

RECREATIONAL PASTURELAND

45± Acres Lincoln County, MS



2120 Gene Road SW Brookhaven, MS 39601

\$272,000

If you are looking for land within the sought-after West Lincoln School District in Lincoln County, MS, you have come to the right place! This 45± acre property features fenced and cross-fenced pastures, secured by five strands of new barbed wire, tee posts, and an attractive wooden fence along the road. The property features a pond that offers ample water for livestock and fishing. Power and a meter base are in place at the back of the property. The rear of this fantastic tract is heavily wooded, offering plenty of recreational opportunities with a food plot and box blind already in place, opening up various recreational possibilities. Whether you're passionate about livestock or searching for an ideal homesite in a great area, this is it! Call Clif Cannon to schedule your private tour today!



**CLIF
CANNON**
REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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Aerial Map



[Landid Map Link](#)

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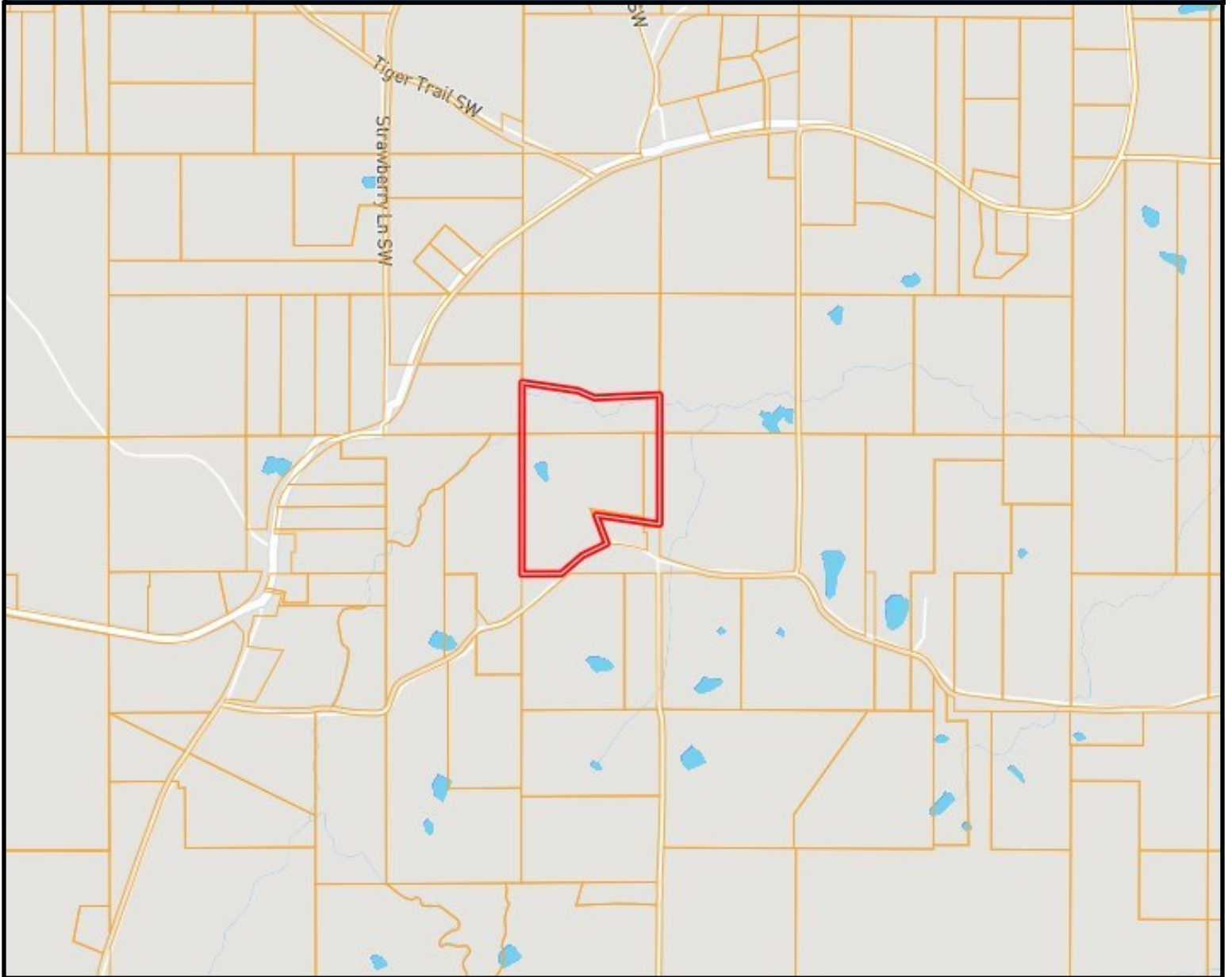
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Ownership Map



