

160+/- Acre Timber Tract

Lincoln County, MS



Check out this 160 +/- acre multi-use tract in the Smithdale community in Lincoln County, MS, near the Lincoln/Franklin County line. You can't go wrong with this one! Whether you are looking to buy it as a timber investment tract or a recreational use property, this property would make a great choice. The access to this property is off Jordan Drive. There is no road frontage, but there is deeded access. This timber tract is made up of 4 separate stands of timber. Stand 1 consists of 72+/- acres of 24 year old timber that has been thinned twice. Stand 2 consists of 46+/- acres of 13 year old timber that has never been thinned. Stand 3 consists of 18+/- acres of 23 year old timber that has never been thinned. Stand 4 is 24+/- acres of timber that is along a perennial stream, which is considered a streamside management zone. There is a recent timber cruise of this property that has the timber valued at over 200k. The property has an inner road system that allows access to a good portion of the property. Also, on this property, you will find food plots. Don't miss an opportunity to make this property yours! Call Eli today to schedule a viewing!

Directions from the Intersection of I55 and Hwy 98 in Summit, MS: Travel west on Hwy 98 for 10.5 miles and take a right onto Jordan Drive. Travel on Jordan Drive for 2 miles and the property will be on your 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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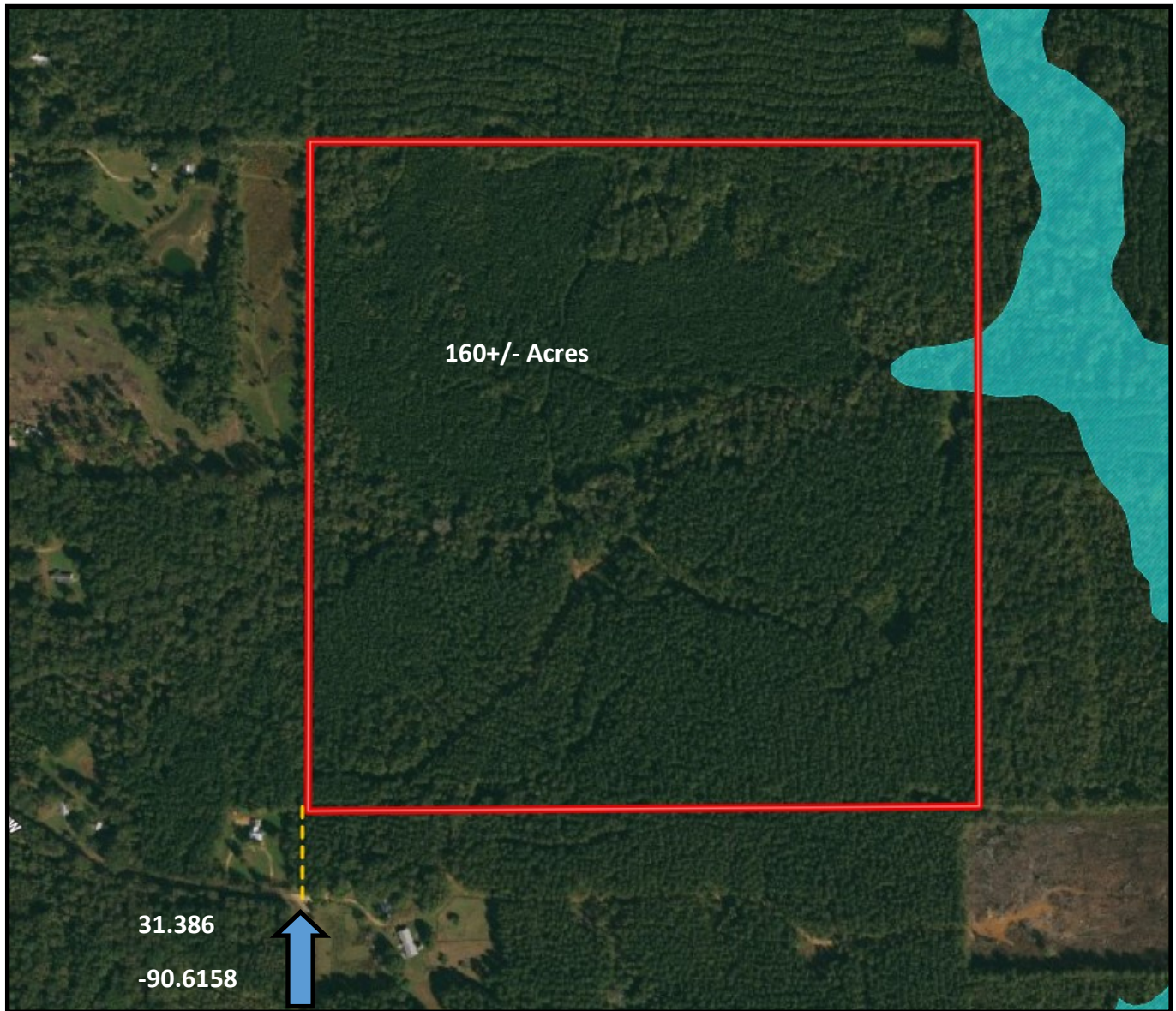
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Aerial Map



