

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.



Call me today!

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



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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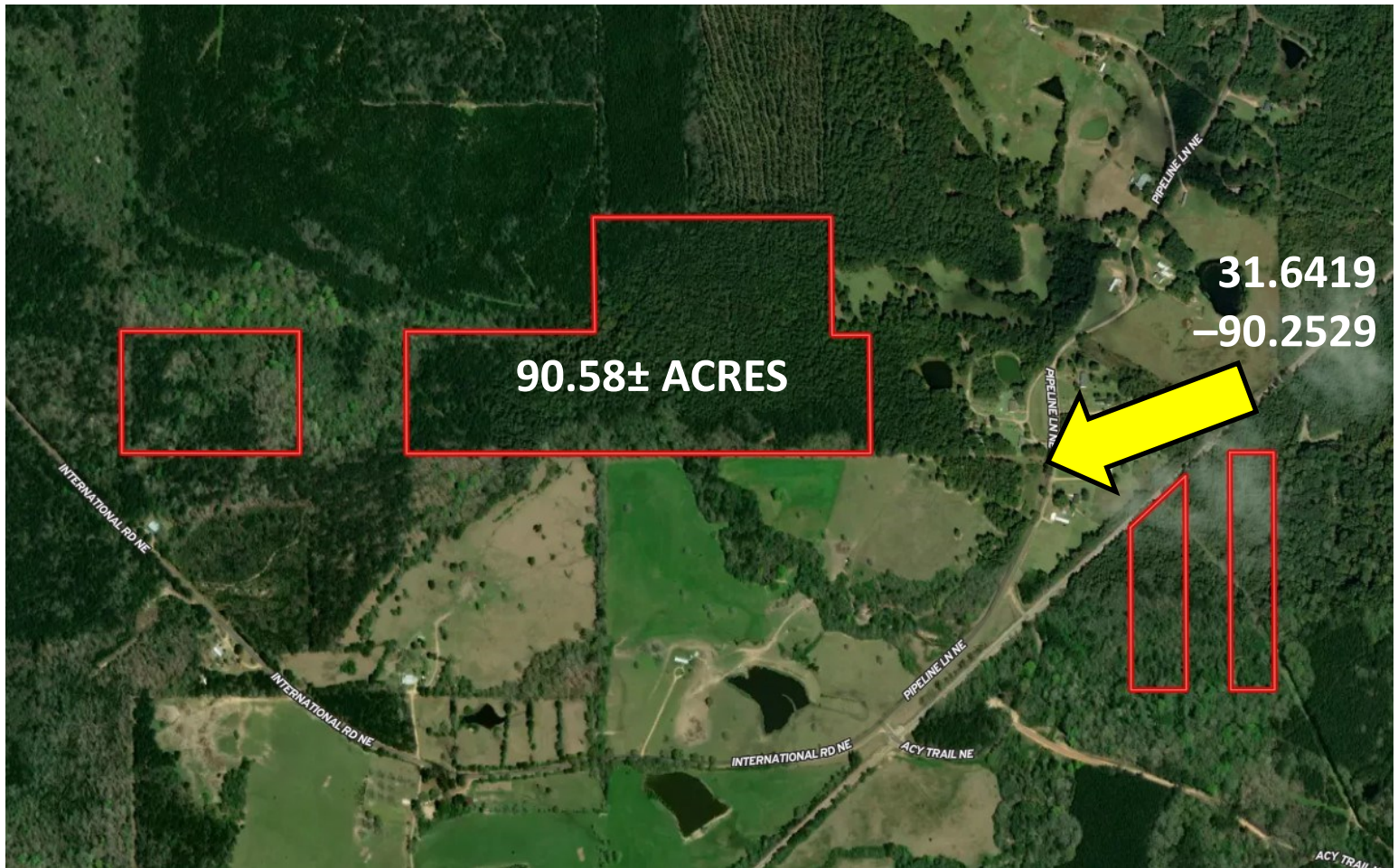


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Aerial Map



[Interactive Map Link](#)

