

100± Acres of Excellent Hunting Land Lincoln County, MS



\$319,000

Are you looking for a Lincoln County, MS hunting tract to call your own? Look no further than this 100± acre property situated just minutes outside of Brookhaven! With a very secluded feel, this place offers pine plantation, mixed hardwoods, an internal road system in need of attention and road frontage on Elbert Lane, which bisects the property. The Fair River traverses the southern portion of the parcel, providing a great water source for the wildlife! There are multiple locations throughout for creating food plots. On the north side is a home place with a pond. At this time, the house has a life estate which does not allow the new owners access to it or the surrounding three acres. The seller will consider dividing. Call Eli to schedule a showing today! ACT FAST!

Directions from Brookhaven, MS: Travel east on E Monticello St for 4.5 miles and turn left onto US-84E. Travel 2.0 miles and turn left onto Nations Ln SE. In .2 miles, take a slight right onto Elbert Ln NE. Travel 1.1 miles and the property will be on the left.



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.



Call me today!

ELI FERGUSON, REALTOR®

Eli@TomSmithLand.com

601.990.5070 office | 601.757.7117 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



2010-2021
AMERICA'S
BEST
BROKERAGES

Proud to be
C2EX
endorsed!

Call me today!

ELI FERGUSON, REALTOR®

Eli@TomSmithLand.com

601.990.5070 office | 601.757.7117 cell

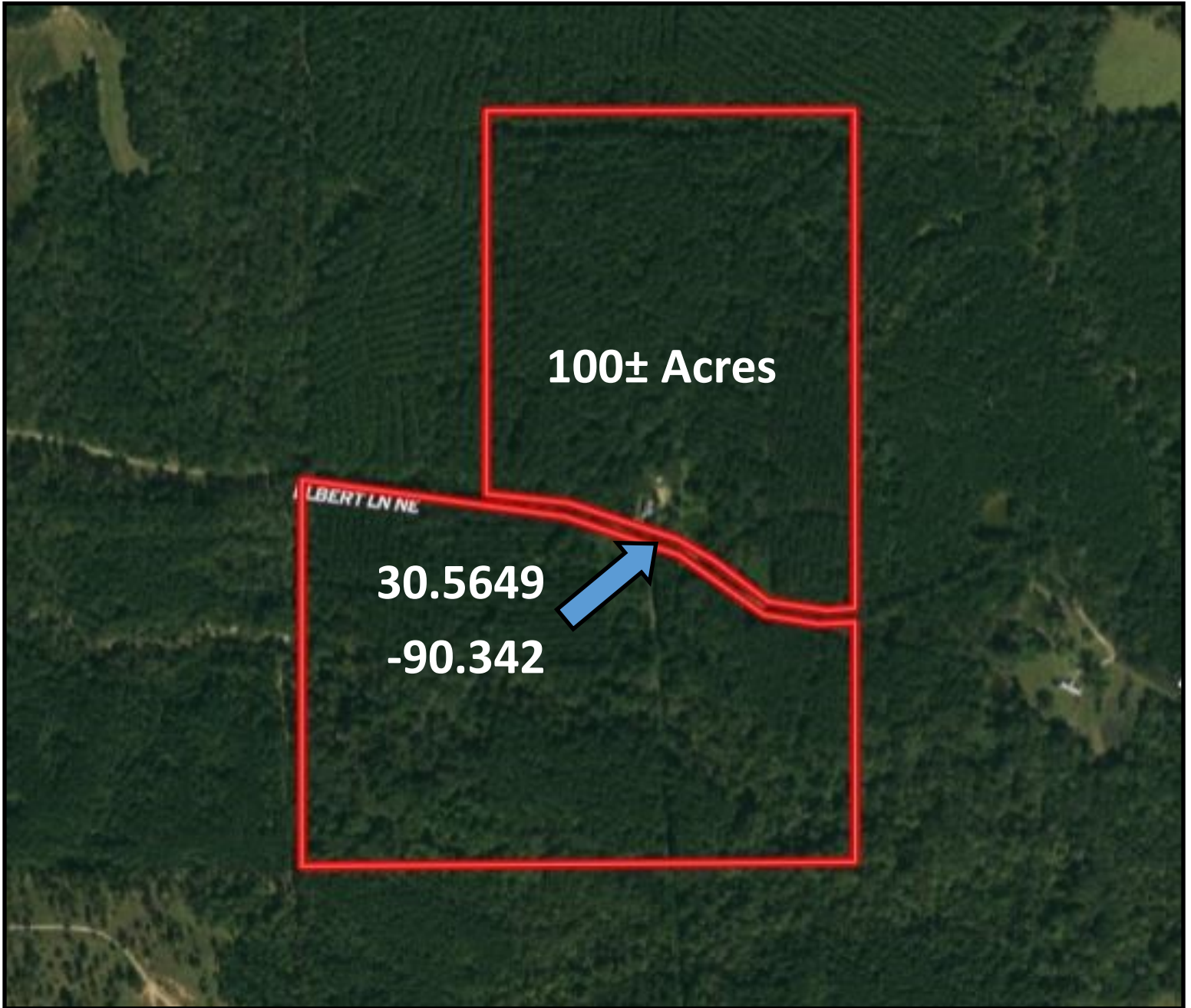


Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

AERIAL MAP



LandReport
2010-2021
AMERICA'S
BEST
BROKERAGES

Proud to be
C2EX
endorsed!

Call me today!

