Hunter's Paradise

60 +/- Acres in Lincoln County, MS

$199,000

Looking for the hunting paradise that you've always dreamed about? If so, check out this ideal 60 +/- tract of land in Lincoln County, MS. This heavily wooded property has had little to no activity on it in years and the deer have become very comfortable. It is time to wake this place up! The terrain allows for the right buyer to come in and create a road system and multiple food plots. The property also has a spattering of harvestable hardwoods and pines . The tract is located in the Lincoln County (Bogue Chitto) School District. Magnolia EPA is the electric provider that is available at the road. The Northeast Amite County Water Association is the water source. With so much to offer, this property is sure to not last long!
Call Eli today for your private showing!

Directions from Summit MS: Take Hwy 98 West towards Natchez. Immediately past the interstate take the first right onto Old Brookhaven Road. Travel on Old Brookhaven road for approximately 6 miles and you will see Brumfield Road to your left. Travel on Brumfield road for approximately 2 miles and the property will be on your right.

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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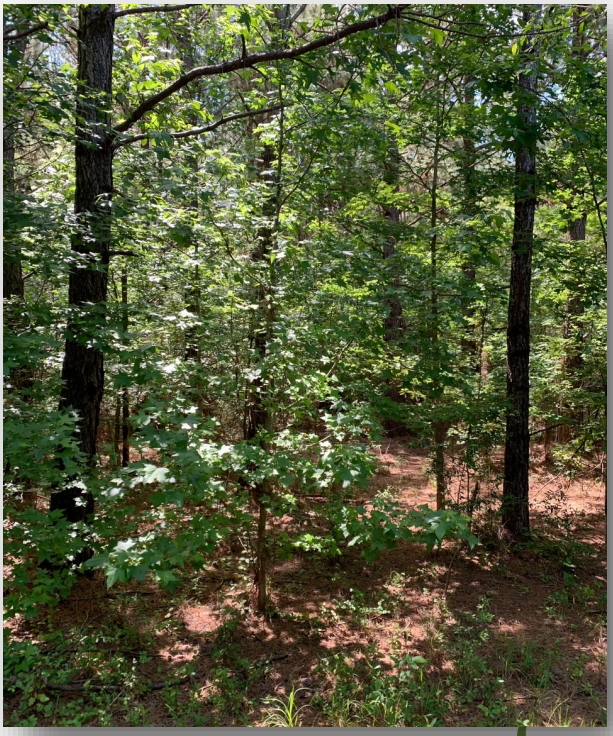

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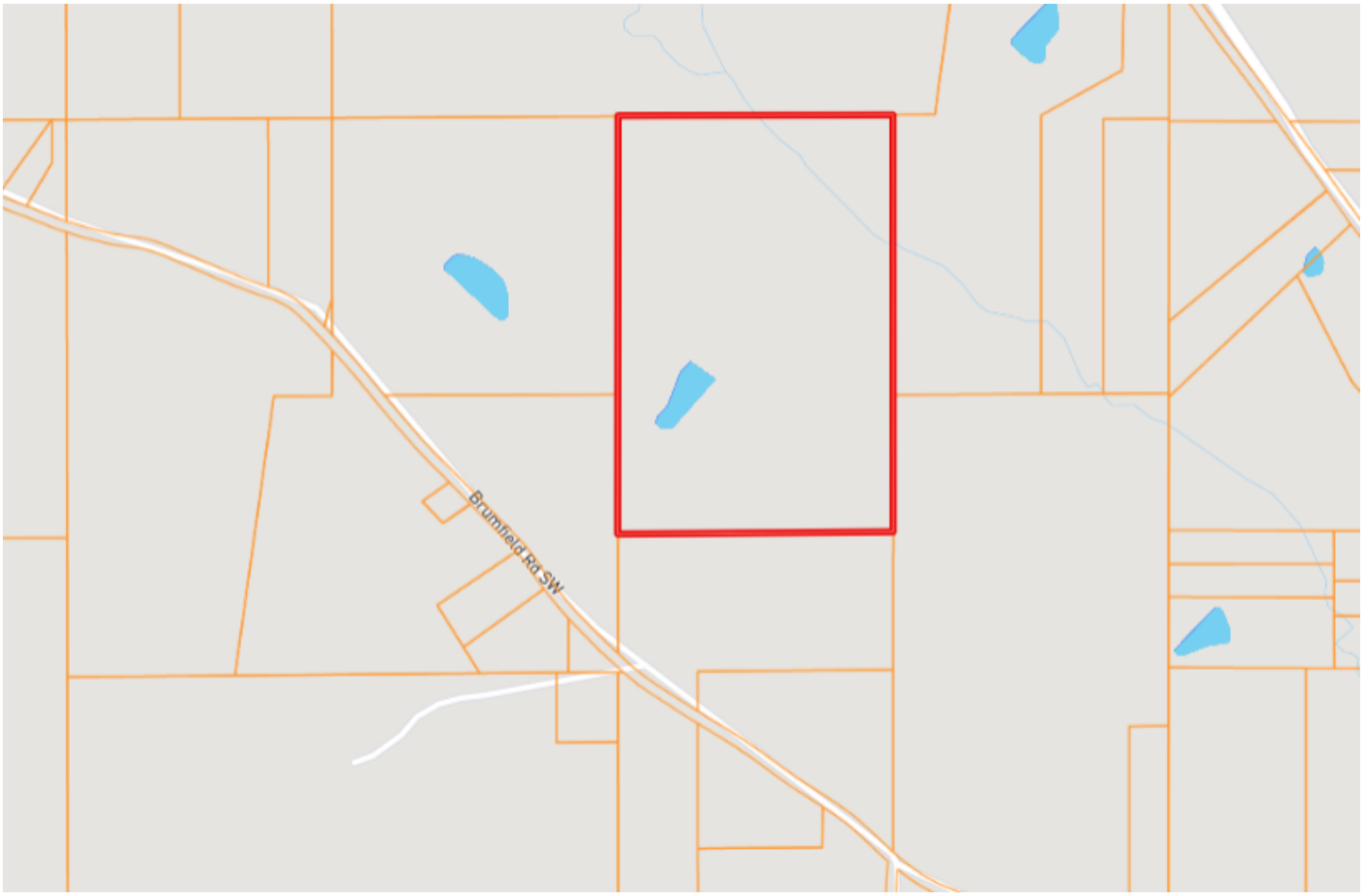