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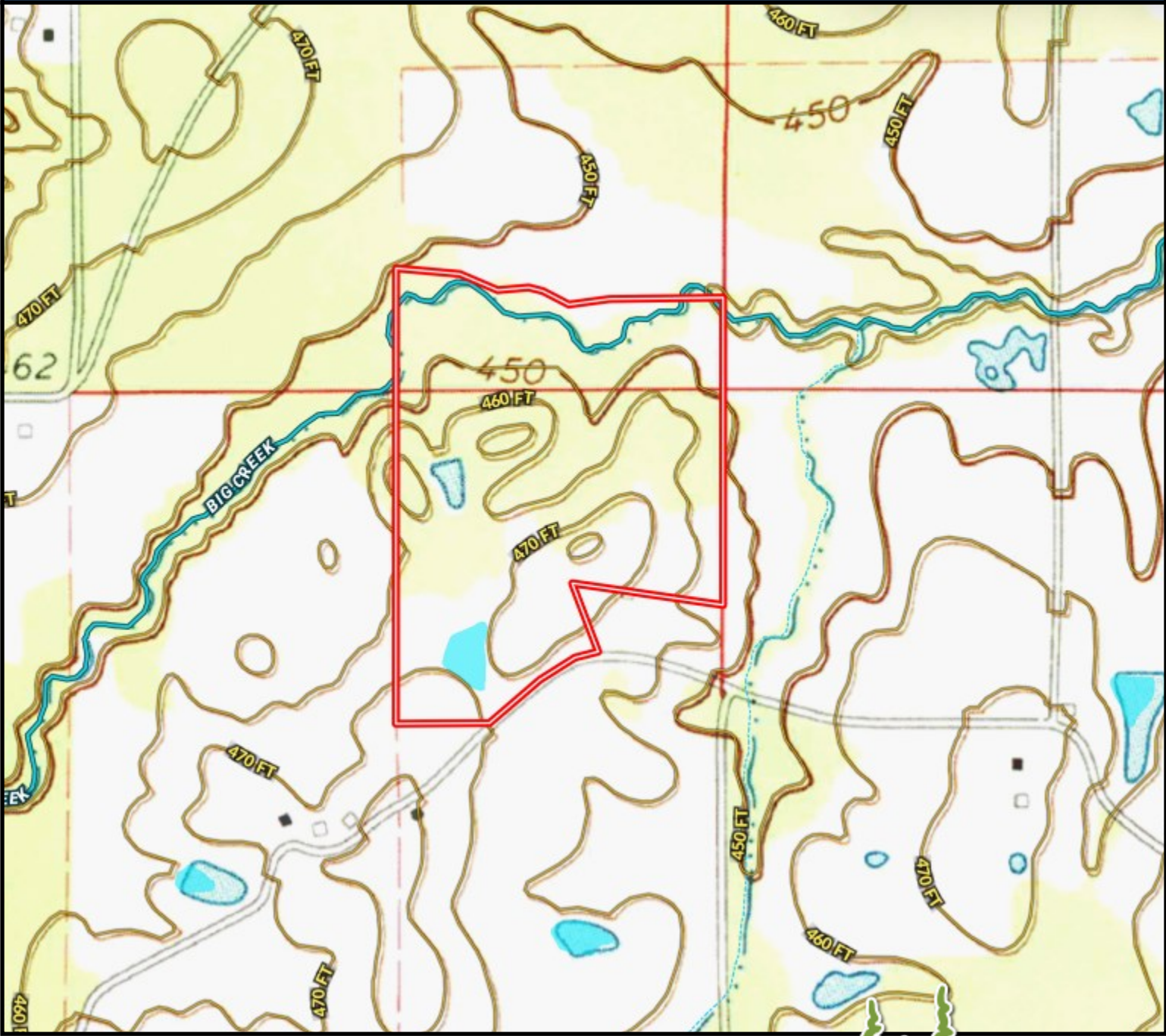
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Topographic Map



