



13± ACRES WITH A CAMP SURROUNDED BY THE HOMOCHITTO NATIONAL FOREST IN LINCOLN COUNTY, MS



3943 Wooley Trail NW
Brookhaven, MS 39601

\$175,000

If you are looking for solitude, excellent hunting, and camp overlooking a pond. Then this is it! This fantastic 13+/- acre Lincoln County, MS, property features everything an outdoorsman needs in one place. The small 1,100 +/- square foot camp overlooks a 4.5+/- acre pond, offering a beautiful view. The property is situated behind a locked gate and a long driveway and is surrounded by over 800 acres of the Homochitto National Forest. The stocked pond, estimated at approximately 30 feet deep, is lined with cypress trees. A single-wide trailer also sits on the property, offering an additional camp for family or friends. This property is everything you will need with power, a water well, and a propane tank already in place. Additional acreage can be purchased with two camp houses and a separate water well. This outdoorsman's dream offers something that rarely comes along. The ability to walk into acre upon acre of roadless public land from your back porch is hard to find. Give Clif a call to schedule your private showing today!

[GOOGLE MAP LINK](#)

Call me today!

CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 **office** | 601.565.1070 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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Aerial Map



[Interactive Map](#)

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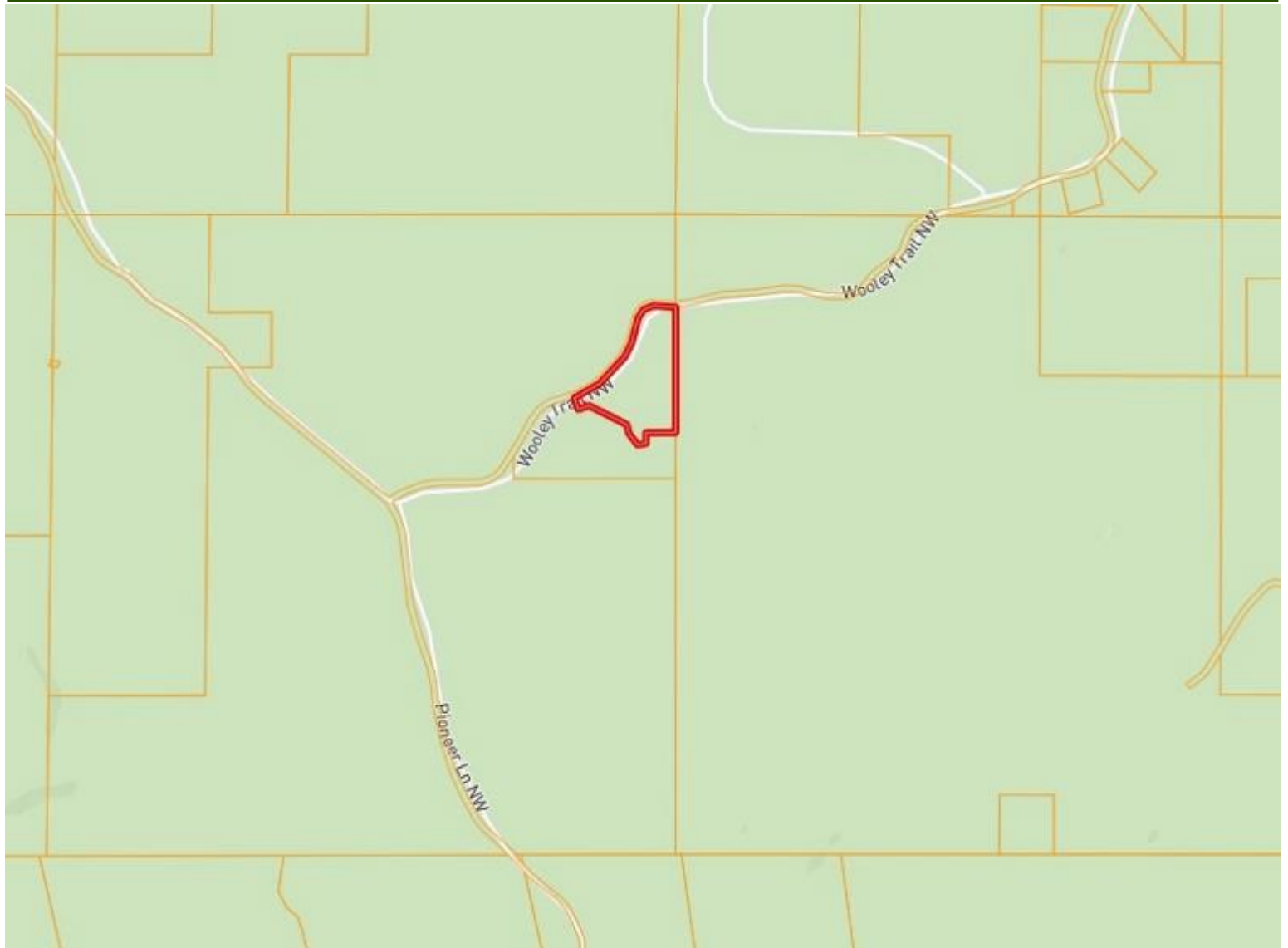
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Ownership Map