OWNERSHIP MAP

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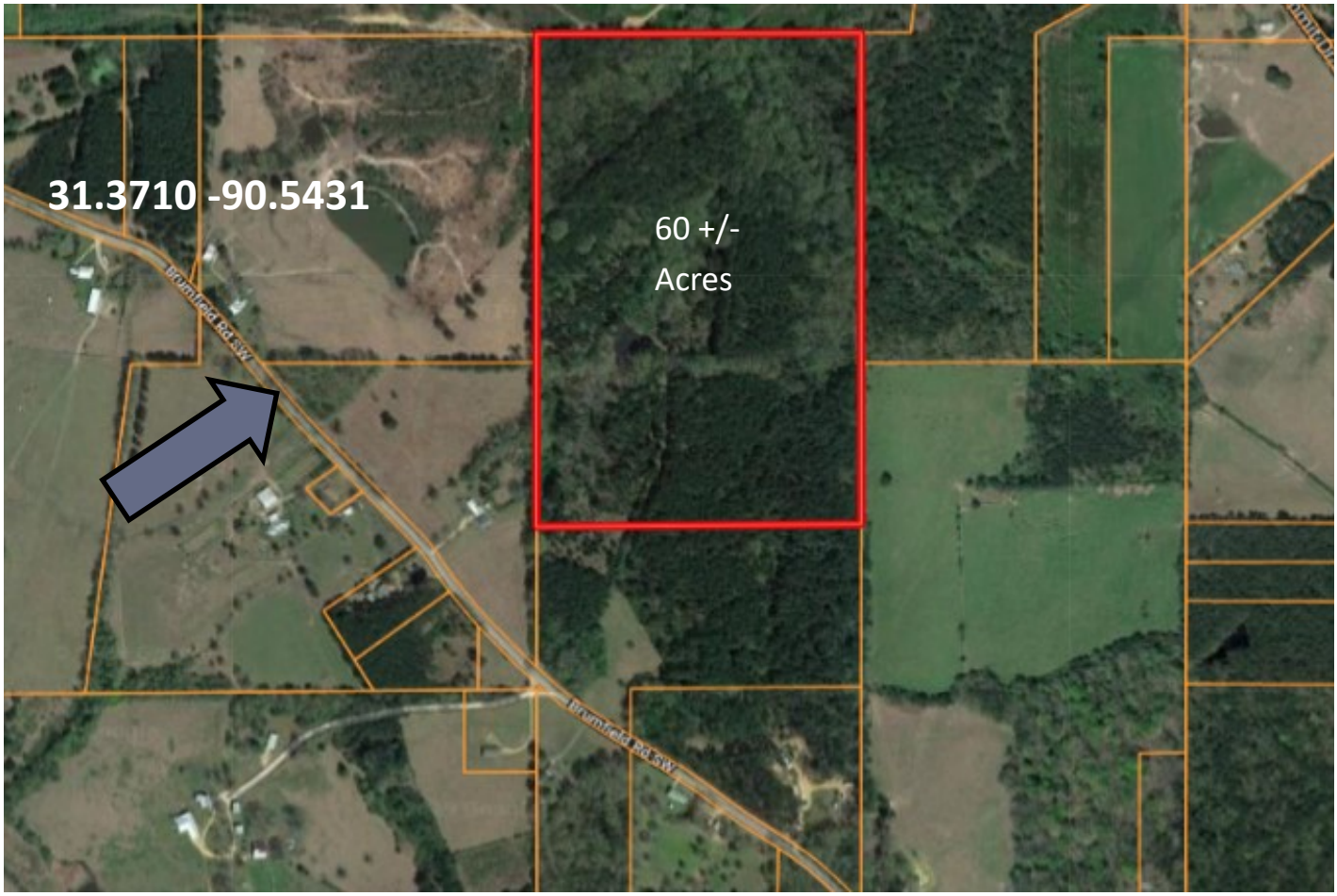