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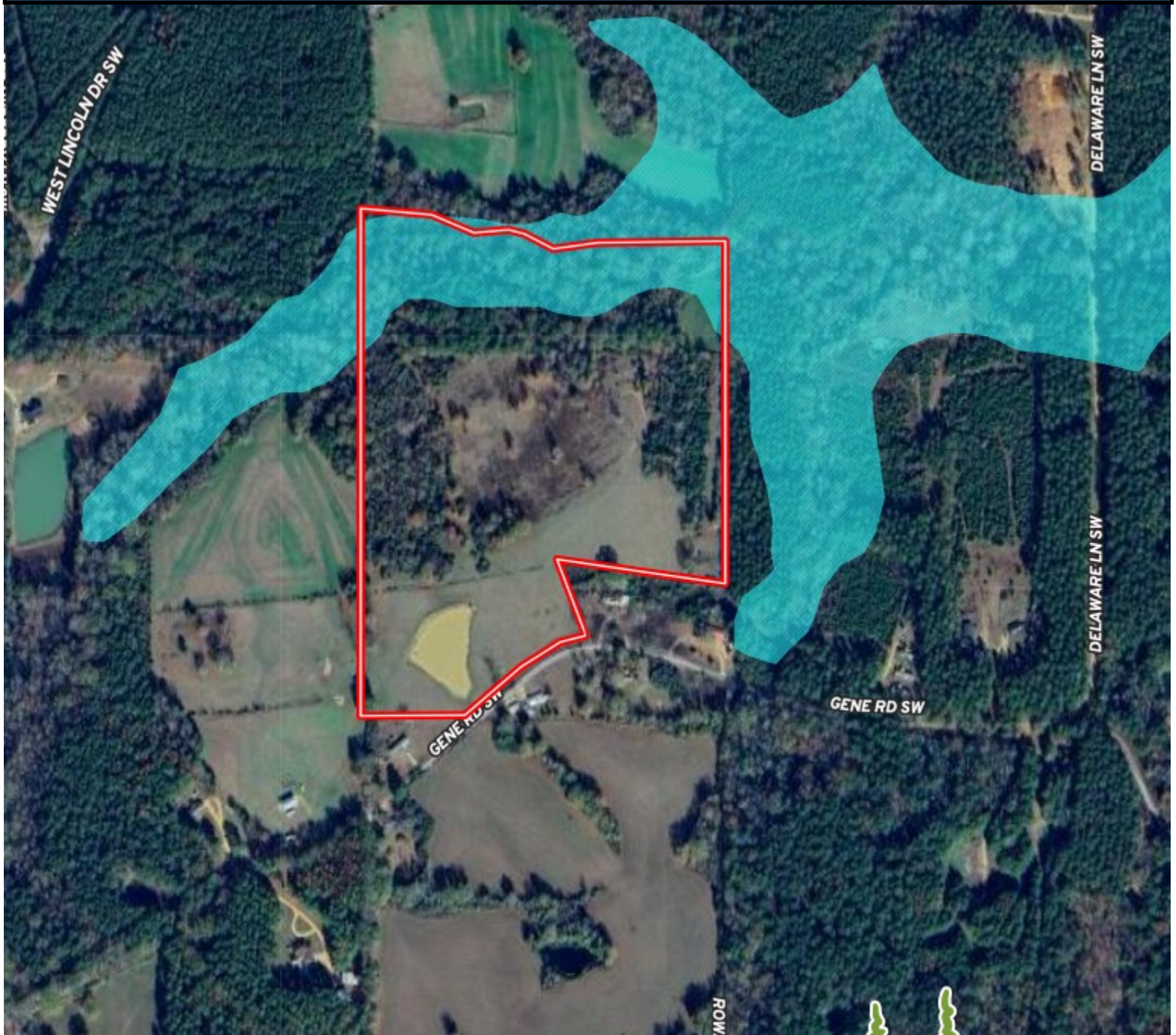
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Flood Map



