

52± Acres of Excellent Hunting Land in Lincoln County, MS



\$319,000

Looking for a hunting tract that feels very secluded but is still conveniently located to town? This tract is minutes outside of Brookhaven! There is an assortment of timber on this property. A large portion is plantation pine and there is a good portion that is mixed Hardwoods. The property is divided by the Fair river which provides an excellent source of water for the wildlife! there is also a powerline that is on the property that would make for a good location to plant a plot. this property has rolling terrain that also makes it more attractive. Act fast! This property will not last long!

Directions from Brookhaven, MS: Travel e on E Monticello St, in 4.5 miles turn left onto US-84E, in 2.0 miles turn left onto Nations Ln SE, in .2 miles take a slight right onto Elbert Ln NE, in 1.1 miles 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.



LandReport
2010-2021
AMERICA'S
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AERIAL MAP



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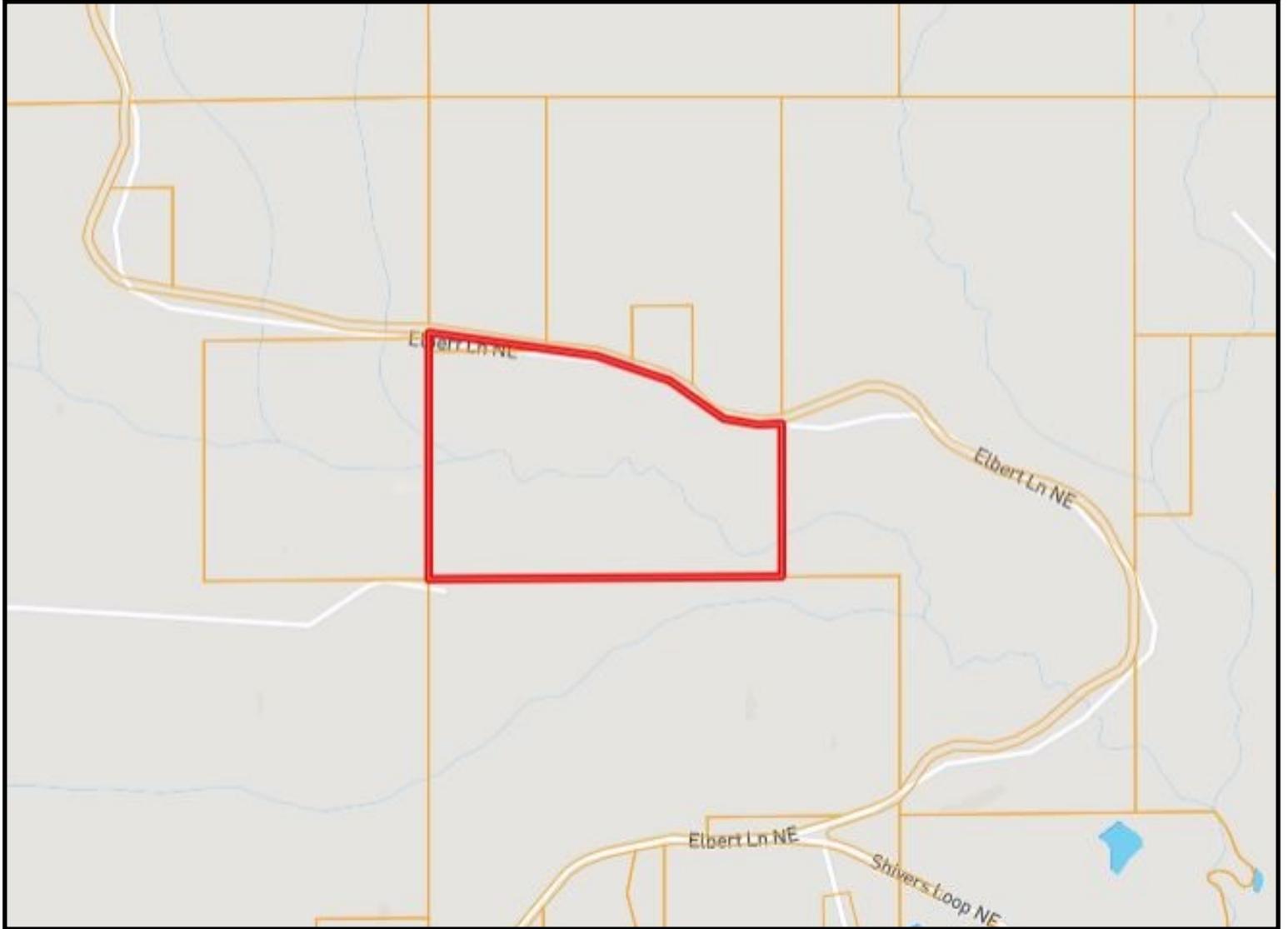