ELI FERGUSON, REALTOR®

Eli@TomSmithLand.com

601.990.5070 office | 601.757.7117 cell

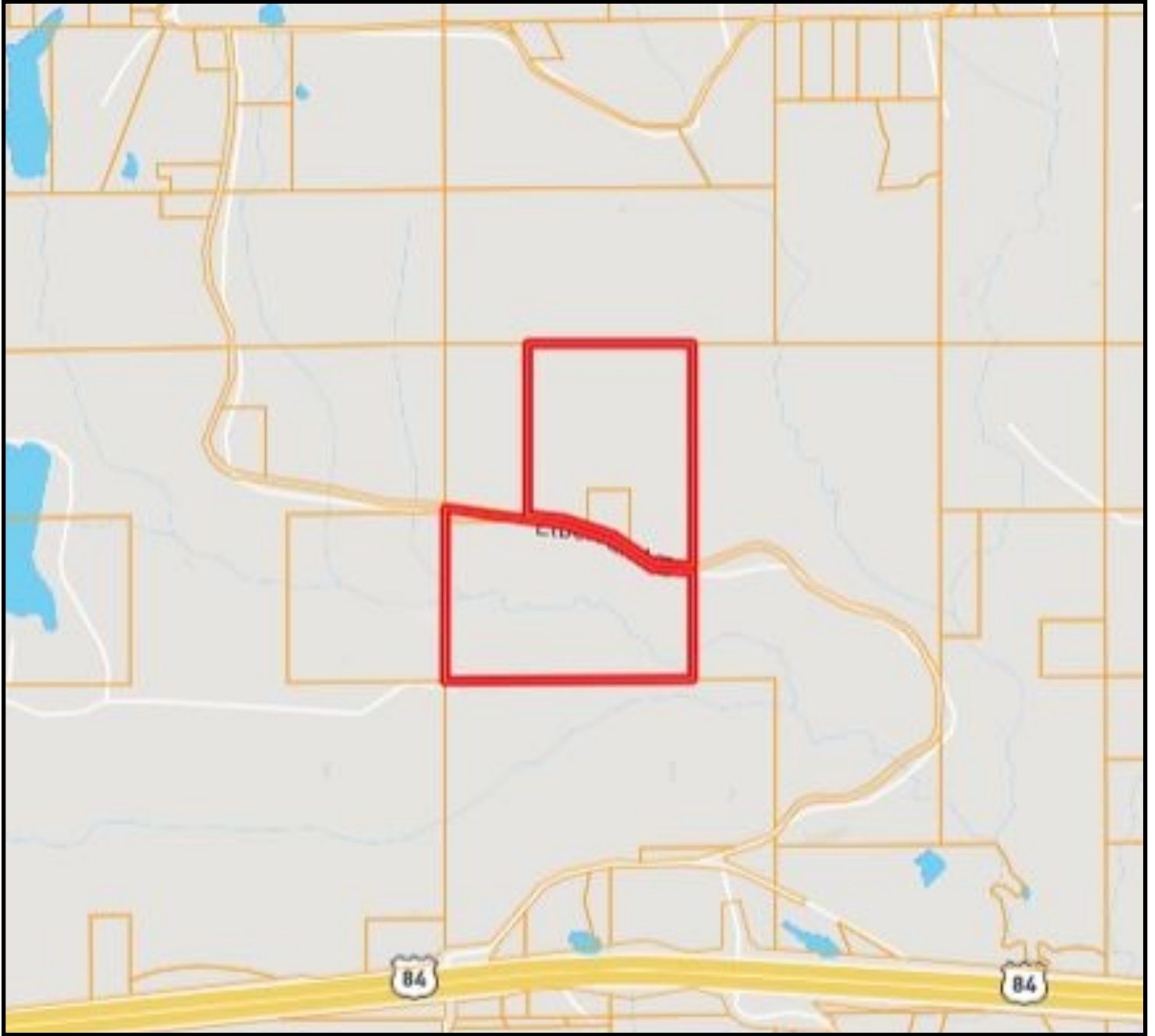


Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

OWNERSHIP MAP



