

6± ACRE MINI-FARM IN LINCOLN COUNTY, MS

738 BALDWIN LOOP NW, BROOKHAVEN, MS

\$399,000



Step onto this property, and you will want to make it your own. This 6± acre mini farm in Lincoln County, MS has so much to offer. The spacious 4 bedroom 3.5 bath home has a main bedroom that you'd have to see to believe. As you walk through the house, you will be in awe of the super nice bathrooms. They have all been updated to very modern standards. Space is no issue with this home as there is room for every occasion. As you pull onto the property, there is a pasture with a barn to your right. Just past that, you will see a small "carriage house" shop that has a full kitchen with a bedroom and a bathroom. Perfect for that mother in law or that older child that needs their own space. Behind the house is a "pool house" equipped with a pool table and hot tub. Kitchen and bathroom as well. There are a couple of storage buildings as well. Just past the backyard is another pasture with a barn. The front and back pasture are fenced and ready for your farm animals. Schedule your showing today!

Directions from Brookhaven, MS: From the intersection of I55 and Dunn Ratcliff Road (North Brookhaven exit) travel west on Dunn Ratcliff Road for .8 miles and turn right onto Old Red Star Rd. Travel 3.2 miles and take a right onto Baldwin Loop. Travel .4 miles and the property will be on your left. Address: 738 Baldwin Loop NW, Brookhaven, MS



Call me today!

ELI FERGUSON, REALTOR®

Eli@TomSmithLand.com

601.990.5070 office | 601.757.7117 cell



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Information is believed to be accurate but not guaranteed.



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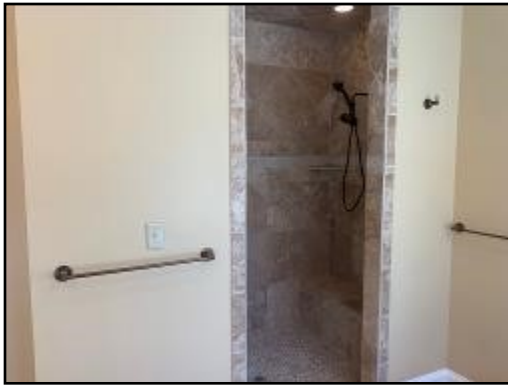
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Aerial Map



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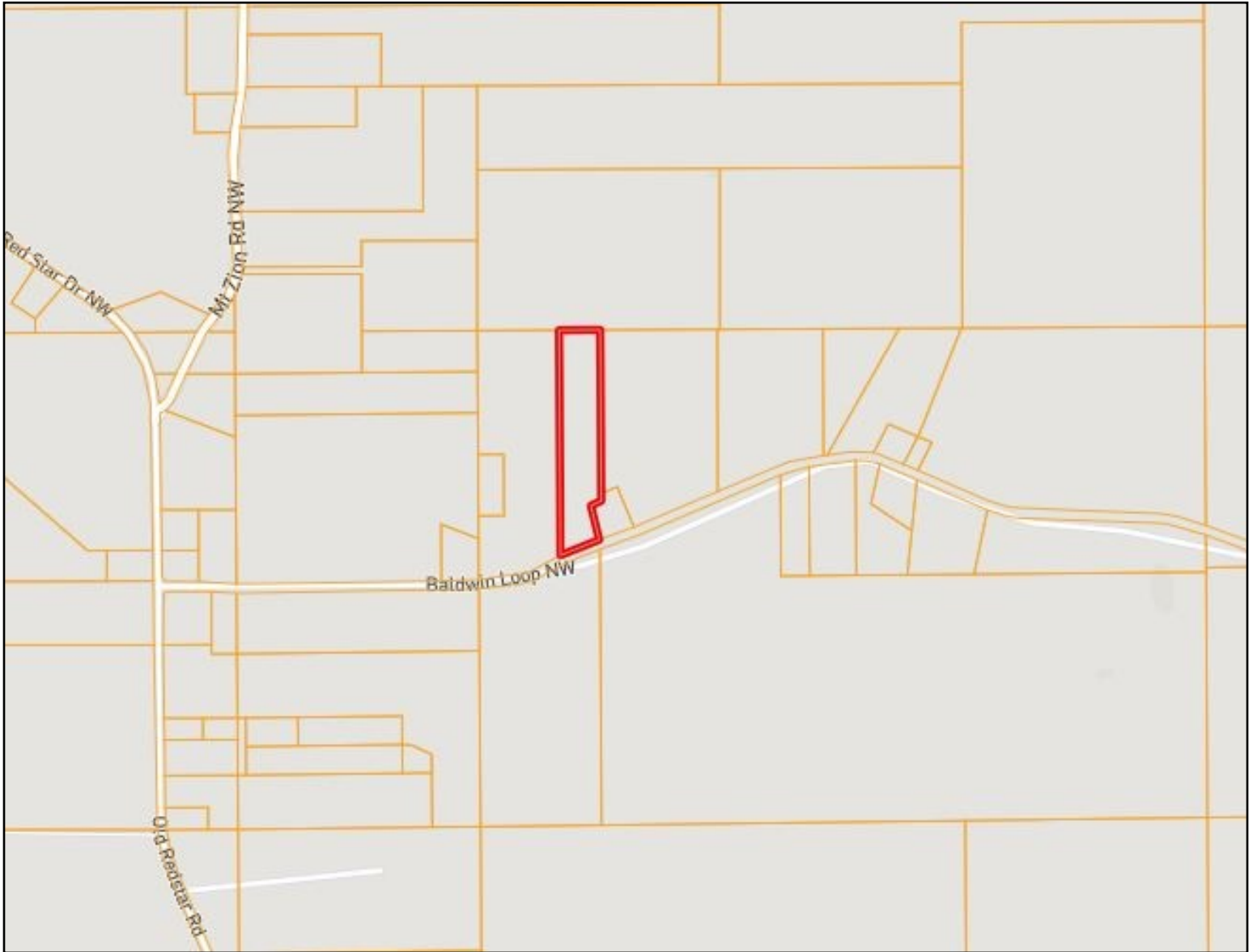
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Ownership Map