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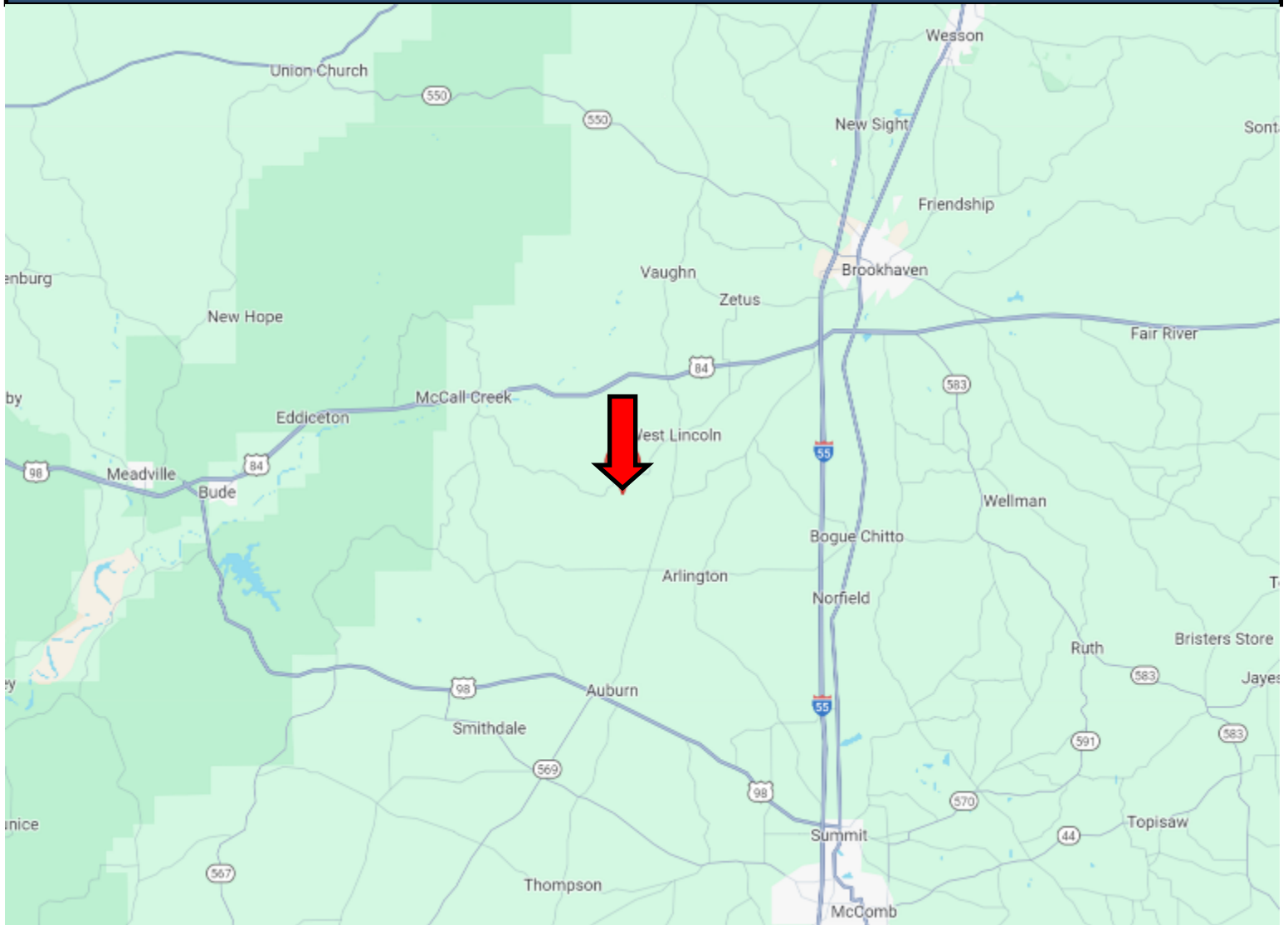
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Directional Map



Directions from the intersection of I-55 and US 84 in Brookhaven, MS: Take exit 38 to merge onto US-84 and travel 2.4 miles. Turn left onto West Lincoln Drive SW and travel for 8.1 miles. Turn left to stay on West Lincoln Drive and travel for .2 miles. Turn left onto Gene Rd SW and travel for .8 miles. The property will be on the left.
2120 Gene Road SW Brookhaven, MS 39601—Click for Google Map Link



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