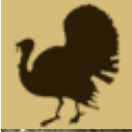


EXCELLENT HUNTING ON 90.58± ACRES IN LINCOLN COUNTY, MS



\$271,740

This unique property in Lincoln County, MS, features beautifully rare large hardwoods and pines and internal trails and is perfect for hunting deer, turkey, squirrel, or rabbit. The 90.58± acres are spread out on opposite sides of the road, so you will always have different places to hunt. 75.78± acres are off Pipeline Rd, and the remaining 14.8± acres are across the railroad tracks. This property is conveniently located just 30 minutes from the amenities of Brookhaven, MS. This property does not meet a road and will need to be shown by a licensed Real Estate Agent. Directions from the intersection of MS-27 and US-84 in Monticello, MS: Travel north on MS-27, in 5.4 miles, turn left onto Smith Ferry Rd, in 4.6 miles, turn right onto W Smith Ferry Rd, in 1.0 mile, turn left onto Ethel Johnson Rd, in .4 miles, take a slight left toward Mose Hilliard Rd, in 404 feet, take a slight left onto Pipeline Ln NE, in .8 miles, turn left to stay on Pipeline Ln NE, in .4 miles, the property will be on the left.



**CLIF
CANNON**
REALTOR®

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Clif@TomSmithLand.com



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Information is believed to be accurate but not guaranteed.





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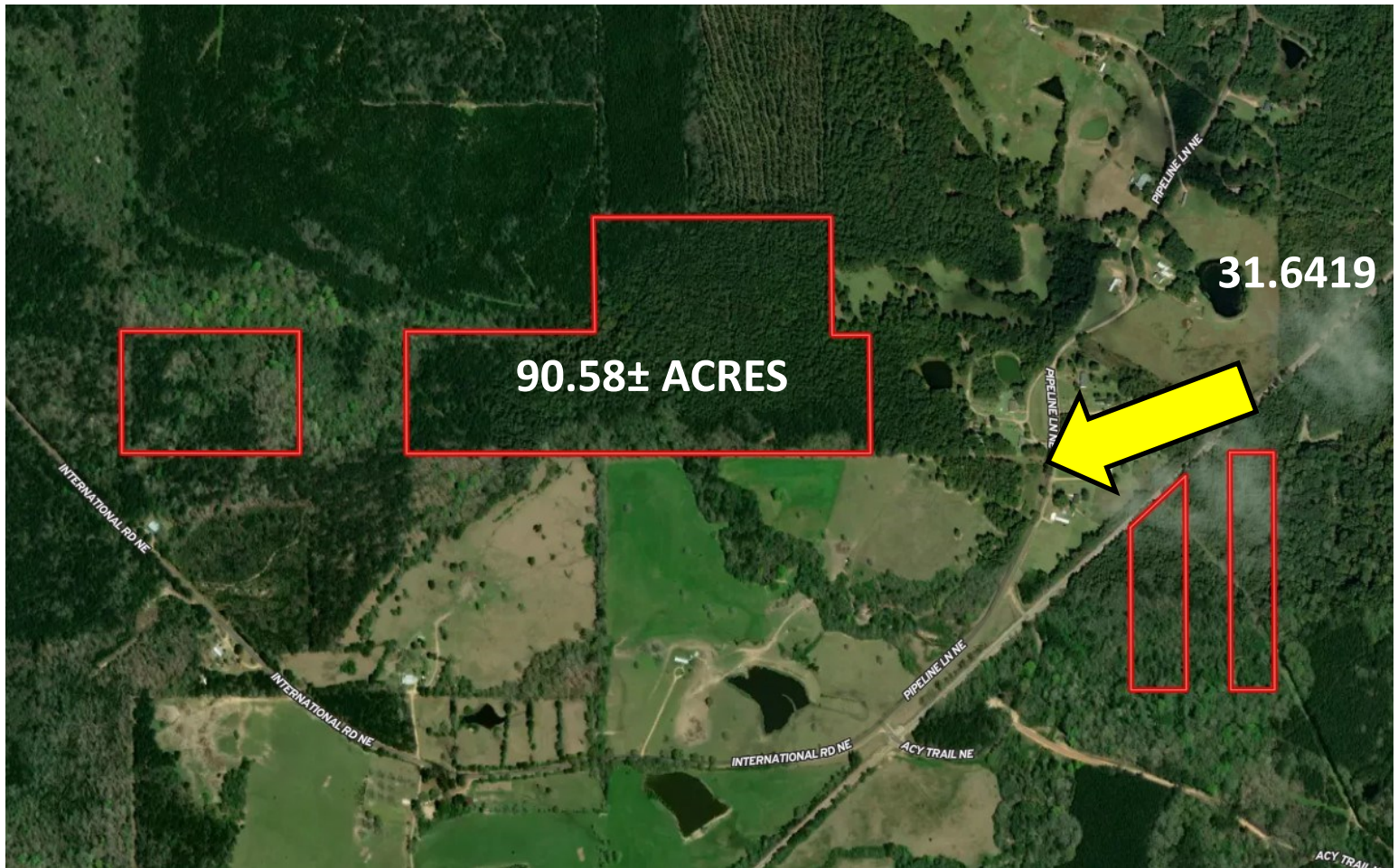
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Aerial Map