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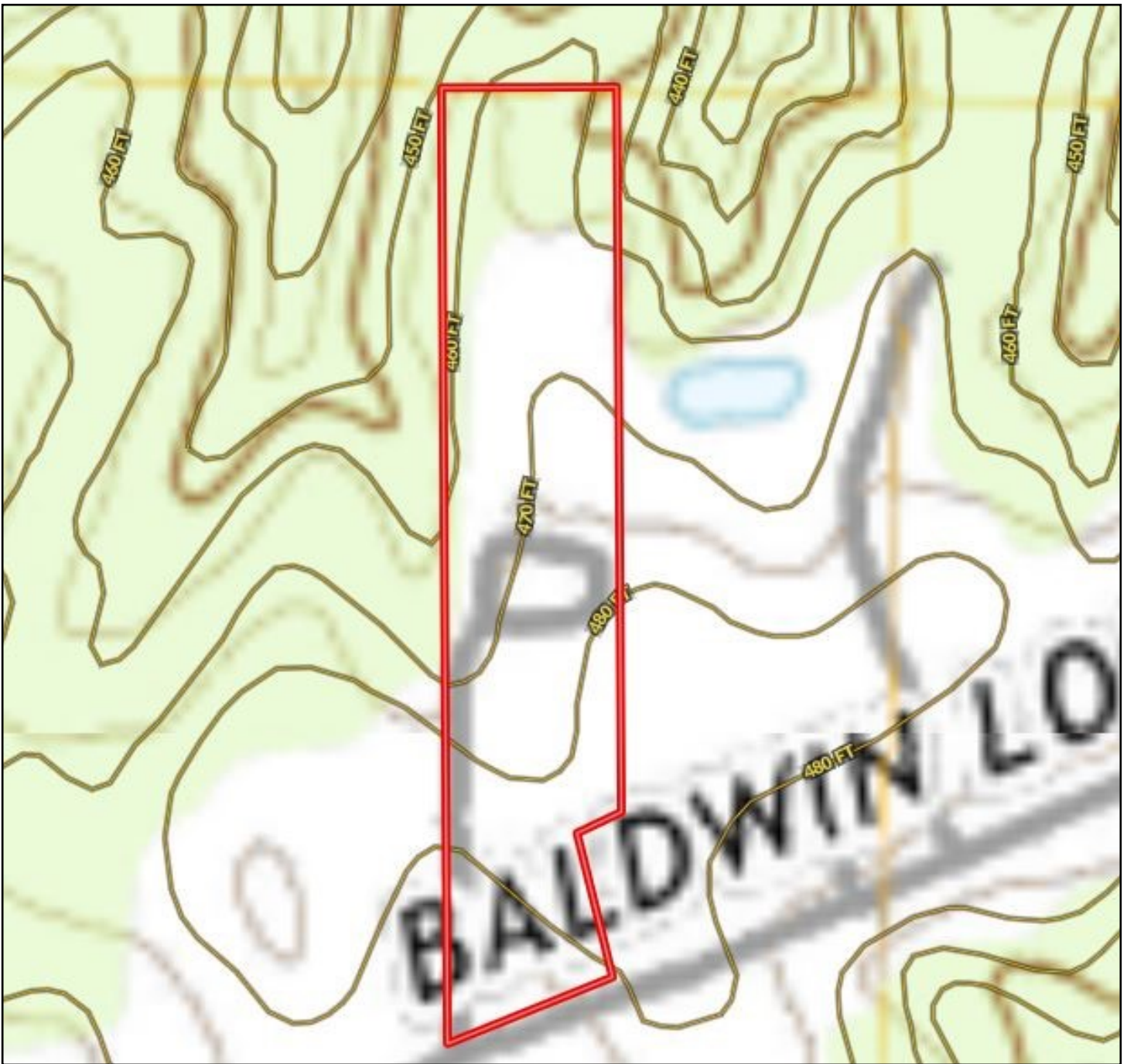
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Topography Map



