

# 37.4± Acres of Hunting Paradise in Lincoln County



**\$168,300**

A must see, rare opportunity, secluded hunting property in Lincoln County, MS, with rolling hills, large magnolia trees, spruce trees, hardwoods, and pines. This serene property offers the perfect spot to put a swing and enjoy the wildlife watching the sun rise or set over the water. Bring your boat and use the boat ramp to fish, or get to the duck platform waiting for you. At the hunting plot, deer and turkey are large and plentiful in this neck of the woods. The surveyed 37± acres feature a locked gated entry with a perimeter and internal road system, brand new large concrete culverts, and metal pipe for markings and future fence. If preferred, Lake Lincoln State Park is a short 14 minute drive for more recreational fun, and you can still enjoy that Downtown Brookhaven feel, and fabulous food in only 10 minutes. The Lincoln County Civic Center and Sports Complex are close by, and, if needed, a small airport is even closer. Ample opportunity awaits on a one of a kind property.

*Directions from I-55 in Brookhaven, MS: Take Brookhaven Exit 42 and head east onto Union Street and you will see the Truck Stop on your left. You will take the next road on your left, Industrial Parkway. Go through two red lights and stay straight until you have gone over the bridge and come to a four way stop sign. You will turn left onto Old HWY 51 NE, travel about 2 miles and you will see a gravel road on your right. The easement to the property will be down the gravel road.*



*Call me today!*

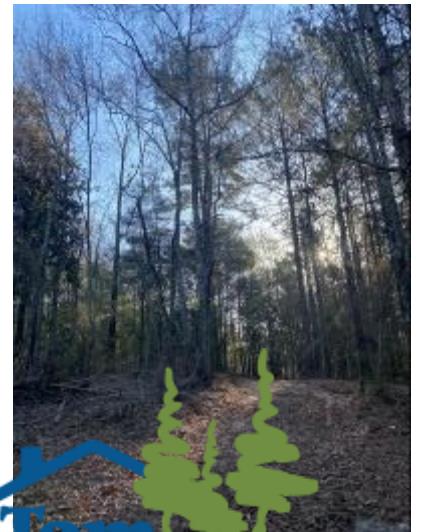
**NICOLE NEWELL**, REALTOR®  
Nicole@TomSmithHomes.com  
601.990.5070 **office** | 601.754.3766 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





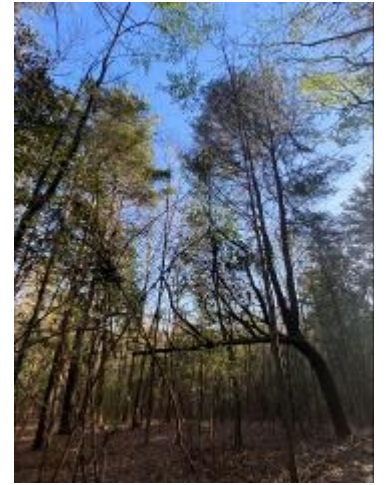
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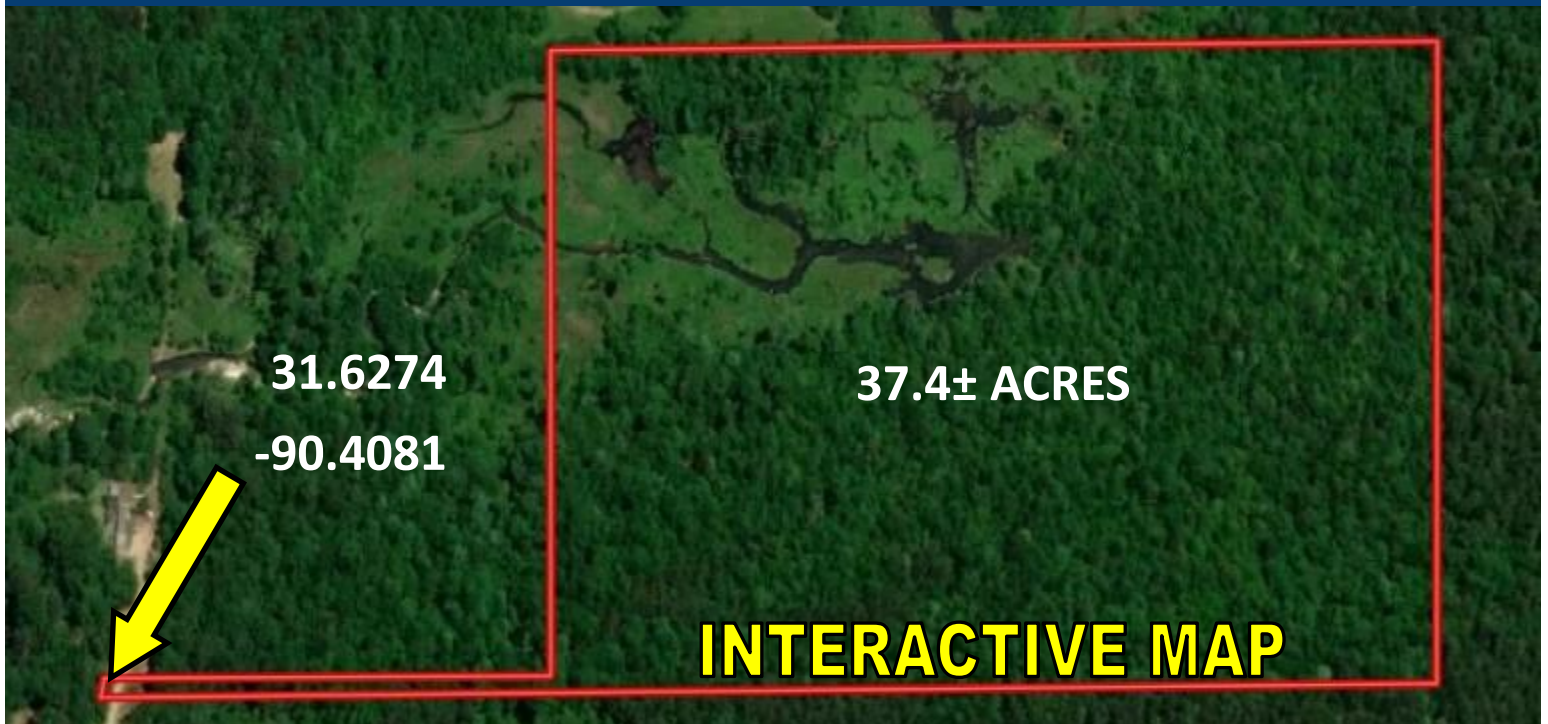