Interactive Map Link

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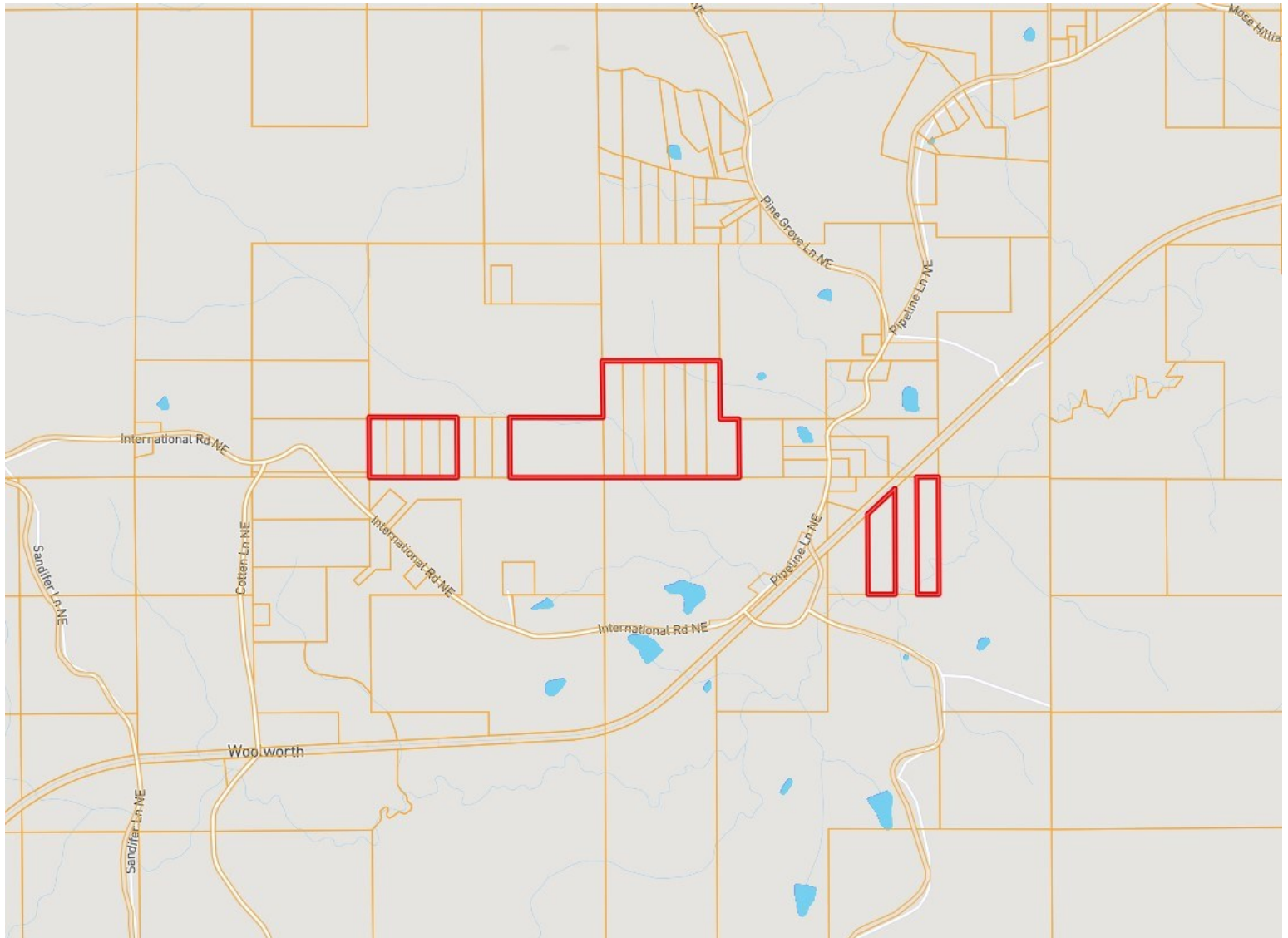


