Diverse Tract: Hunt, Farm, Build

48 ± Acres in Lincoln County, MS

This is a great opportunity to put down roots in Lincoln County, MS! This gated, 48+/- acre property offers road frontage on Mt Olive Road, tons of deer sign and food plots scattered throughout. For you hunters, a pipelines spans the entire property from west to east. Along the east side of the tract is a live creek that provides a water source for the wildlife and makes for great fishing. A gravel house pad is already in place with water and power available. A new 40x80 pole barn makes is in place for equipment or hay storage. This property is conveniently located less than 10 minutes from the Brookhaven city limits and is in the Brookhaven School District. This gem will not last long! *Call Eli today for your private showing!*

Directions: From Brookhaven MS travel Hwy 84 to Hog Chain Road. Travel south on Hog Chain Road approximately 3 miles until you get to Pricedale Drive. Veer left and travel approx. 1/4 mile on Pricedale Drive then turn left on Mt Olive Road. The property will be on left just passed White Lane.

call me today!

ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell
128 W. Monticello | Brookhaven, MS 39601

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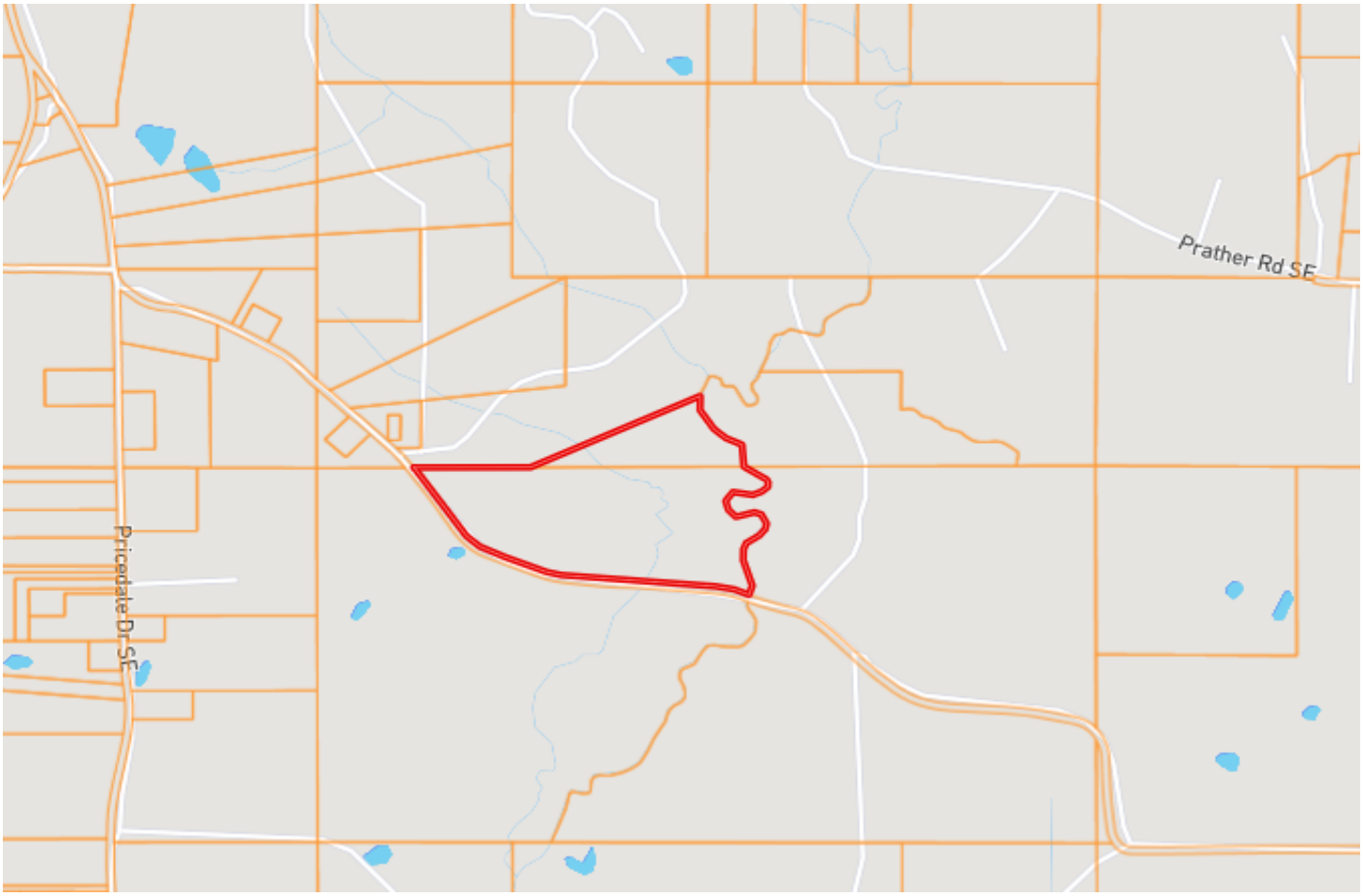