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# AERIAL MAP



# FLOOD MAP



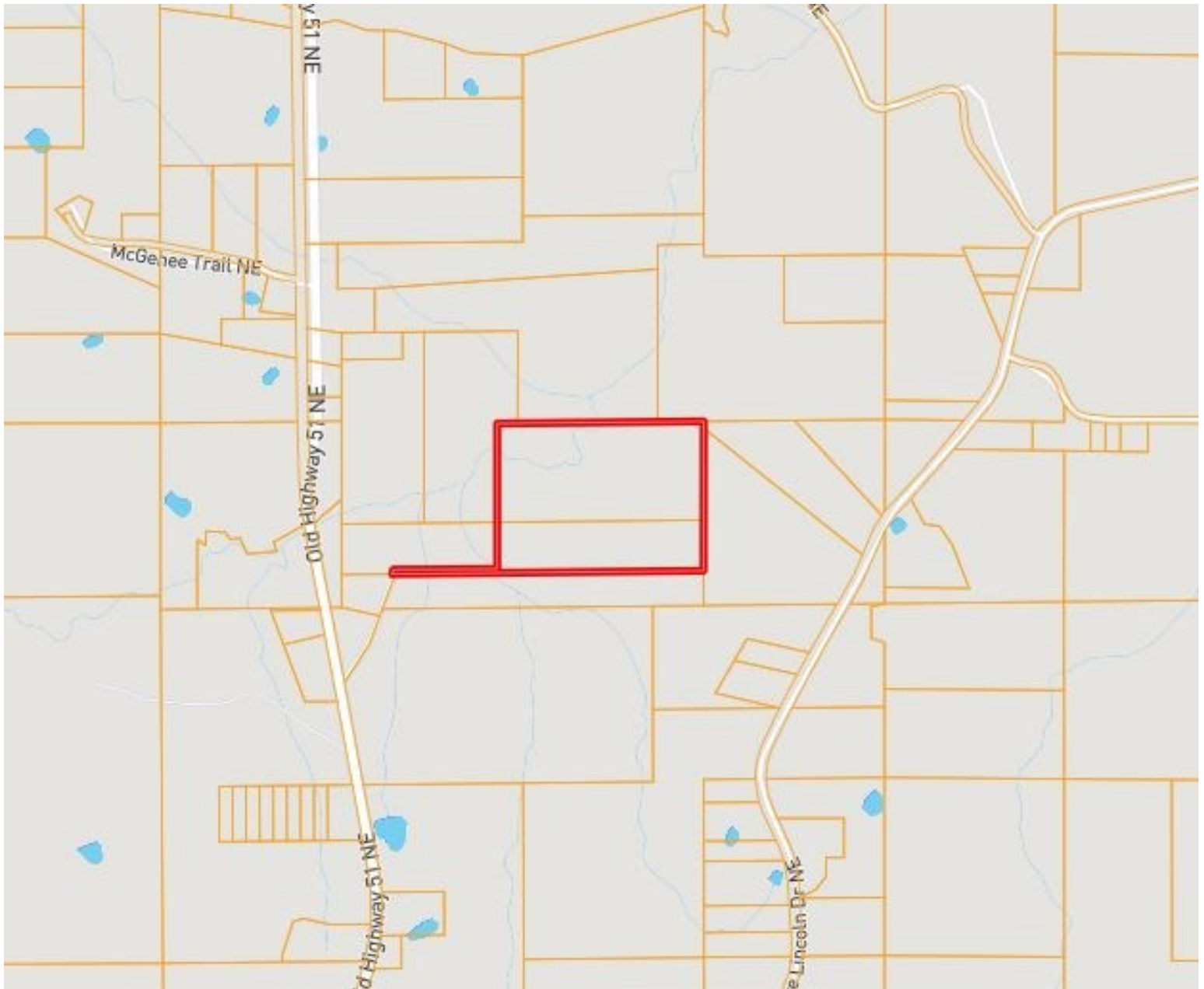
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# OWNERSHIP MAP