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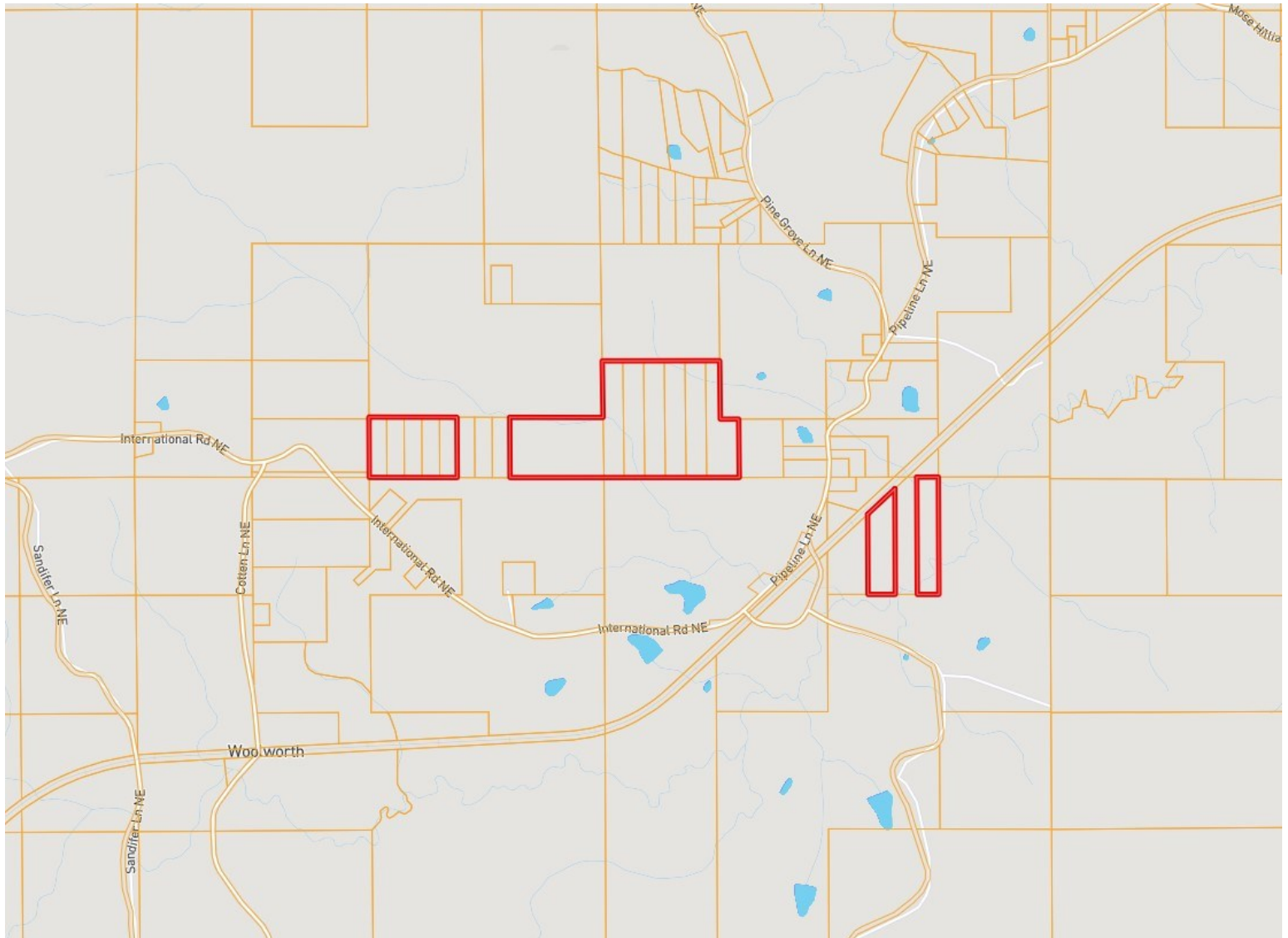
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Ownership Map