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OWNERSHIP MAP



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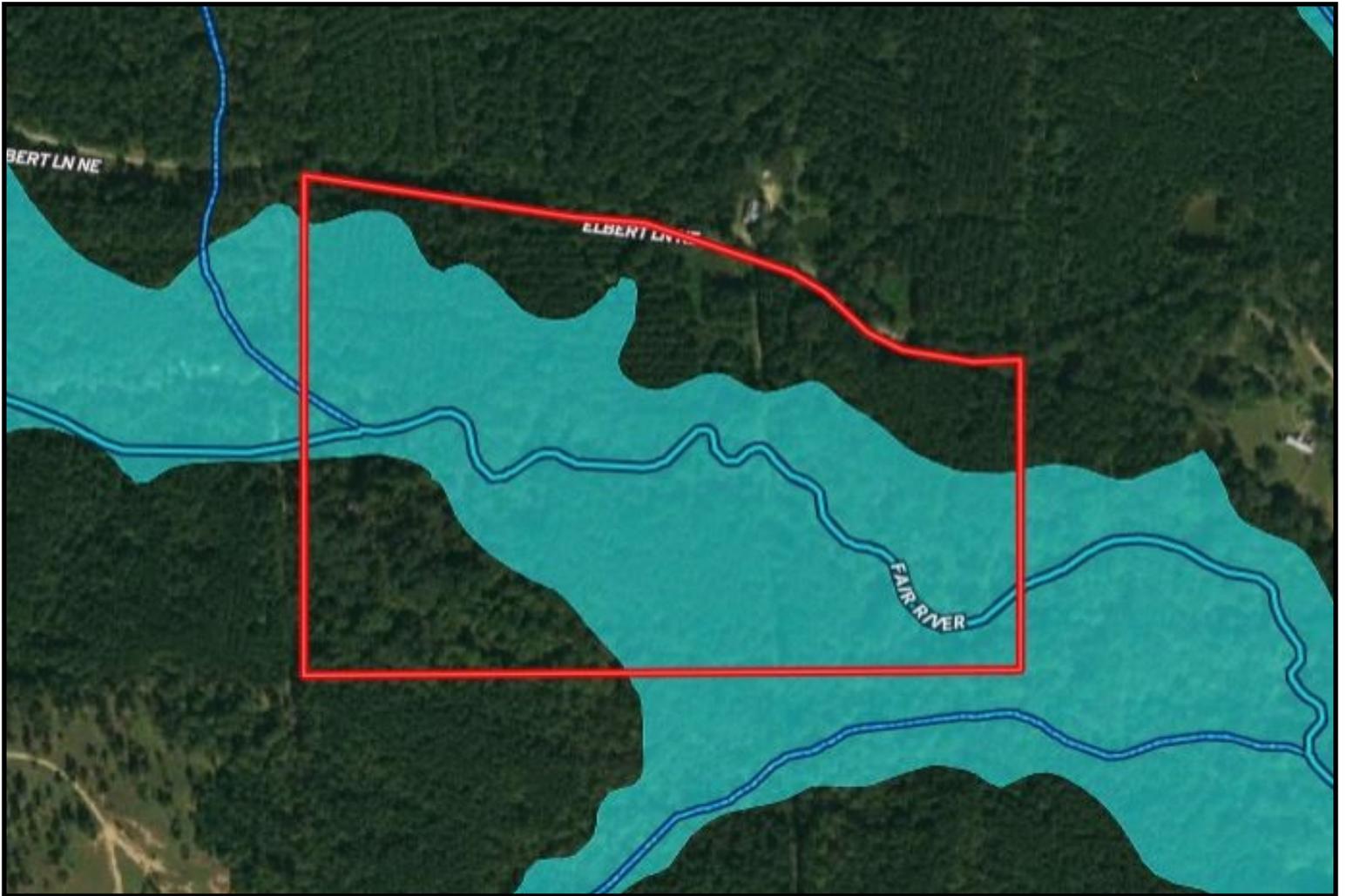