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Soil Map

CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PrB3	Providence silt loam, 2 to 5 percent slopes, severely eroded	3.42	57.87%	-	38	3e
PrD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	1.3	22%	-	31	6e
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	0.66	11.17%	-	25	4e
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	0.52	8.8%	-	28	2e
GgF	Guin gravelly sandy loam, 17 to 40 percent slopes (saffell)	0.02	0.34%	-	9	7e



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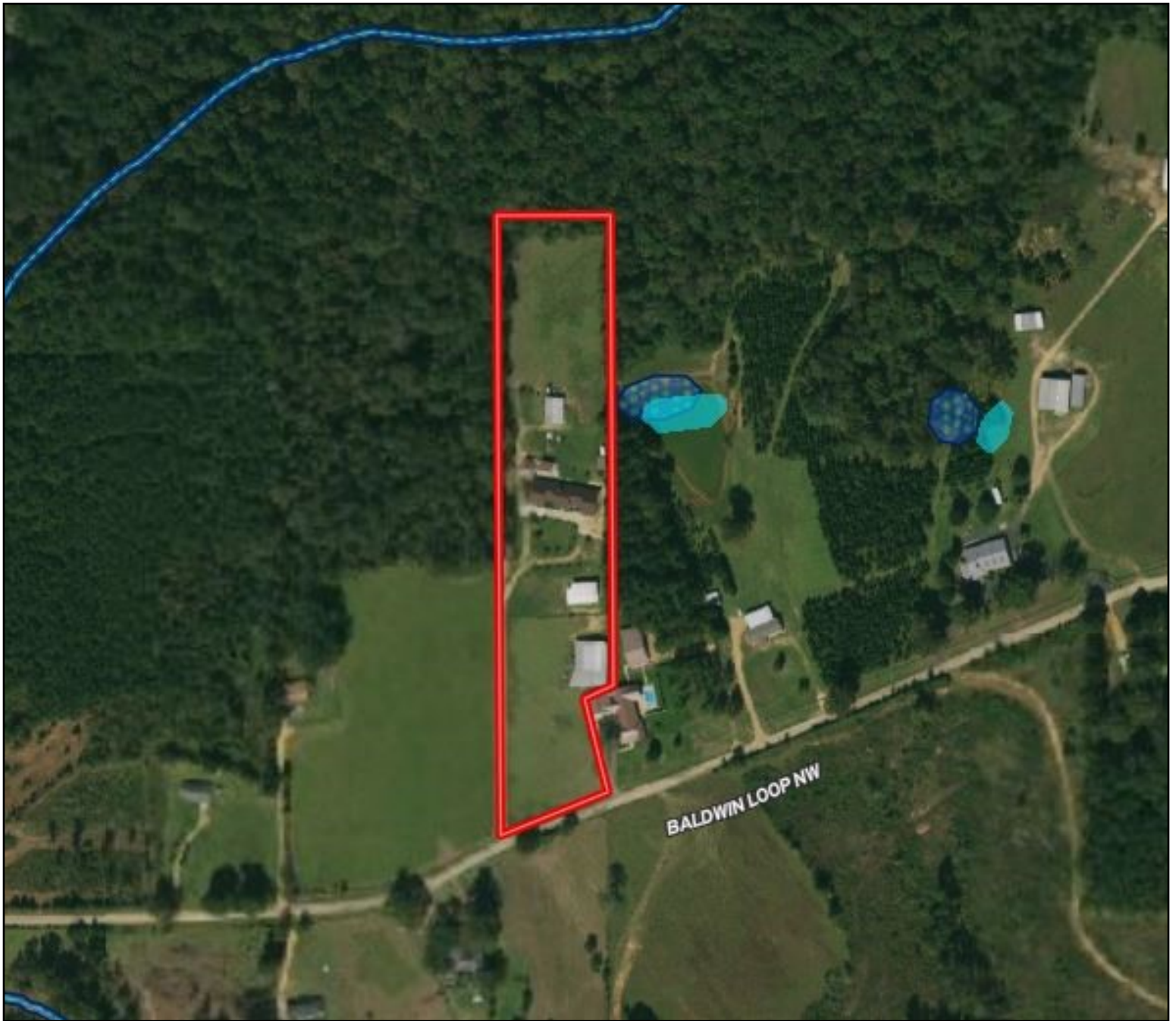
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Flood Map