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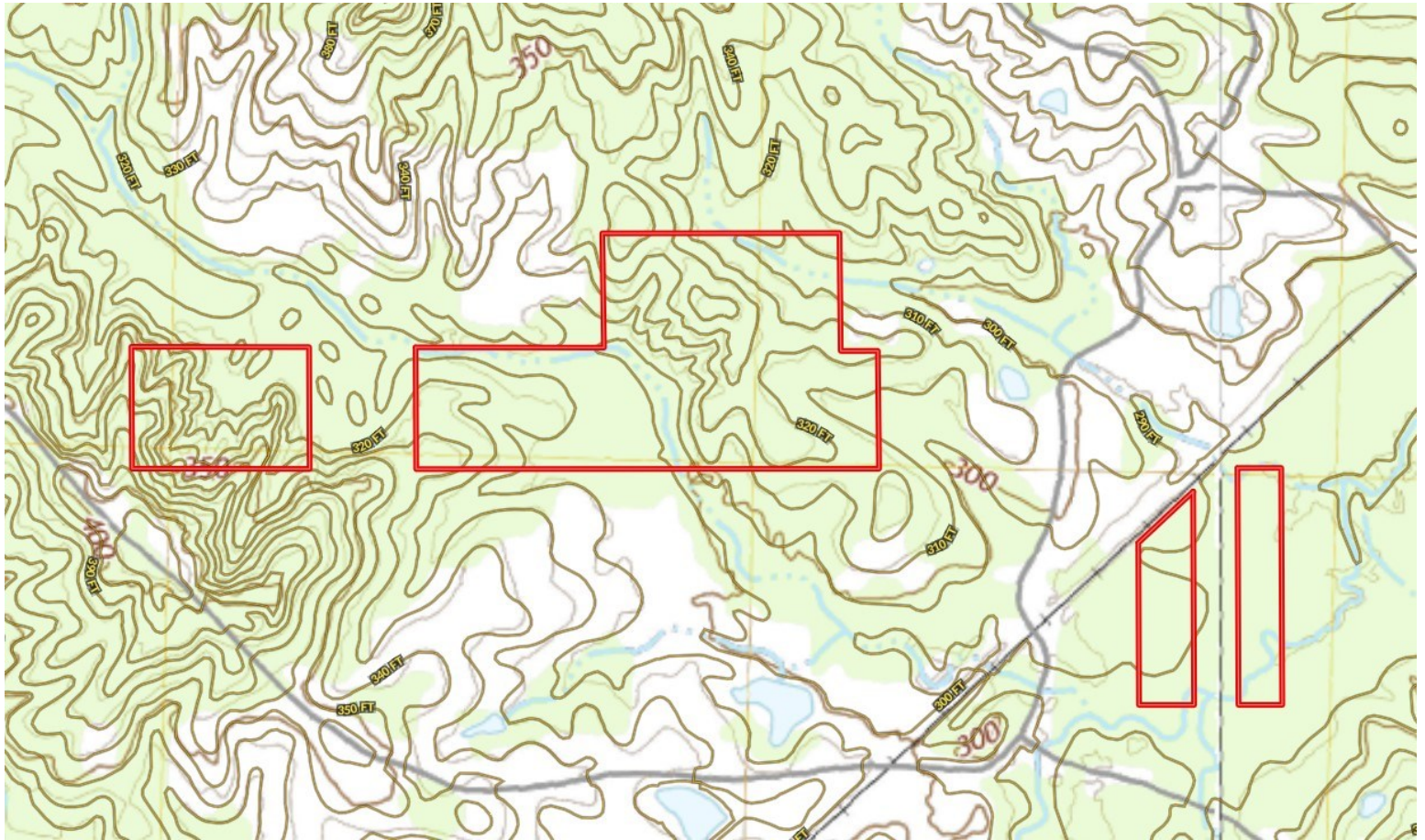


