

53± Acres Hunting Tract Lincoln County, MS



\$159,000

Looking for a hunting tract that feels very secluded but is still conveniently located to town? This beautiful 53± acre property is just minutes from Brookhaven! An assortment of timber is scattered about, including a large portion of plantation pine and an area of mixed hardwoods. The Fair River traverses the parcel providing an excellent source of water for the wildlife! A powerline is on the property and would make for a good location to plant a food plot. Rolling terrain makes this property more attractive. Road frontage on Elbert Lane. Additional acreage is available! Act fast; call Eli today to schedule a showing!

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



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.



2010-2021
AMERICA'S
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AERIAL MAP



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OWNERSHIP MAP



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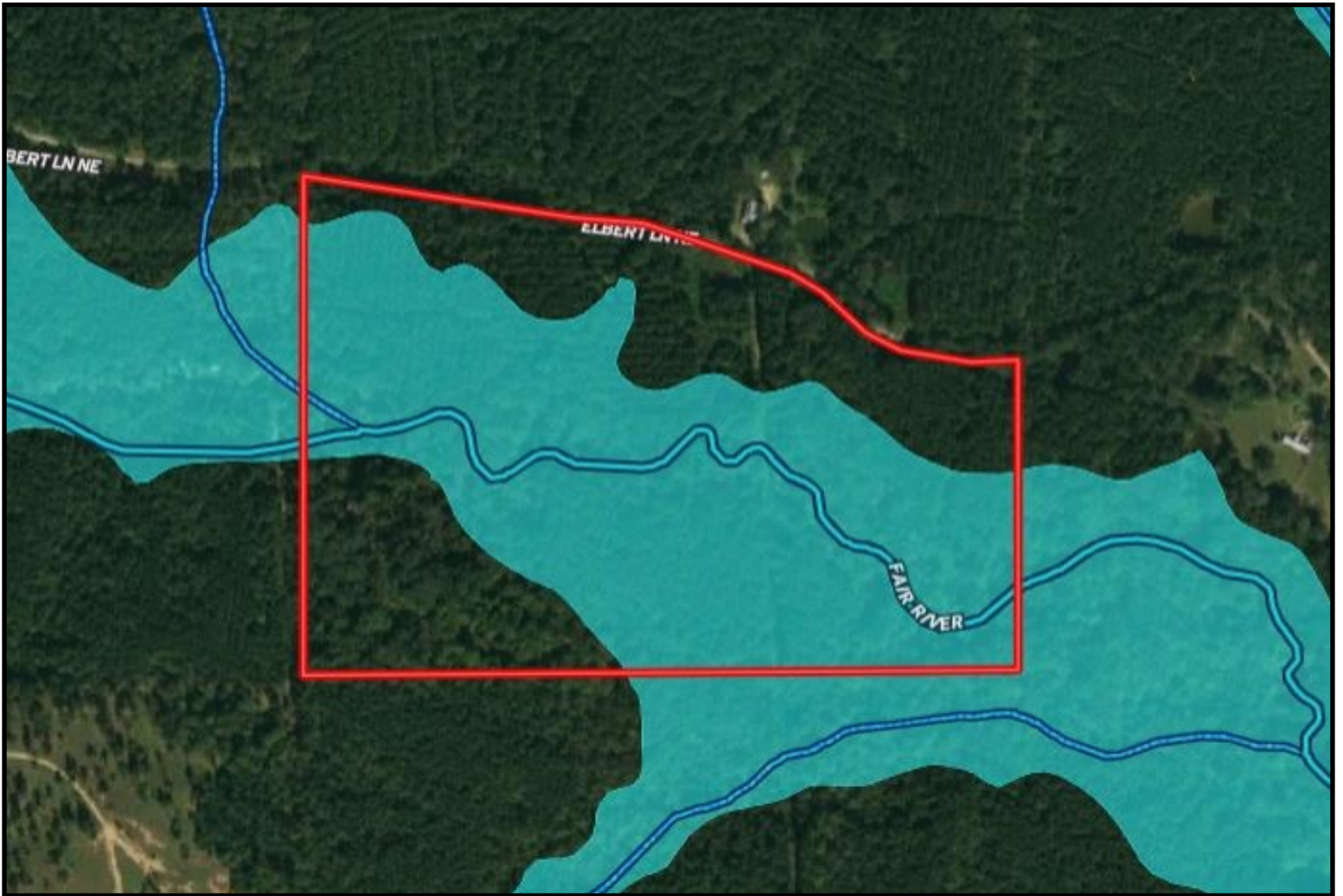