OWNERSHIP MAP

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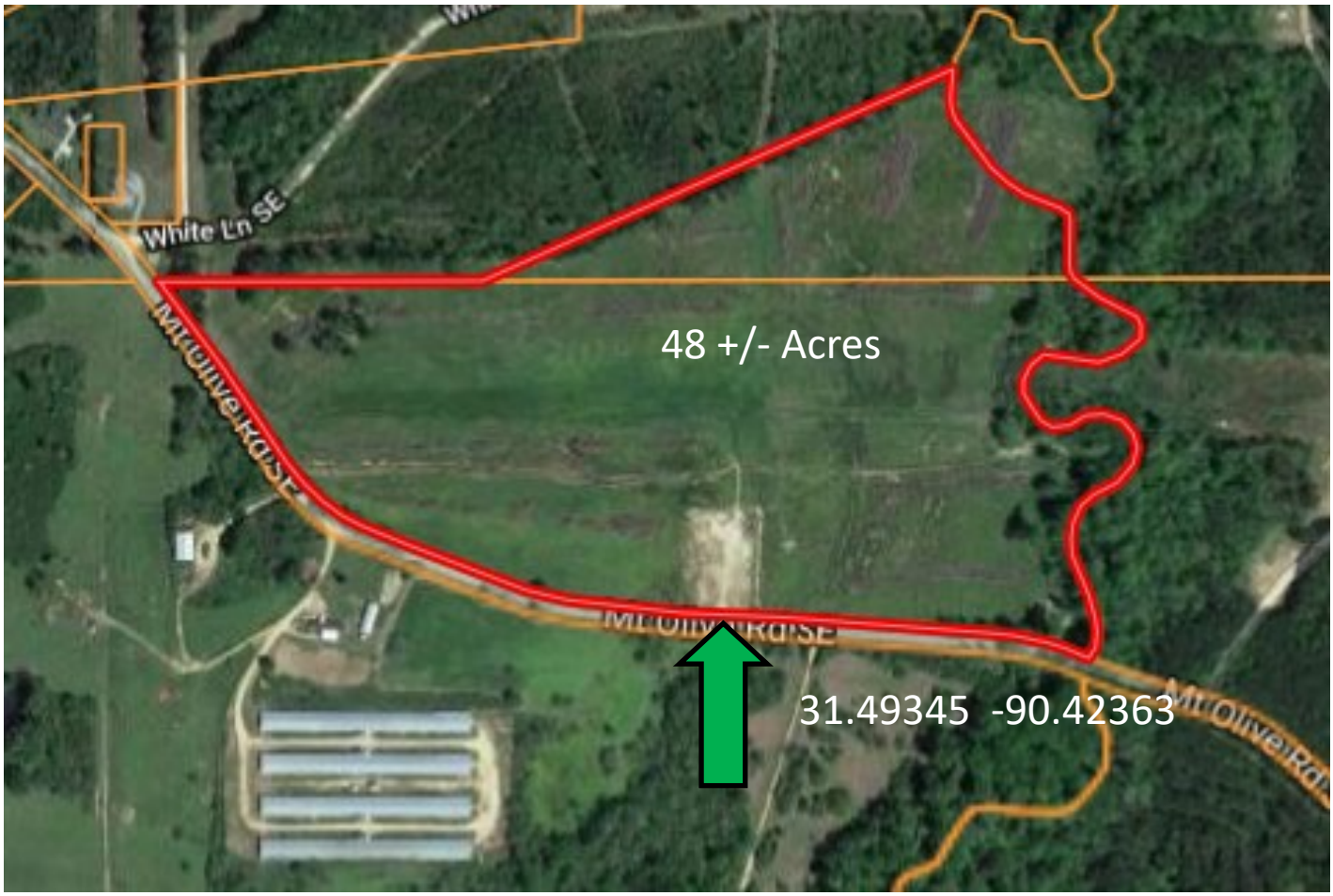