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# SOILS MAP



# TOPO MAP



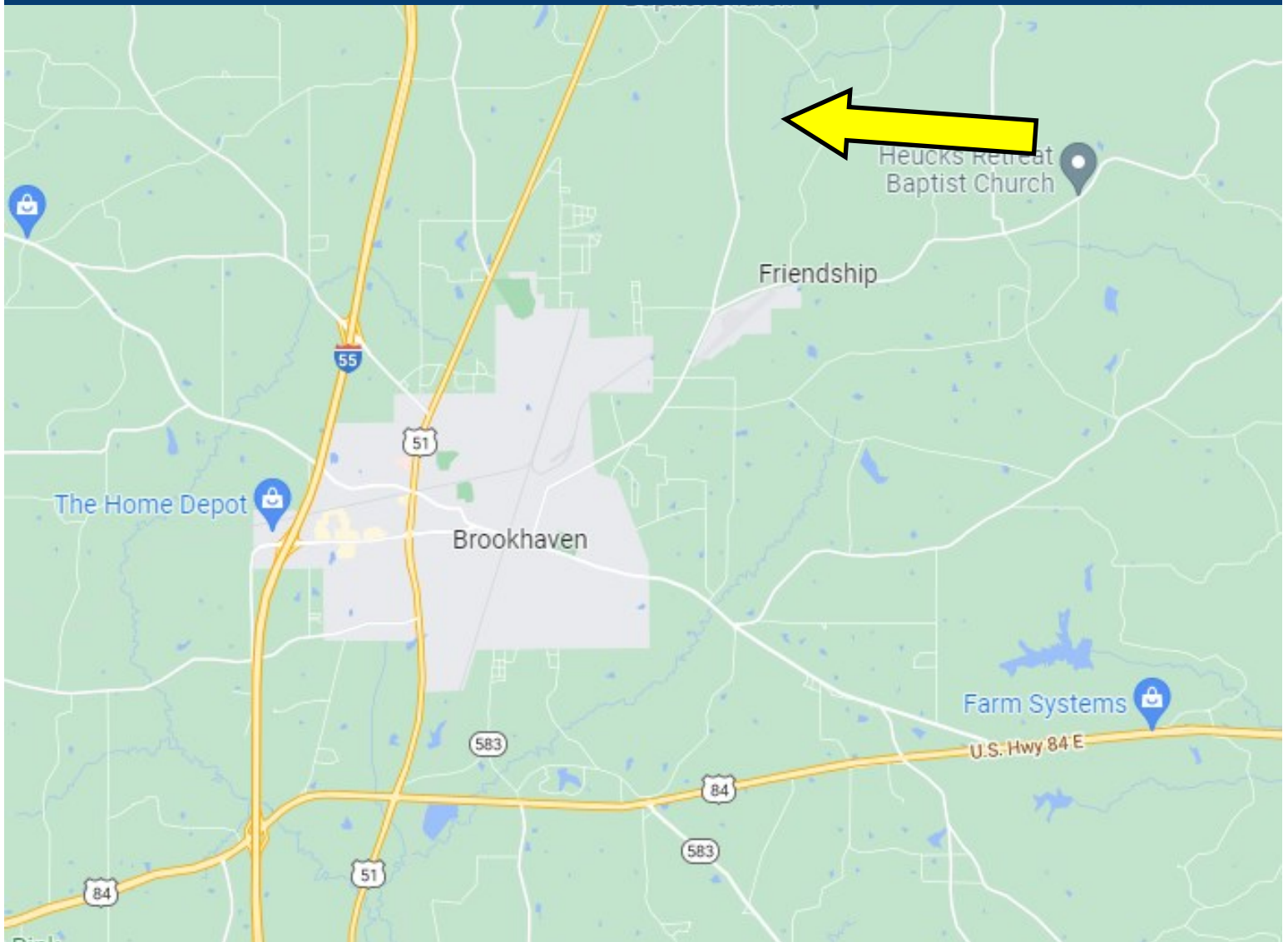
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# DIRECTIONAL MAP



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