Call me today!

ELI FERGUSON, REALTOR®

Eli@TomSmithLand.com

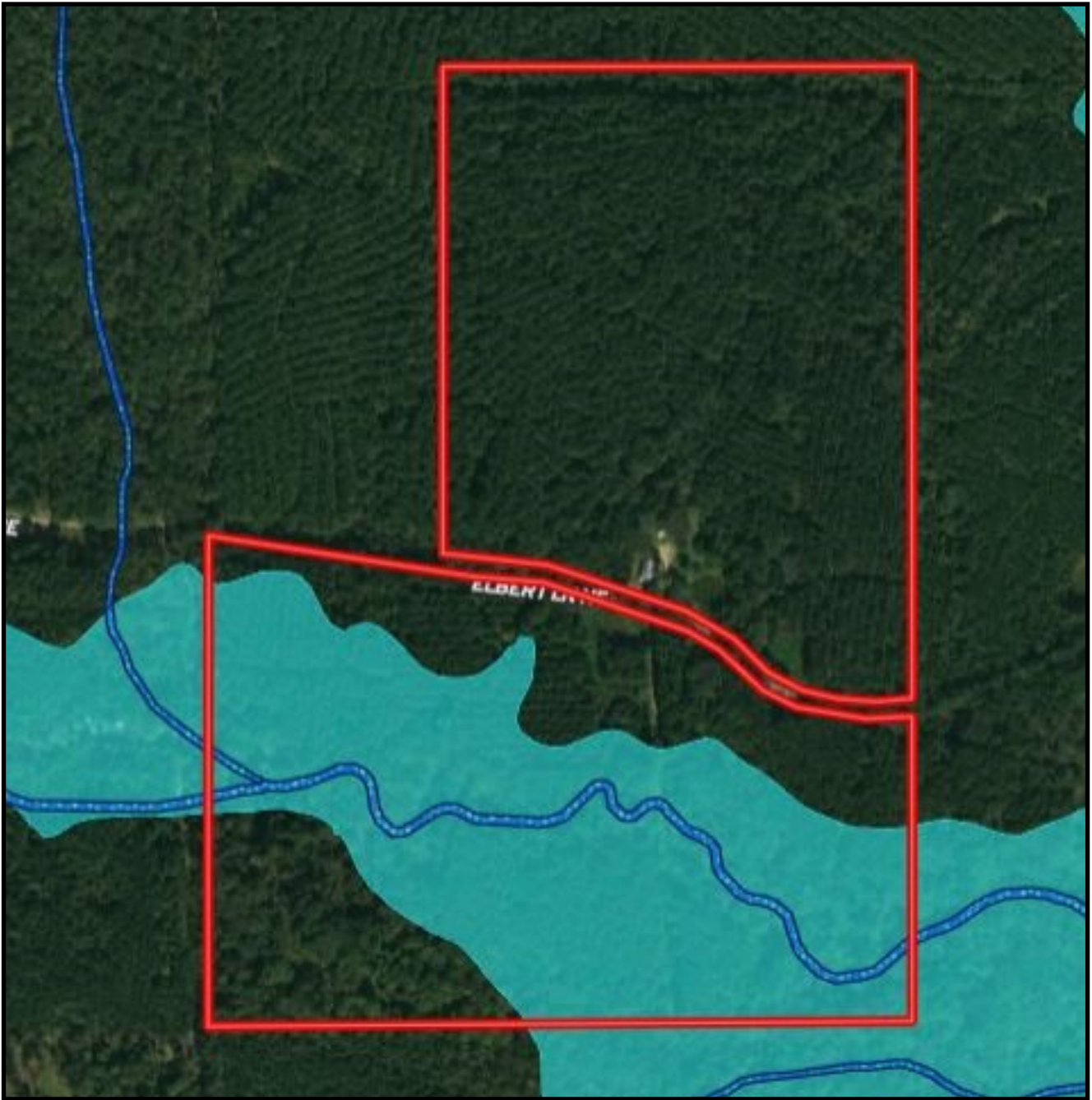
601.990.5070 office | 601.757.7117 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