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Ownership Map



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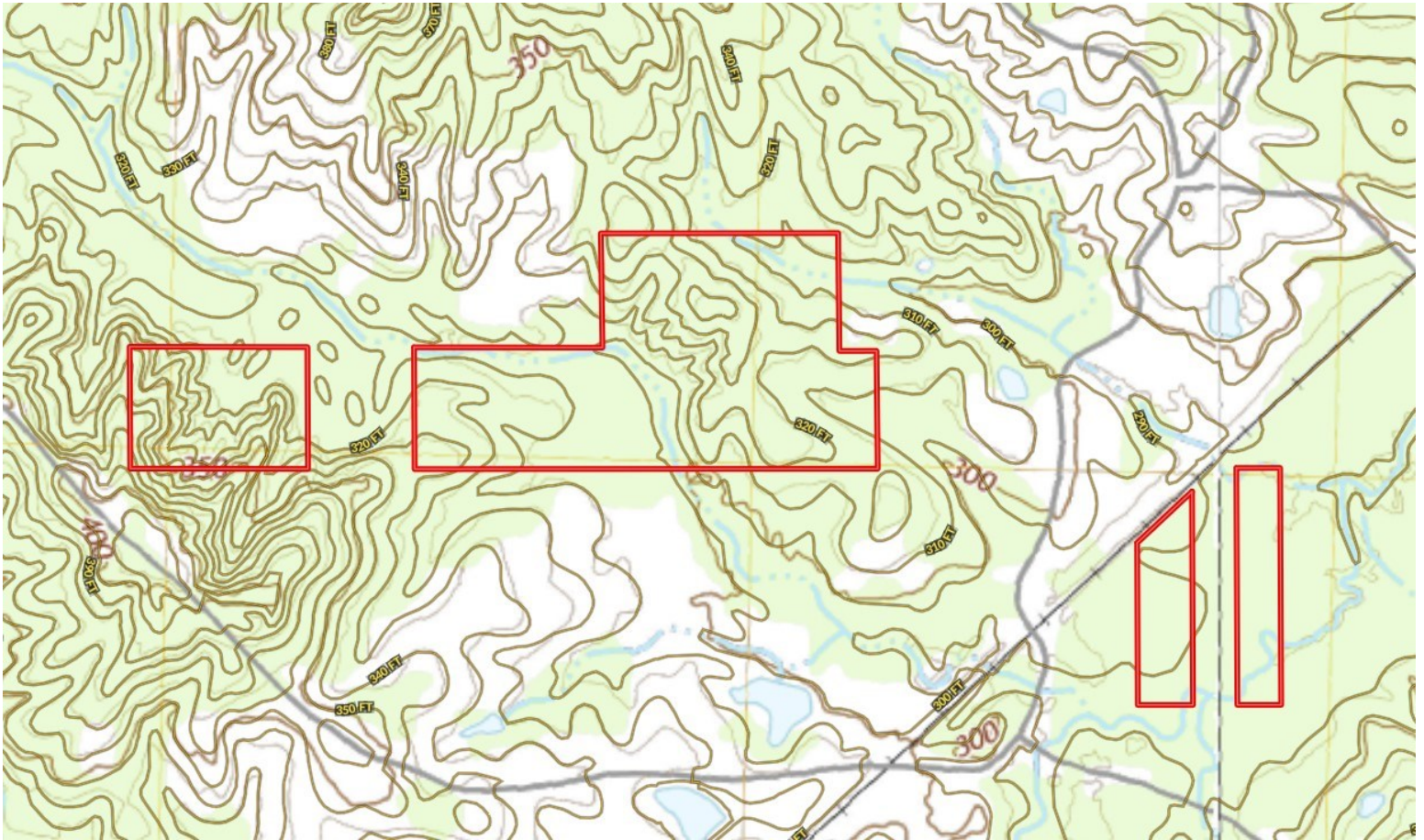
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Topo Map



