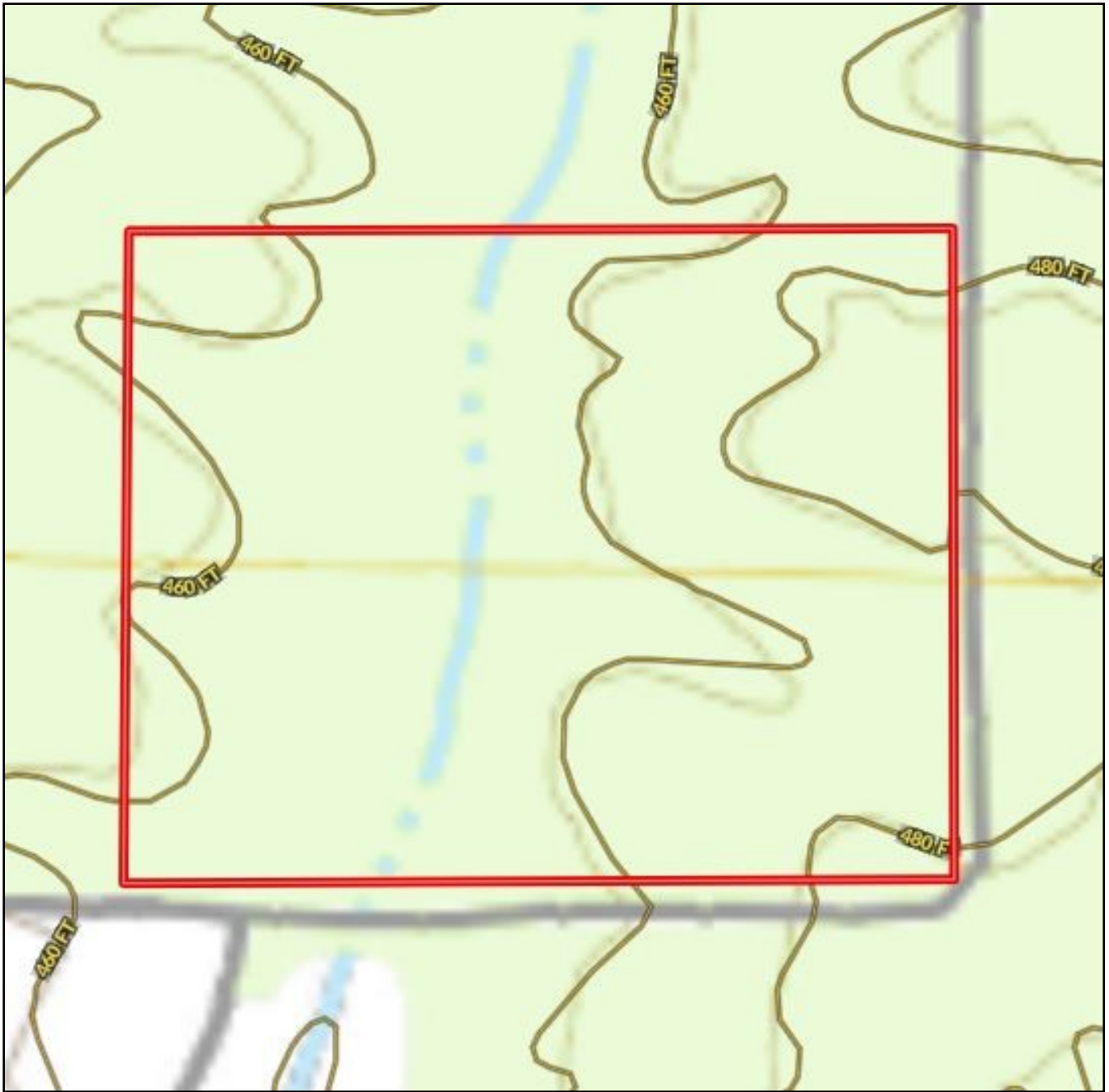


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# Topography Map



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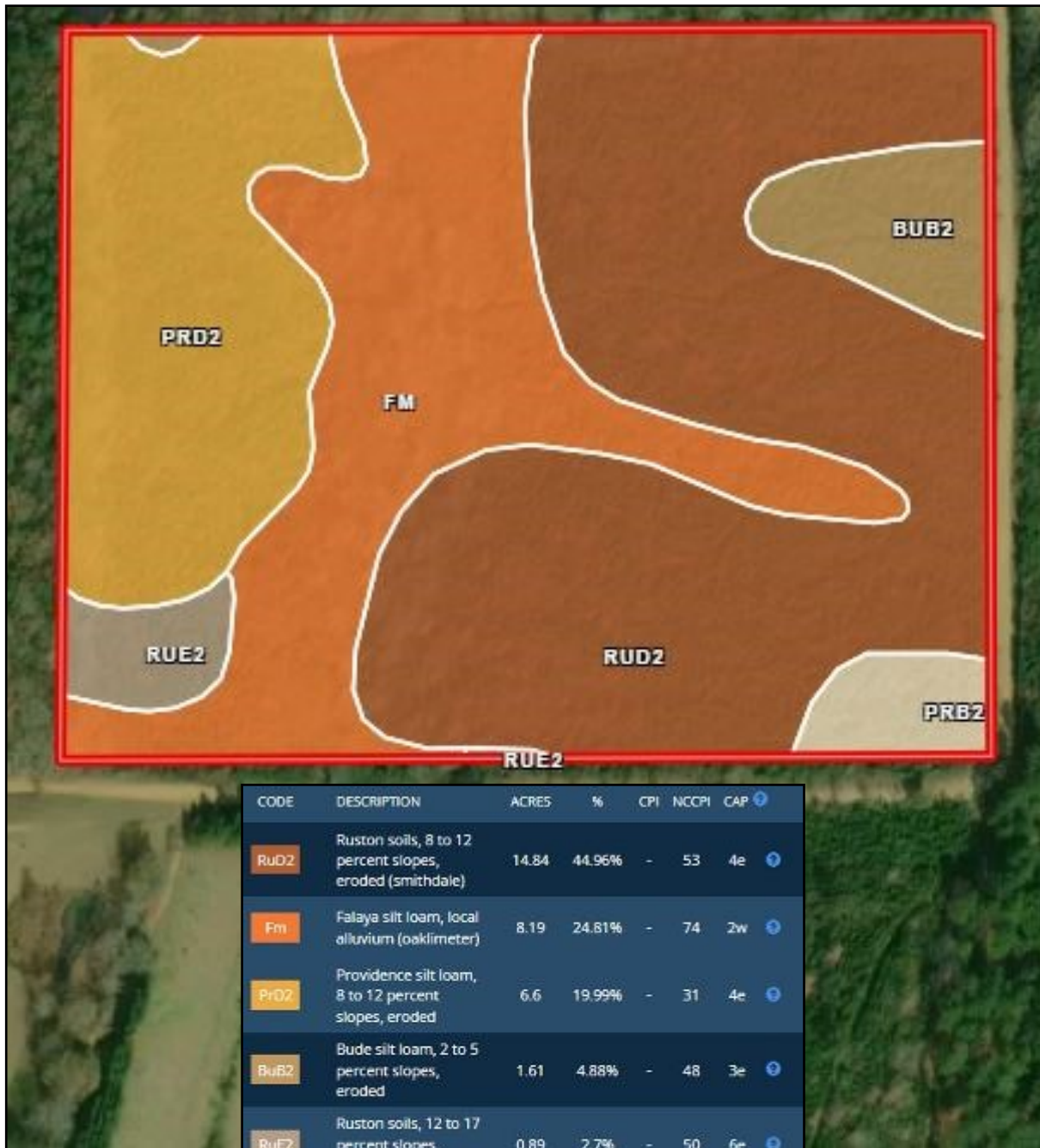
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# Soil Map



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RuD2	Ruston soils, 8 to 12 percent slopes, eroded (smithdale)	14.84	44.96%	-	53	4e
Fm	Falaya silt loam, local alluvium (oaklimeter)	8.19	24.81%	-	74	2w
PrD2	Providence silt loam, 8 to 12 percent slopes, eroded	6.6	19.99%	-	31	4e
BuB2	Bude silt loam, 2 to 5 percent slopes, eroded	1.61	4.88%	-	48	3e
RuE2	Ruston soils, 12 to 17 percent slopes, eroded (smithdale)	0.89	2.7%	-	50	6e
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	0.87	2.64%	-	28	2e