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Topo Map



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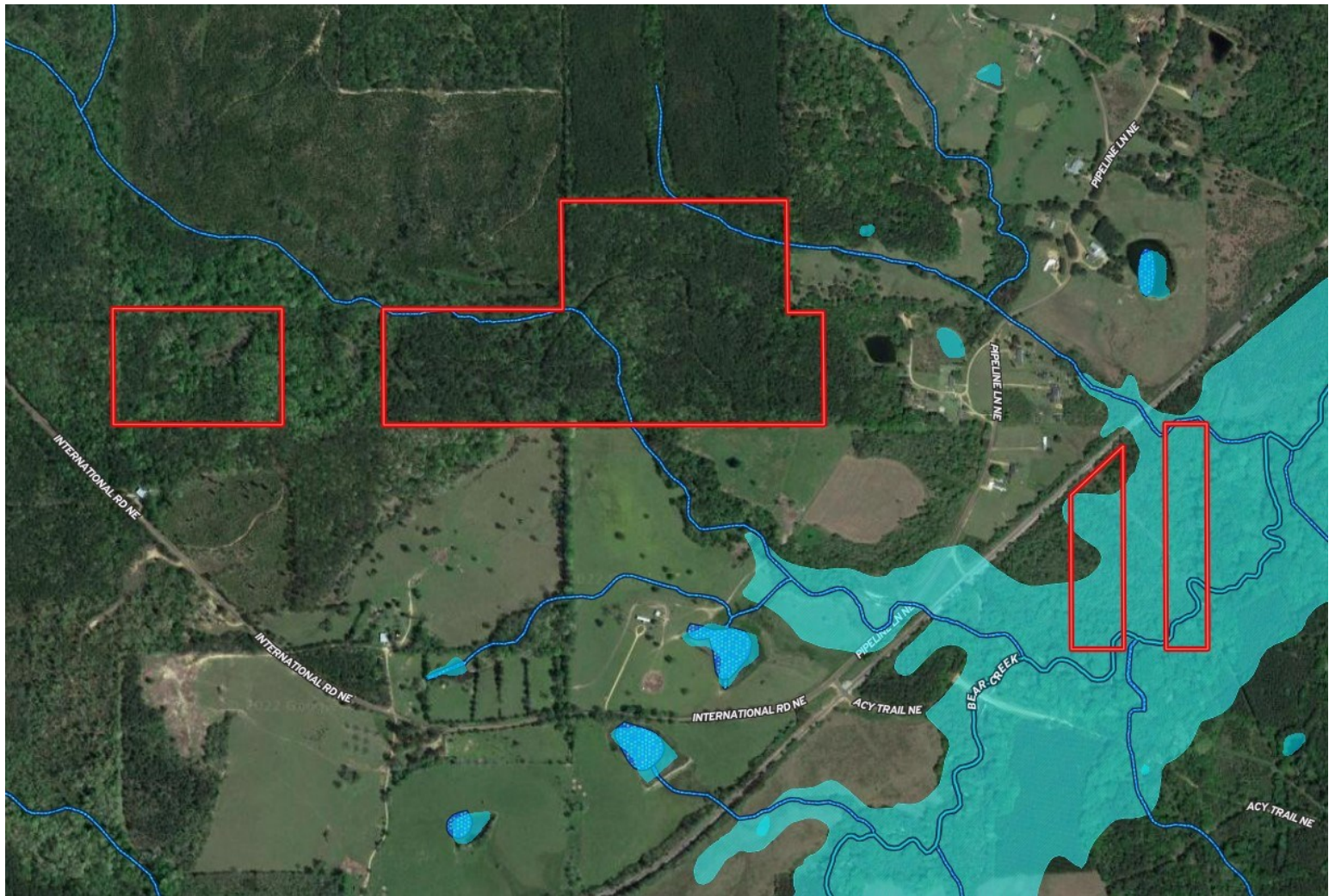