FLOOD MAP



Call me today!

ELI FERGUSON, REALTOR®

Eli@TomSmithLand.com

601.990.5070 office | 601.757.7117 cell



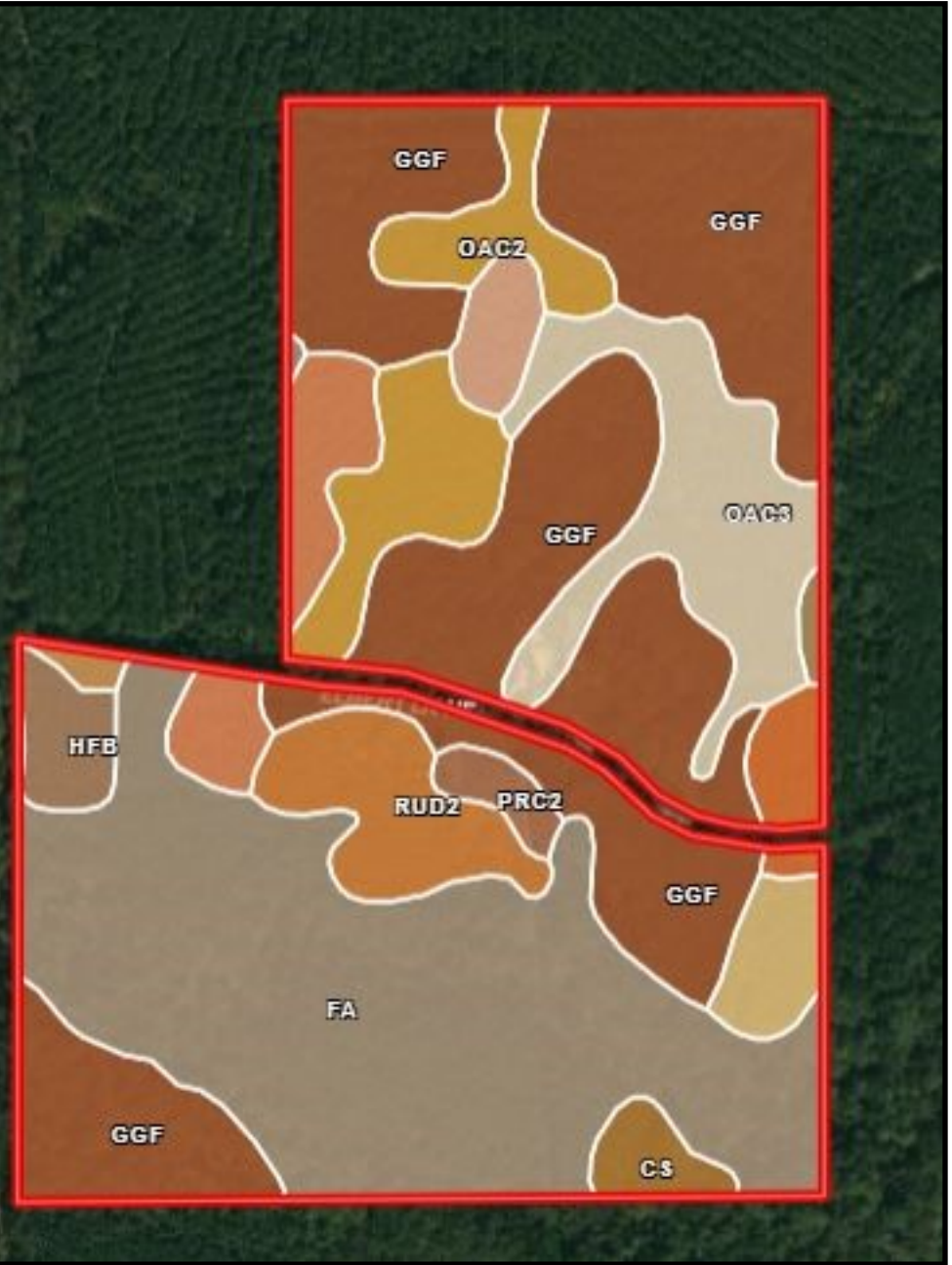
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