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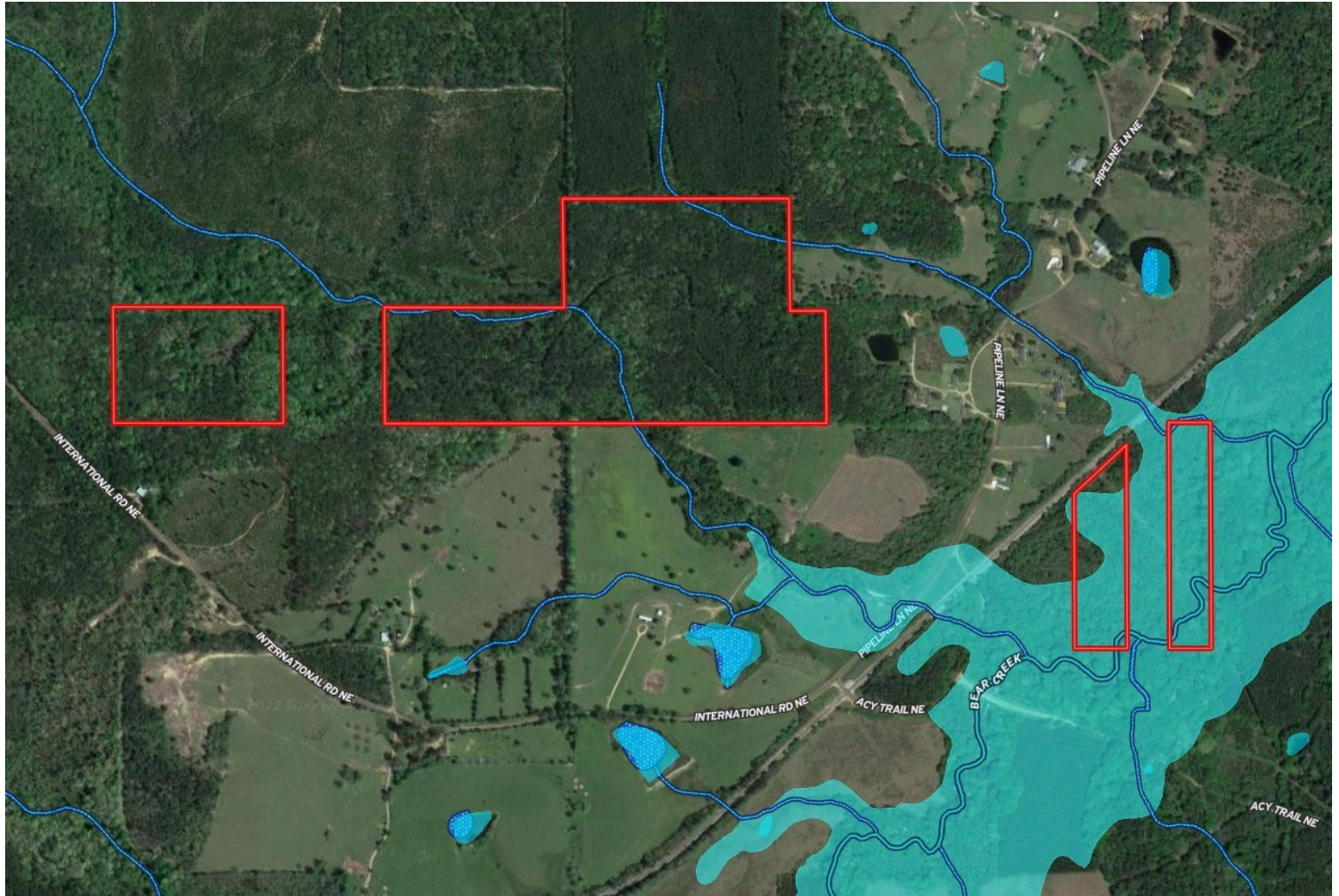