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Flood Map



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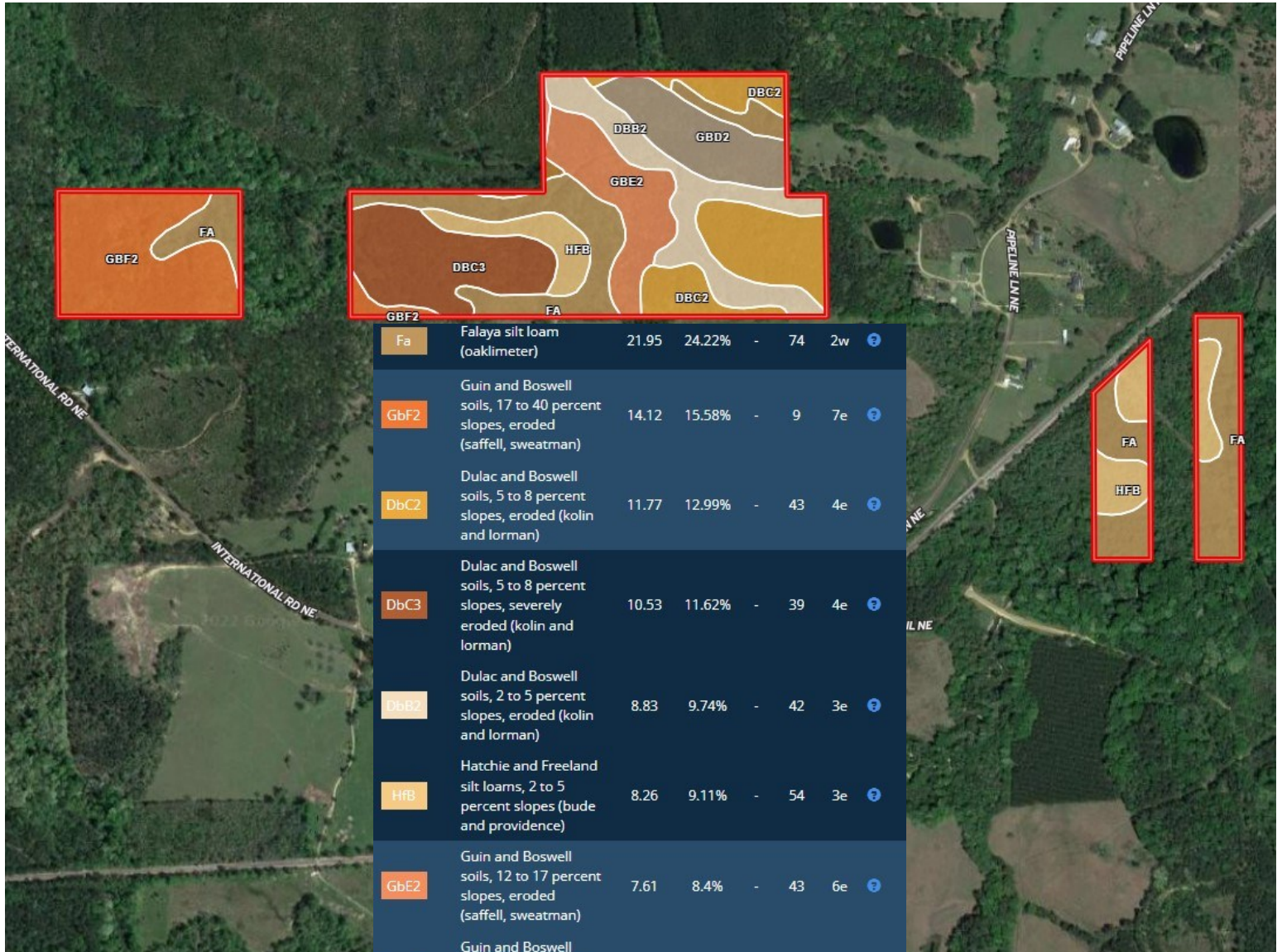


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Soil Map



Fa	Falaya silt loam (oaklimer)	21.95	24.22%	-	74	2w	?
GbF2	Guin and Boswell soils, 17 to 40 percent slopes, eroded (saffell, sweatman)	14.12	15.58%	-	9	7e	?
DbC2	Dulac and Boswell soils, 5 to 8 percent slopes, eroded (kolin and lorman)	11.77	12.99%	-	43	4e	?
DbC3	Dulac and Boswell soils, 5 to 8 percent slopes, severely eroded (kolin and lorman)	10.53	11.62%	-	39	4e	?
DbB2	Dulac and Boswell soils, 2 to 5 percent slopes, eroded (kolin and lorman)	8.83	9.74%	-	42	3e	?
HfB	Hatchie and Freeland silt loams, 2 to 5 percent slopes (bude and providence)	8.26	9.11%	-	54	3e	?
GbE2	Guin and Boswell soils, 12 to 17 percent slopes, eroded (saffell, sweatman)	7.61	8.4%	-	43	6e	?
GbD2	Guin and Boswell soils, 8 to 12 percent slopes, eroded (saffell, sweatman)	6.95	7.67%	-	40	4e	?
Wa	Waverly silt loam	0.37	0.41%	-	70	5w	?
GbD3	Guin and Boswell soils, 8 to 12 percent slopes, severely eroded (saffell, sweatman)	0.25	0.28%	-	42	4e	?