2010-2021  
AMERICA'S  
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BROKERAGES

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# Flood Map



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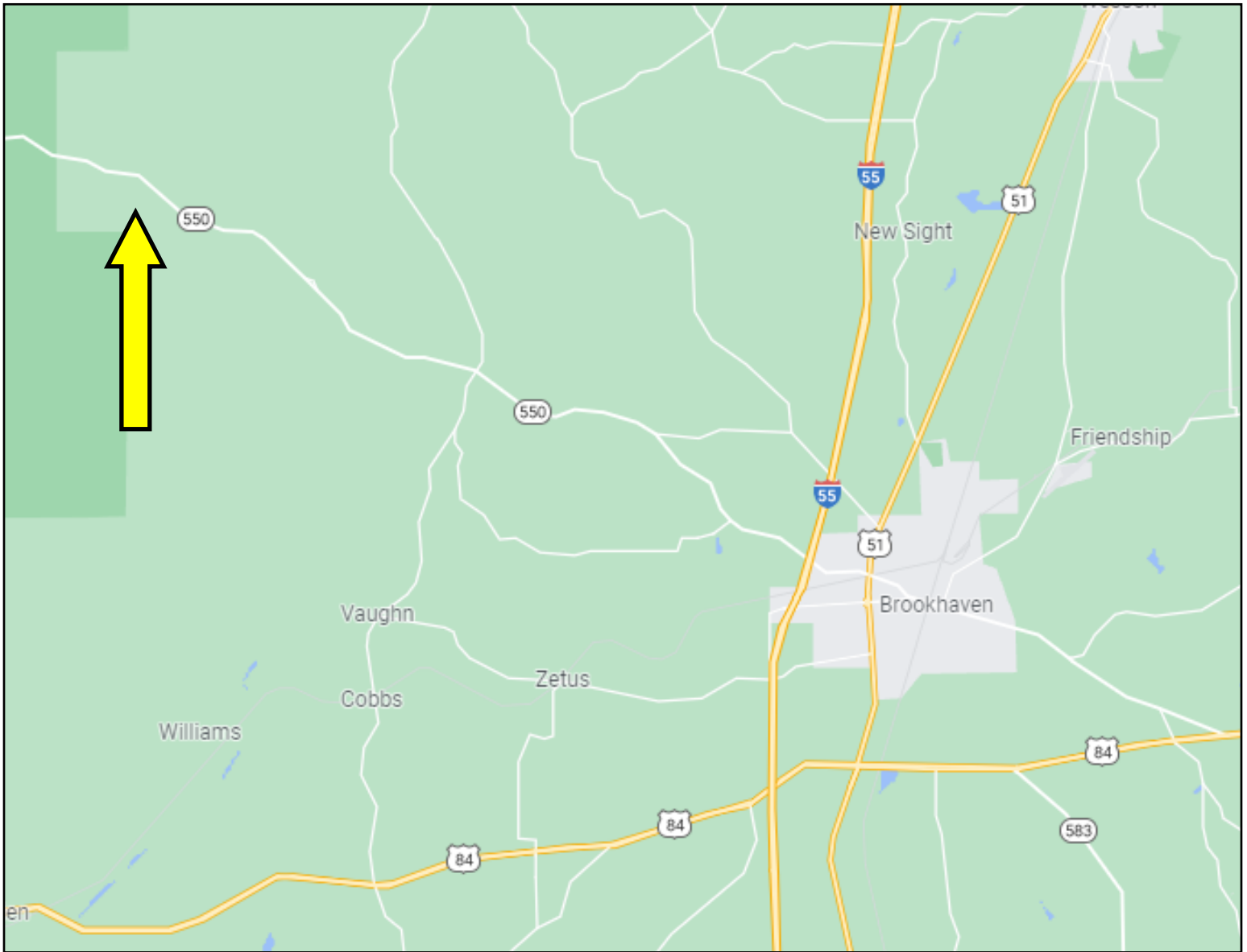


Expect More. Get More.

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# Directional Map



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