SOILS MAP

CODE	DESCRIPTION	ACRES	%	CAP
GgF	Guin gravelly sandy loam, 17 to 40 percent slopes (saffell)	36.73	36.7%	7e
Fa	Falaya silt loam (oaklimer)	30.53	30.5%	2w
OaC3	Ora silt loam, 5 to 8 percent slopes, severely eroded (providence)	8.23	8.2%	4e
OaC2	Ora silt loam, 5 to 8 percent slopes, eroded (providence)	6.79	6.8%	3e
RuD2	Ruston soils, 8 to 12 percent slopes, eroded (smithdale)	4.41	4.4%	4e
GbF2	Guin and Boswell soils, 17 to 40 percent slopes, eroded (saffell, sweatman)	3.66	3.7%	7e
DbC2	Dulac and Boswell soils, 5 to 8 percent slopes, eroded (kolin and lorman)	1.92	1.9%	4e
HfB	Hatchie and Freeland silt loams, 2 to 5 percent slopes (bude and providence)	1.74	1.7%	3e
GbD2	Guin and Boswell soils, 8 to 12 percent slopes, eroded (saffell, sweatman)	1.55	1.5%	4e
GaB2	Ora silt loam, 2 to 5 percent slopes, eroded (providence)	1.48	1.5%	2e
Cs	Collins and luka soils	1.32	1.3%	2w
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	0.98	1%	3e
GgD	Guin gravelly sandy loam, 8 to 12 percent slopes (saffell)	0.38	0.4%	4e
GbE2	Guin and Boswell soils, 12 to 17 percent slopes, eroded (saffell, sweatman)	0.34	0.3%	6e



Call me today!