[Click for Interactive Map](#)



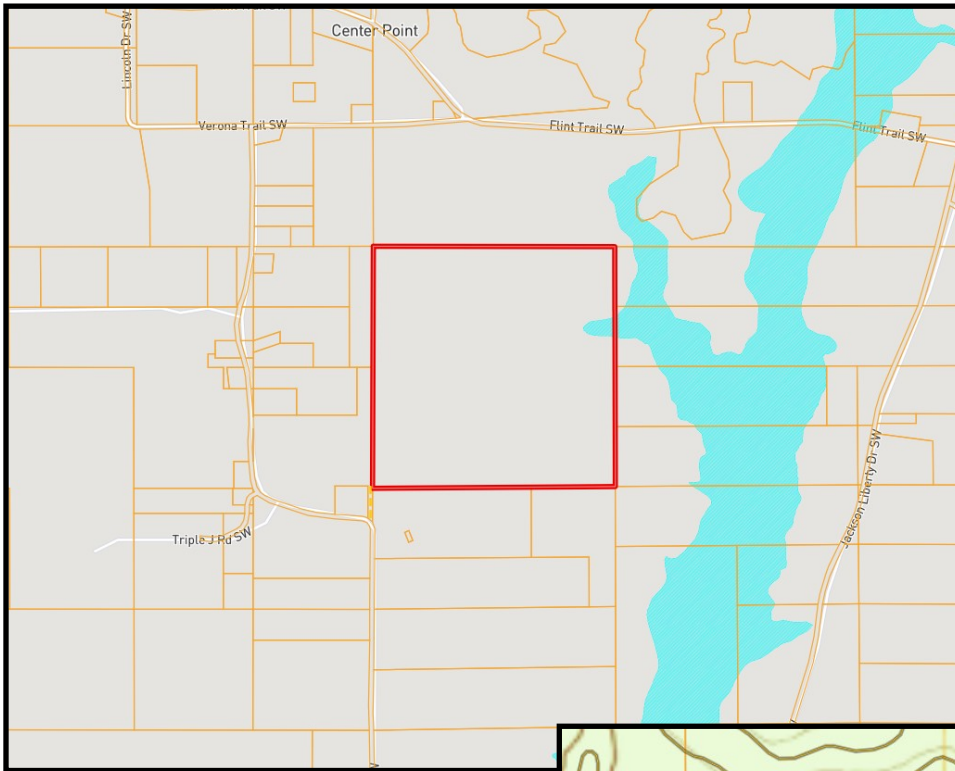
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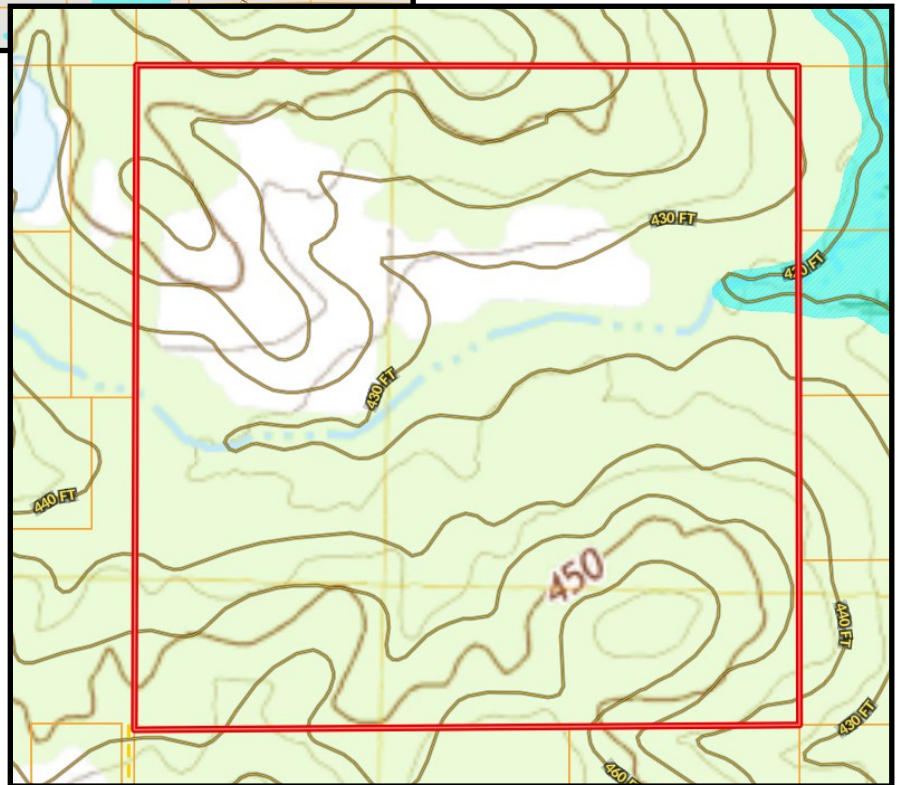
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Ownership
Map