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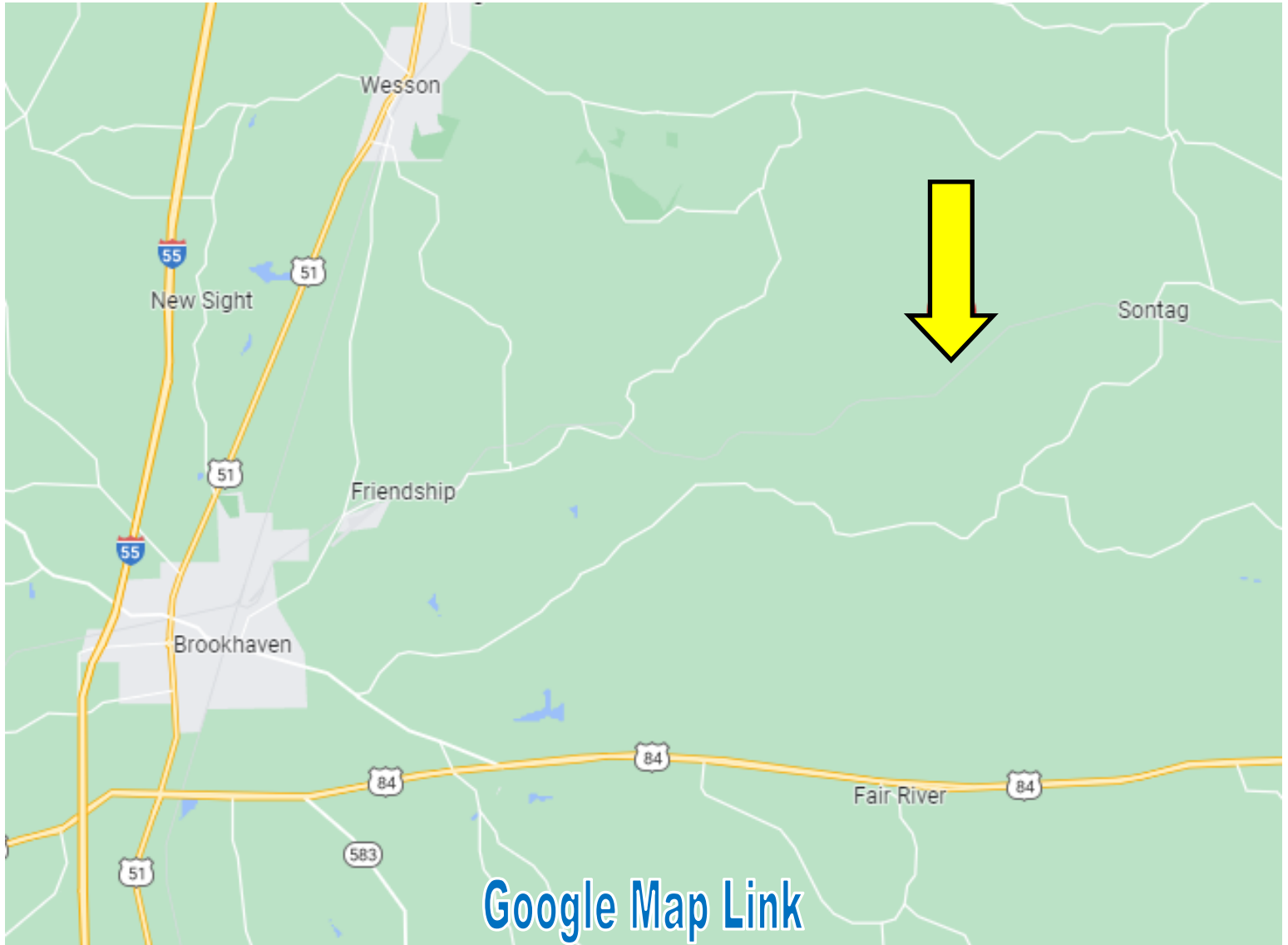


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Directional Map



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