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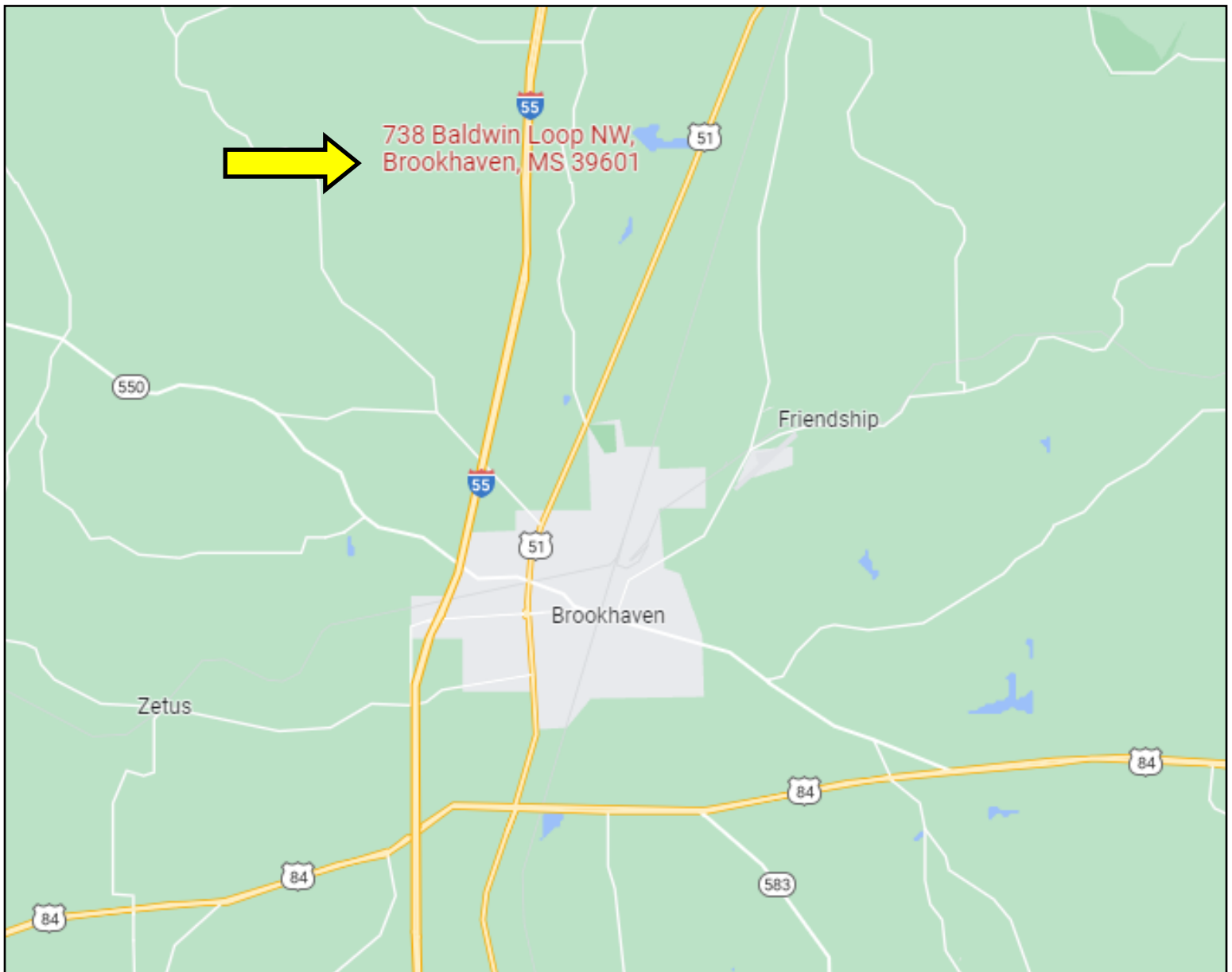


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Directional Map



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