Topo
Map



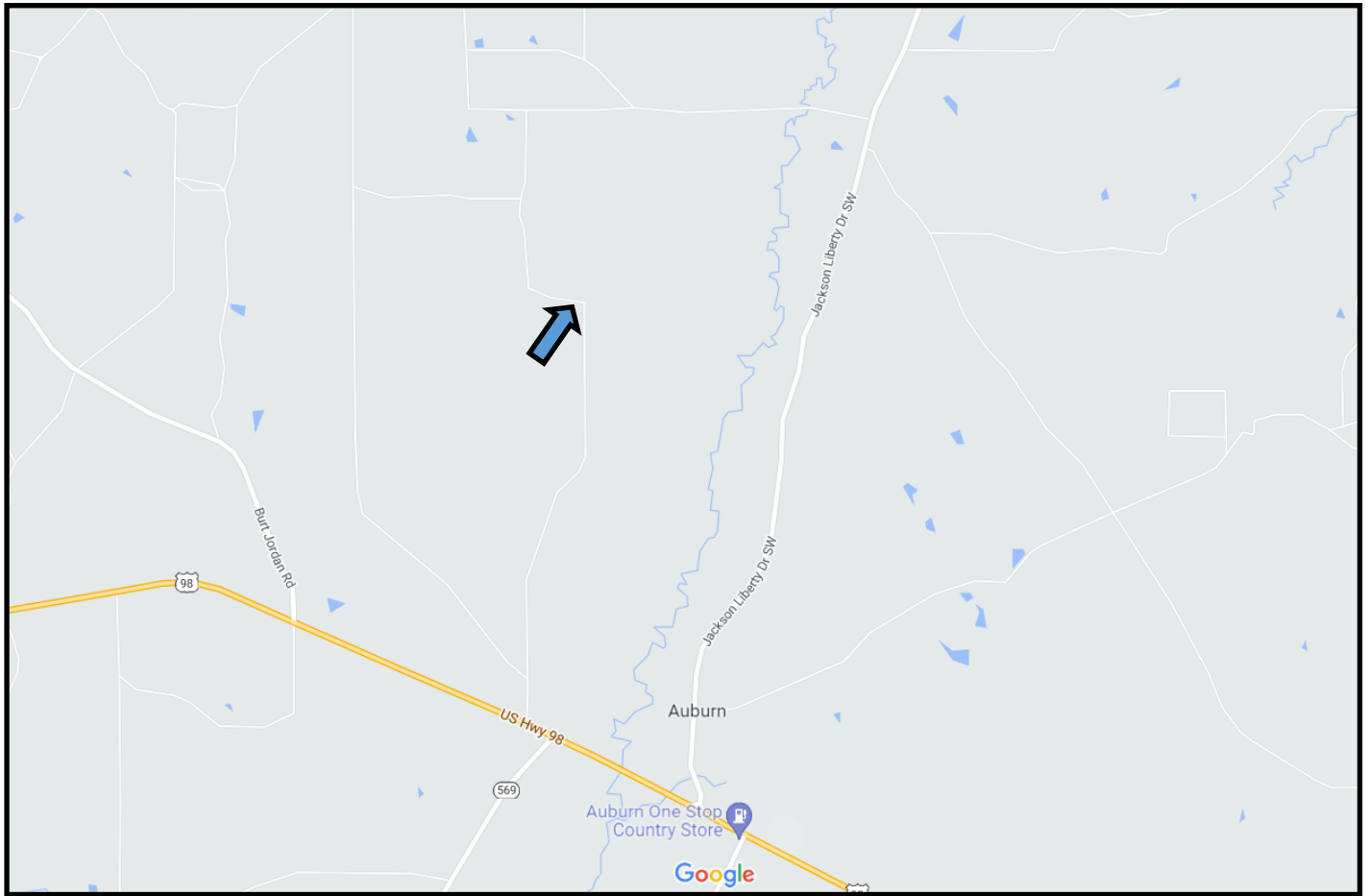
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Directional Map

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[Click for Google Link](#)



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