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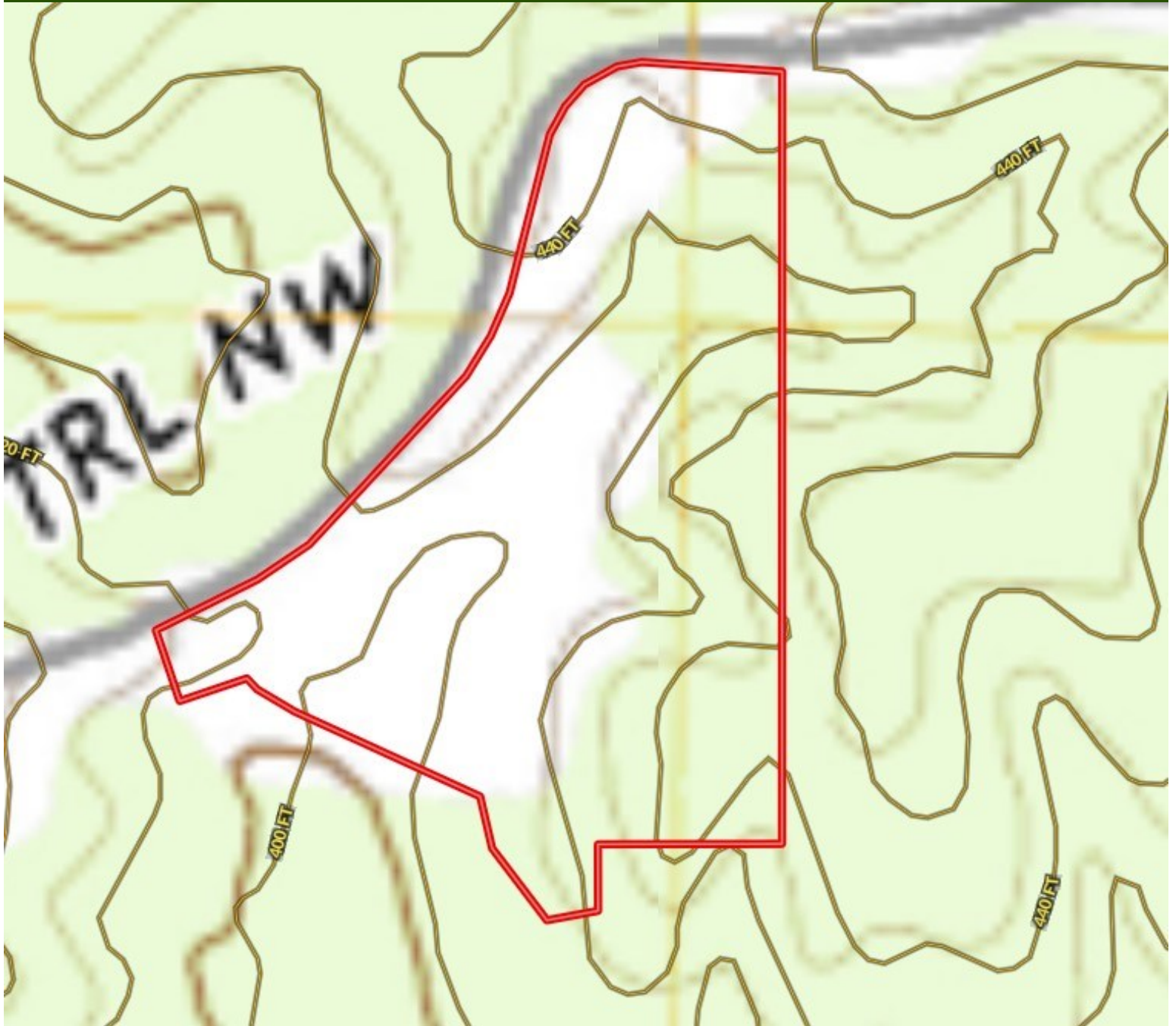