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FLOOD MAP



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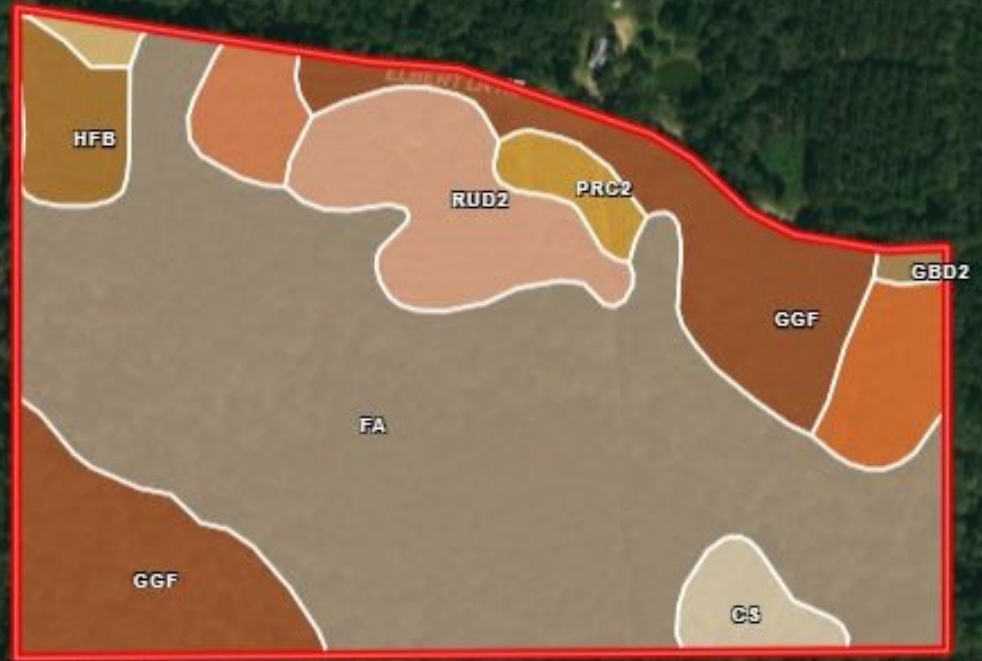
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SOILS MAP

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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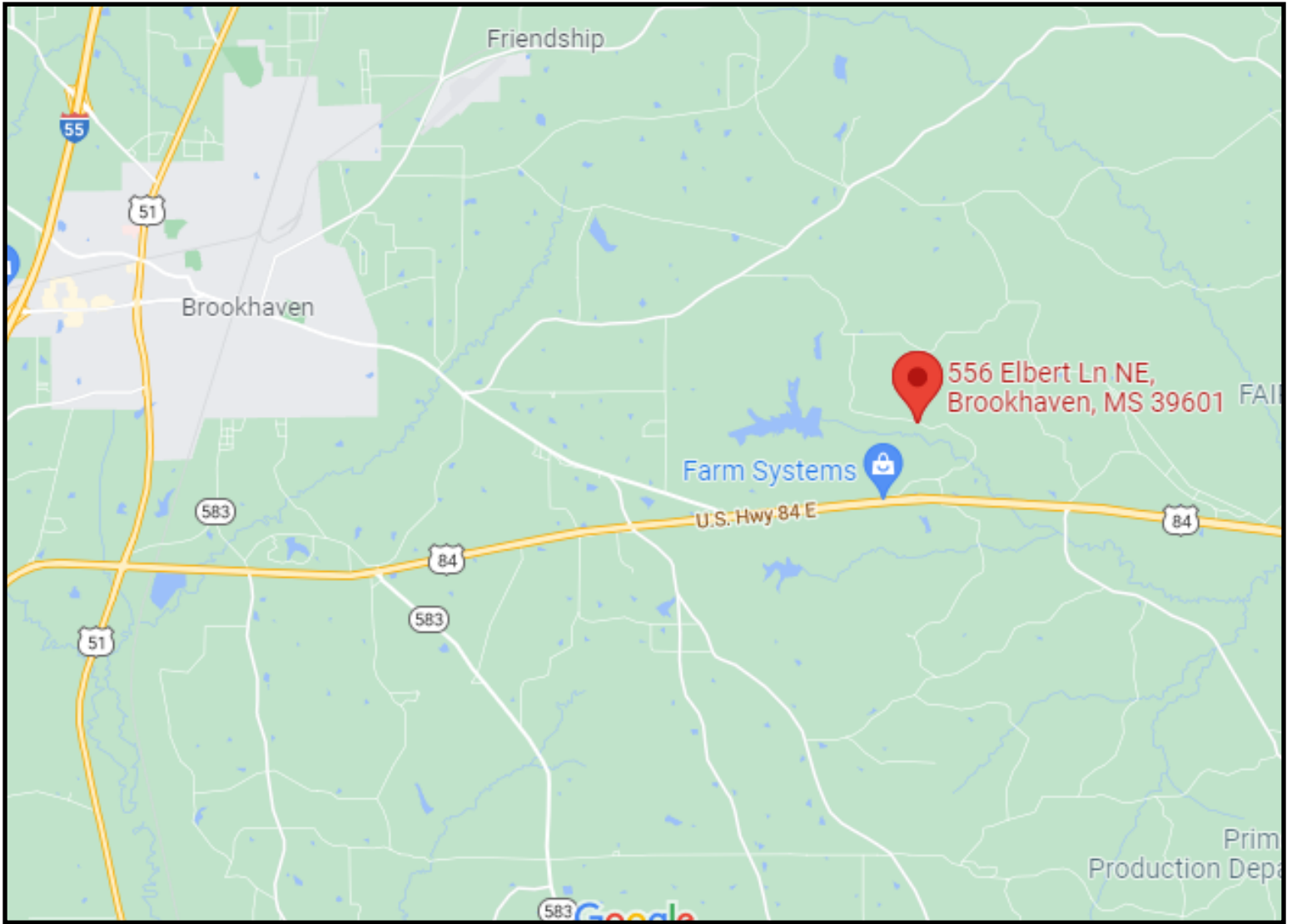


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DIRECTIONAL MAP



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