ELI FERGUSON, REALTOR®

Eli@TomSmithLand.com

601.990.5070 office | 601.757.7117 cell

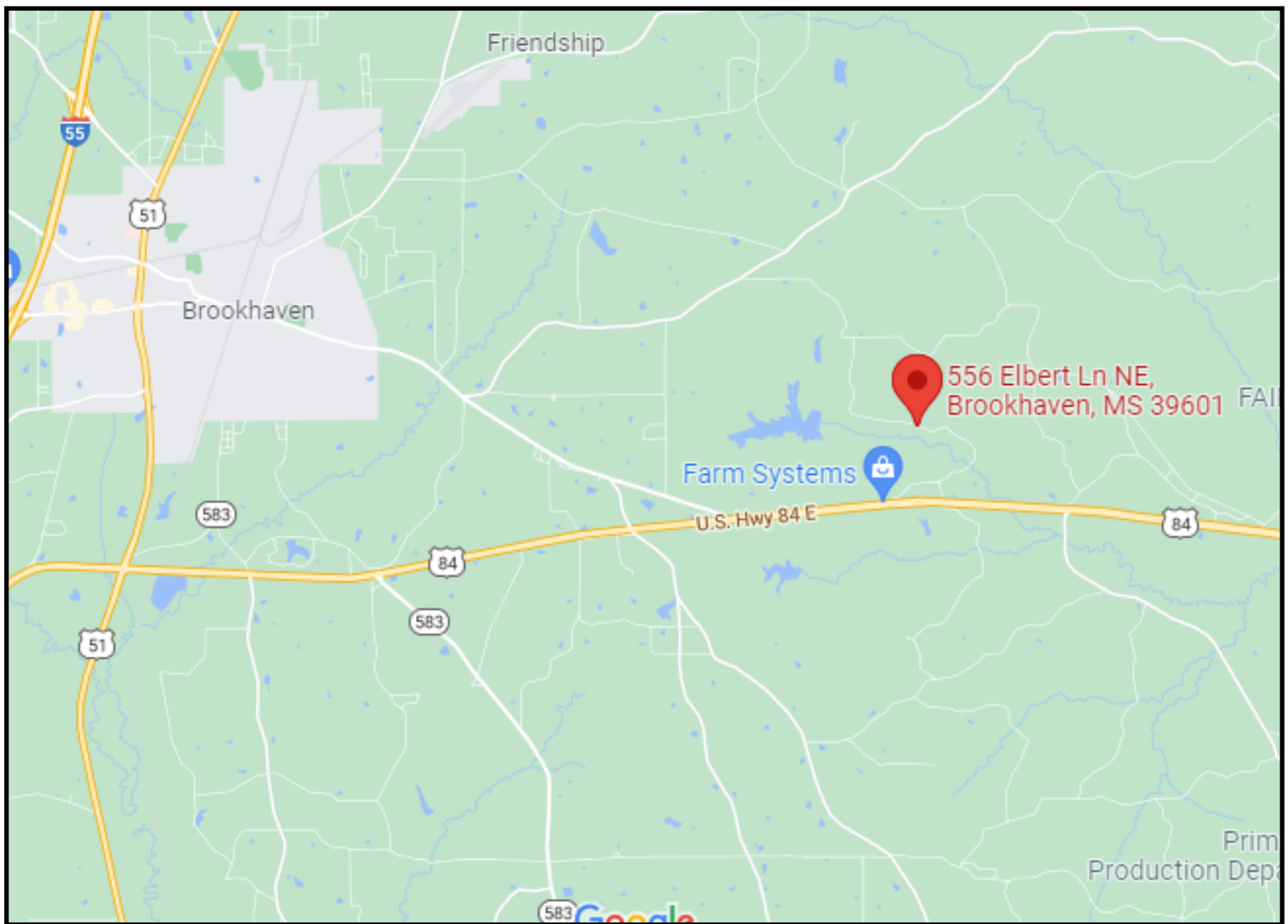


Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

DIRECTIONAL MAP



Directions from Brookhaven, MS: Travel east on E Monticello St for 4.5 miles and turn left onto US-84E. Travel 2.0 miles and turn left onto Nations Ln SE. In .2 miles, take a slight right onto Elbert Ln NE. Travel 1.1 miles and the property will be on the left.



LandReport
2010-2021
AMERICA'S
BEST
BROKERAGES

Proud to be
C2EX
endorsed!

Call me today!

ELI FERGUSON, REALTOR®

Eli@TomSmithLand.com

601.990.5070 office | 601.757.7117 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.