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Topographic Map



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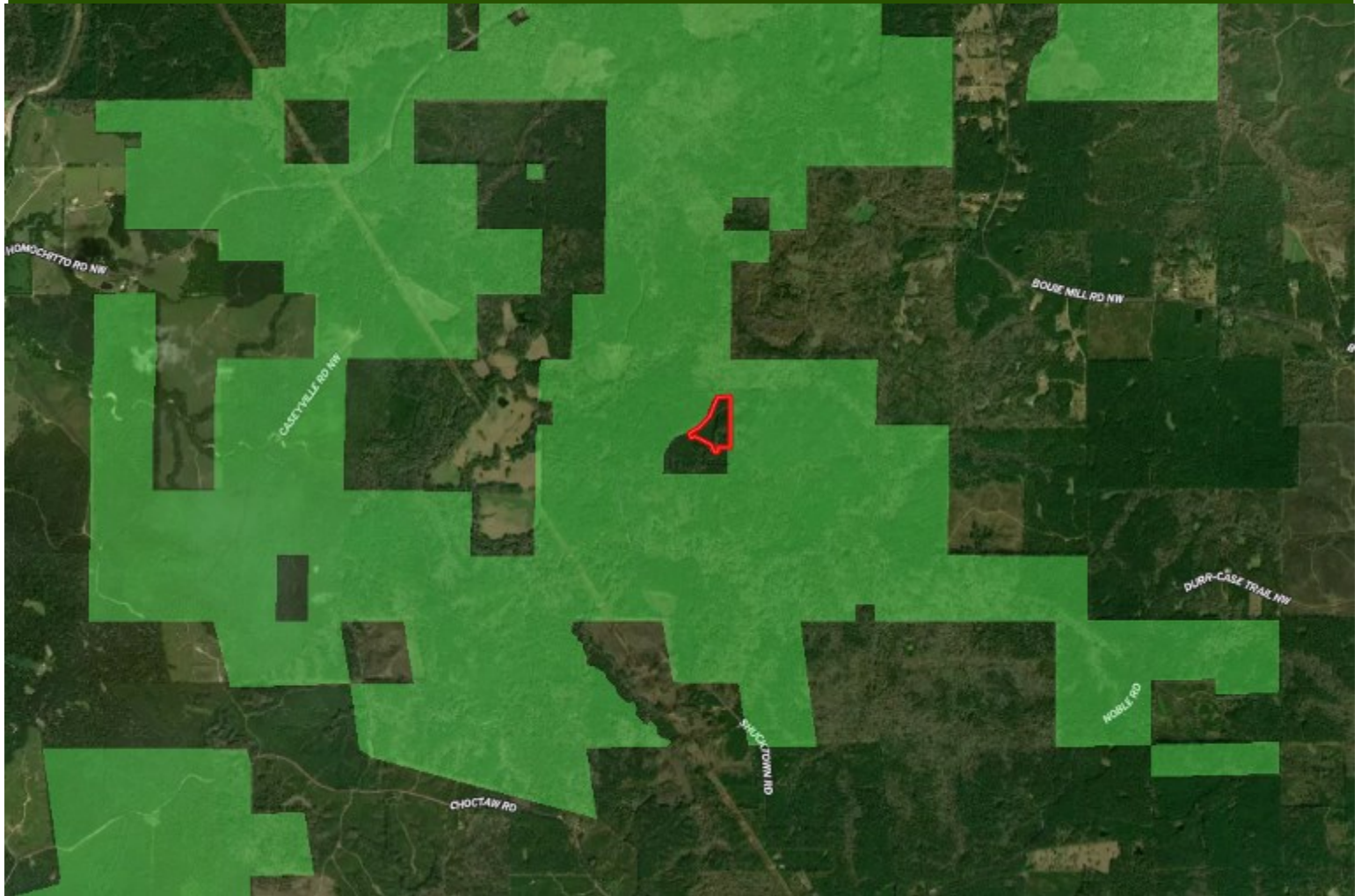


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National Forest Map



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Directional Map



Directions from the intersection of I-55 and US-84 in Brookhaven, MS: Exit I-55 at exit 38 and travel west on US-84 for 11 miles. Turn right onto Dummy Line Road and travel for 3.3 miles. Turn right onto Shucktown Road and travel 4.1 miles. Continue onto Pioneer Lane NW for .6 miles. Turn right onto Wooley Trail NW and travel for .4 miles. The Entrance to the property will be on the right.

[GOOGLE MAP LINK](#)



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