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FLOOD MAP



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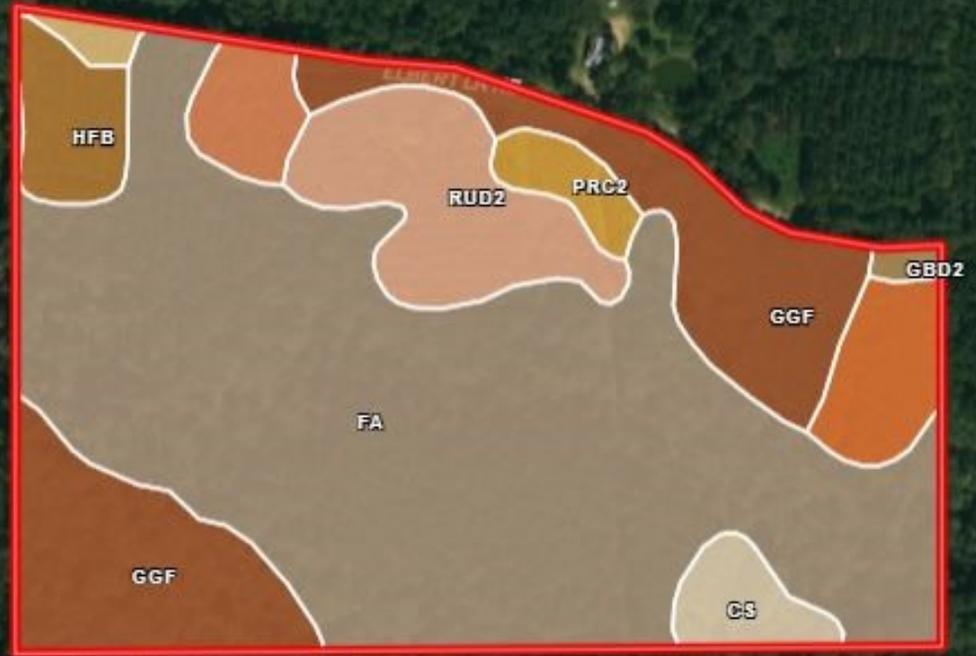
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SOILS MAP

CODE	DESCRIPTION	ACRES	%	CAP
Fa	Falaya silt loam (oaklimeter)	30.44	57.9%	2w
GgF	Guin gravelly sandy loam, 17 to 40 percent slopes (saffell)	9.81	18.7%	7e
RuD2	Ruston soils, 8 to 12 percent slopes, eroded (smithdale)	4.41	8.4%	4e
DbC2	Dulac and Boswell soils, 5 to 8 percent slopes, eroded (kolin and lorman)	1.92	3.6%	4e
HfB	Hatchie and Freeland silt loams, 2 to 5 percent slopes (tude and providence)	1.74	3.3%	3e
GbF2	Guin and Boswell soils, 17 to 40 percent slopes, eroded (saffell, sweatman)	1.35	2.6%	7e
Cs	Collins and luka soils	1.32	2.5%	2w
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	0.98	1.9%	3e
GgD	Guin gravelly sandy loam, 8 to 12 percent slopes (saffell)	0.38	0.7%	4e
GbD2	Guin and Boswell soils, 8 to 12 percent slopes, eroded (saffell, sweatman)	0.24	0.5%	4e