AERIAL MAP

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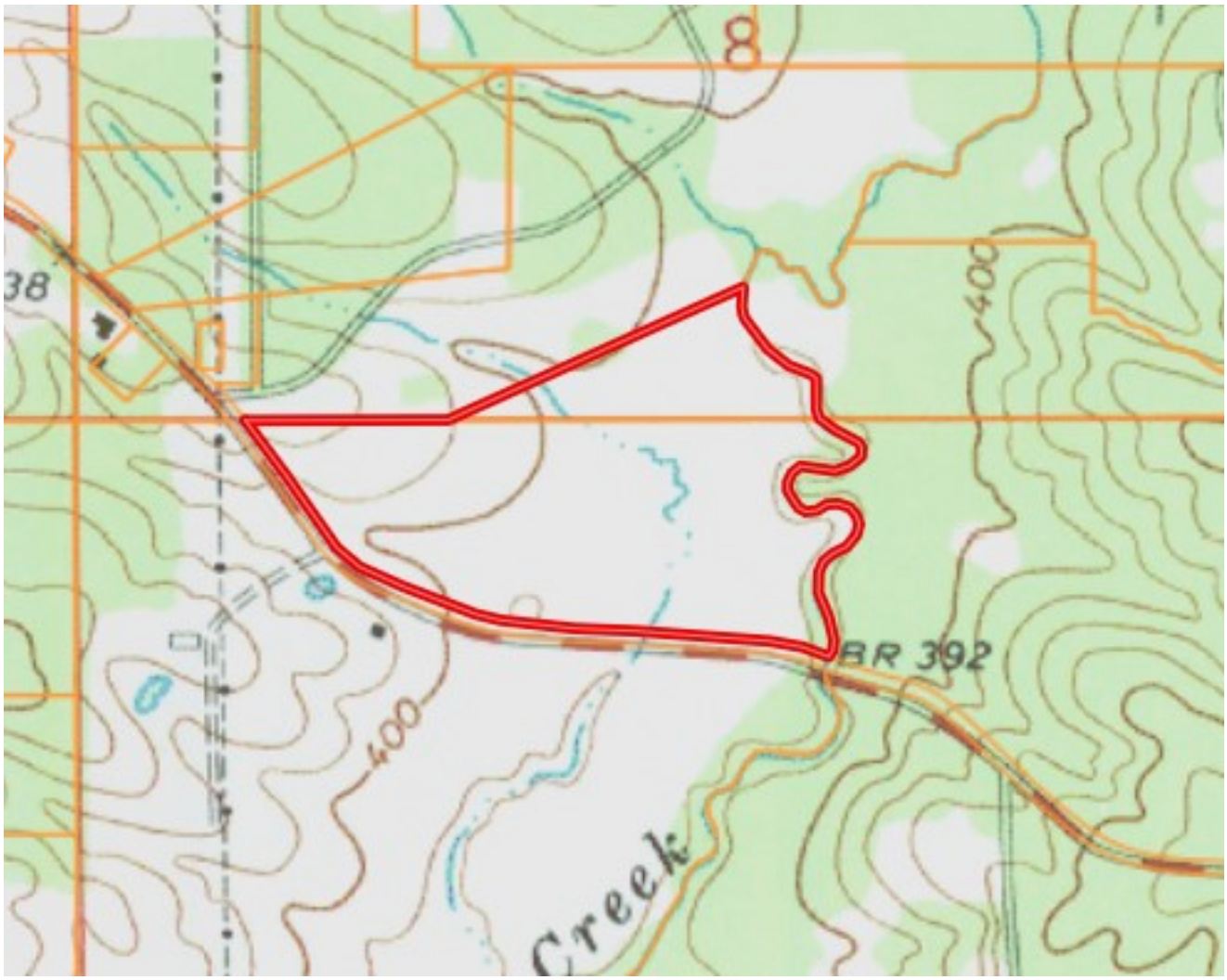

TOPOGRAPHY MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Wa	Waverly silt loam	2	4.6%	5w
HfA	Hatchie and Freeland silt loams, 0 to 2 percent slopes (bude and providence)	7	16.3%	2w
OaC3	Ora silt loam, 5 to 8 percent slopes, severely eroded (providence)	2.6	6%	4e
HfB	Hatchie and Freeland silt loams, 2 to 5 percent slopes (bude and providence)	0.02	0.04%	3e
GgD	Guin gravelly sandy loam, 8 to 12 percent slopes (saffell)	0.8	1.8%	4e
Fm	Falaya silt loam, local alluvium (oaklimeter)	5.8	13.5%	2w
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	4.3	9.9%	3w
Fa	Falaya silt loam (oaklimeter)	17.7	41%	2w
BuB2	Bude silt loam, 2 to 5 percent slopes, eroded	3	6.9%	3e

SOIL MAP

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DIRECTIONAL MAP

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