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Flood Map



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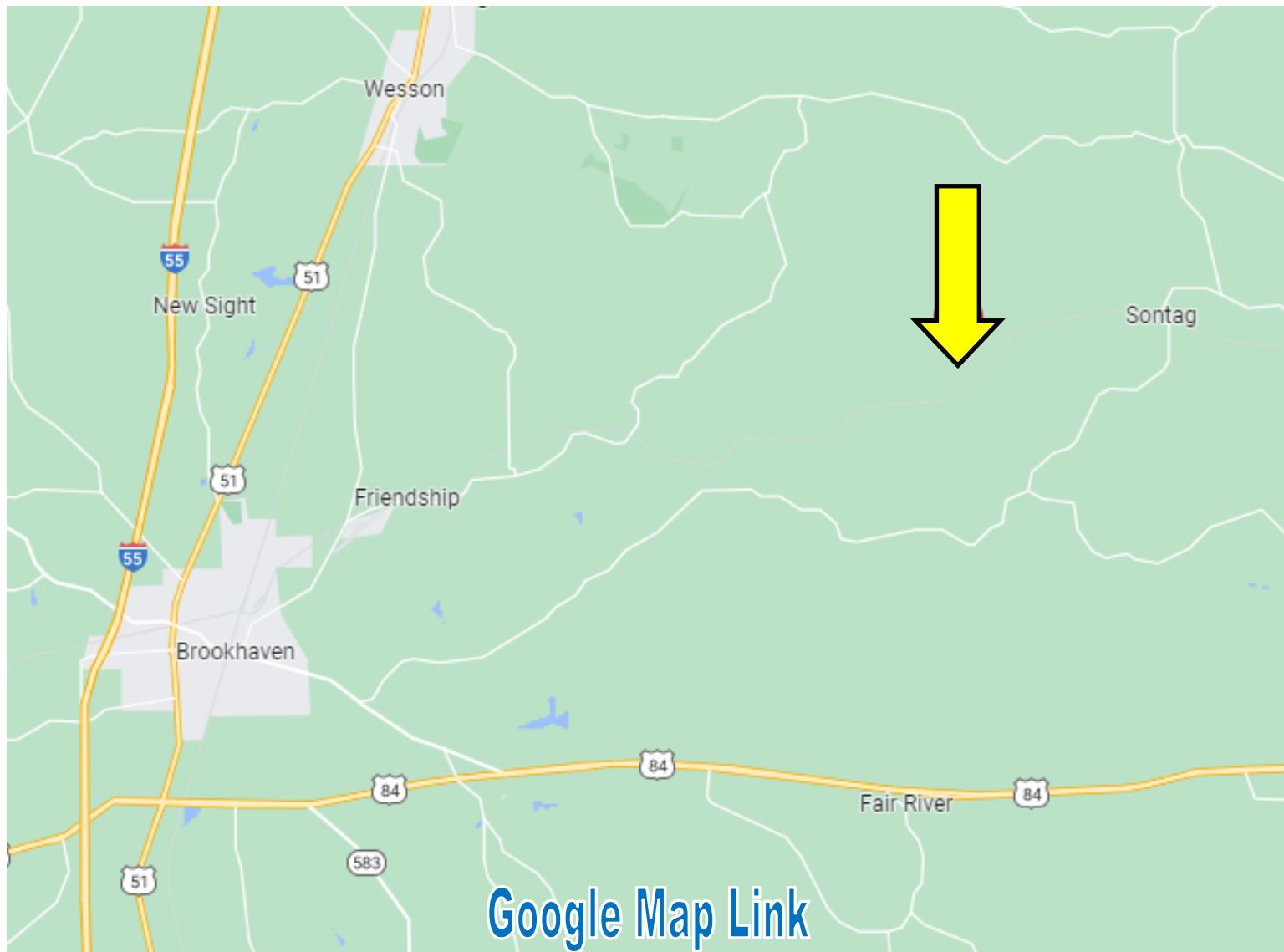


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Directional Map



Directions from the intersection of MS-27 and US-84 in Monticello, MS: Travel north on MS-27, in 5.4 miles, turn left onto Smith Ferry Rd, in 4.6 miles, turn right onto W Smith Ferry Rd, in 1.0 mile, turn left onto Ethel Johnson Rd, in .4 miles, take a slight left toward Mose Hilliard Rd, in 404 feet, take a slight left onto Pipeline Ln NE, in .8 miles, turn left to stay on Pipeline Ln NE, in .4 miles, the property will be on the left.

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