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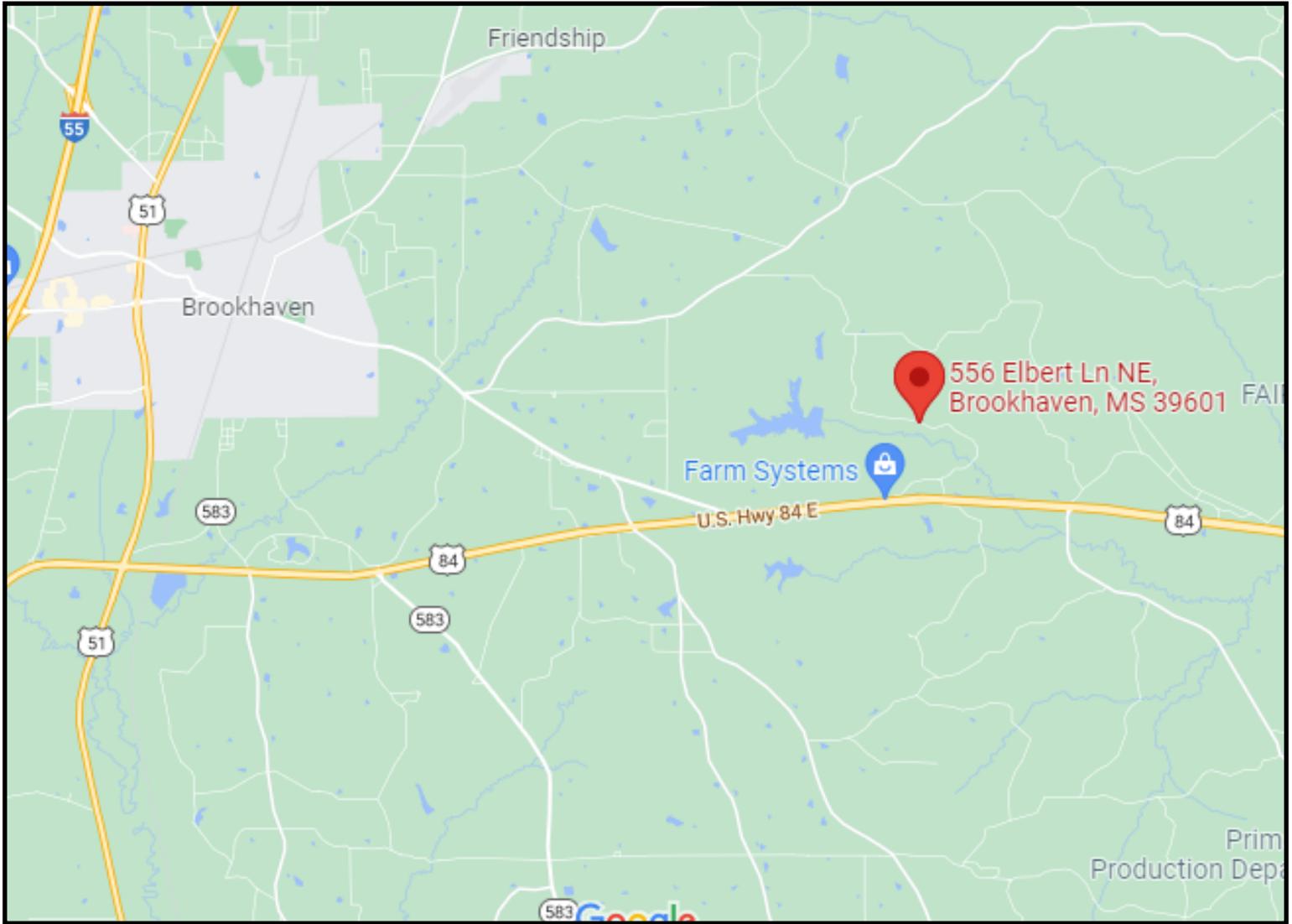


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DIRECTIONAL MAP



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