AERIAL MAP

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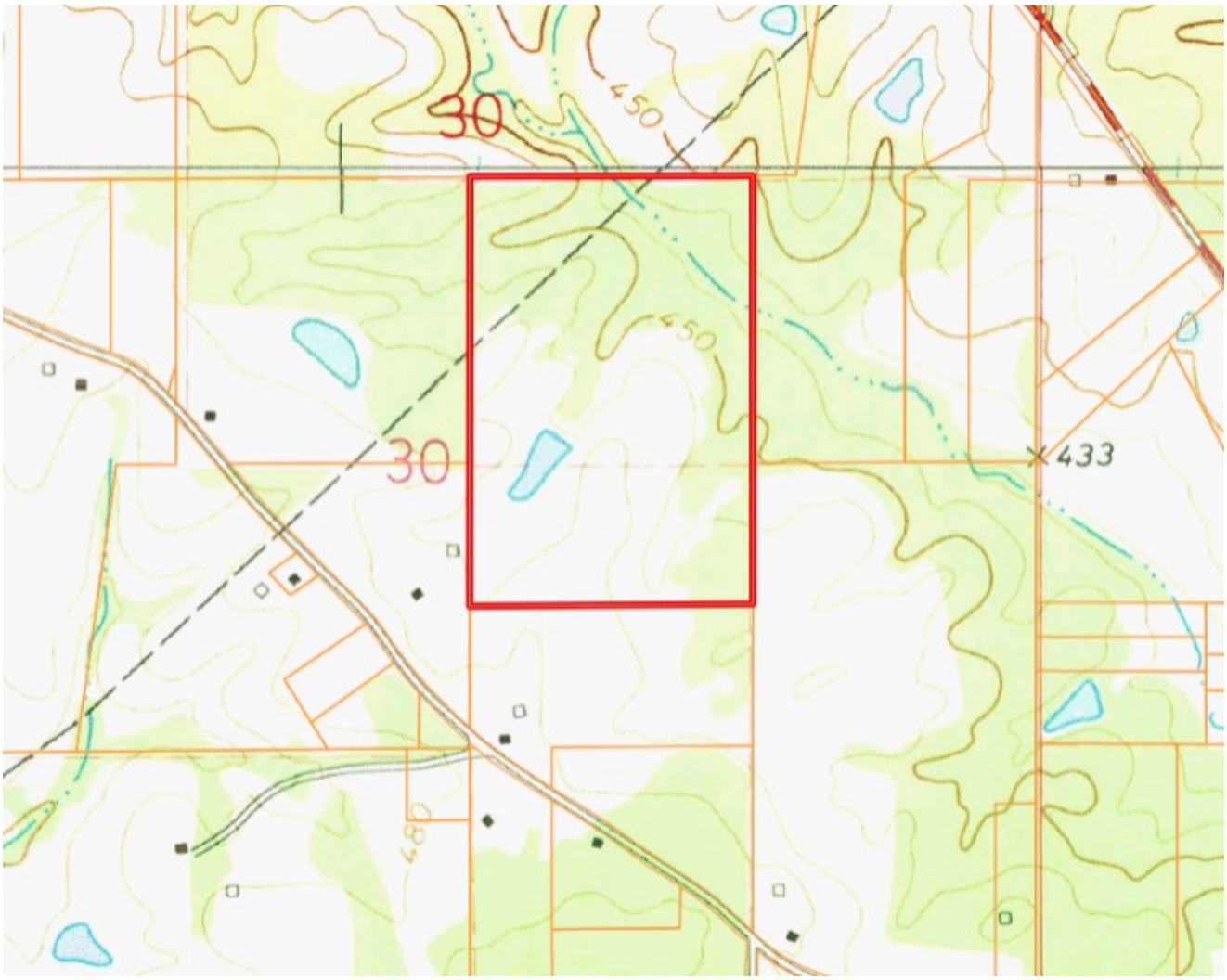

TOPOGRAPHY MAP

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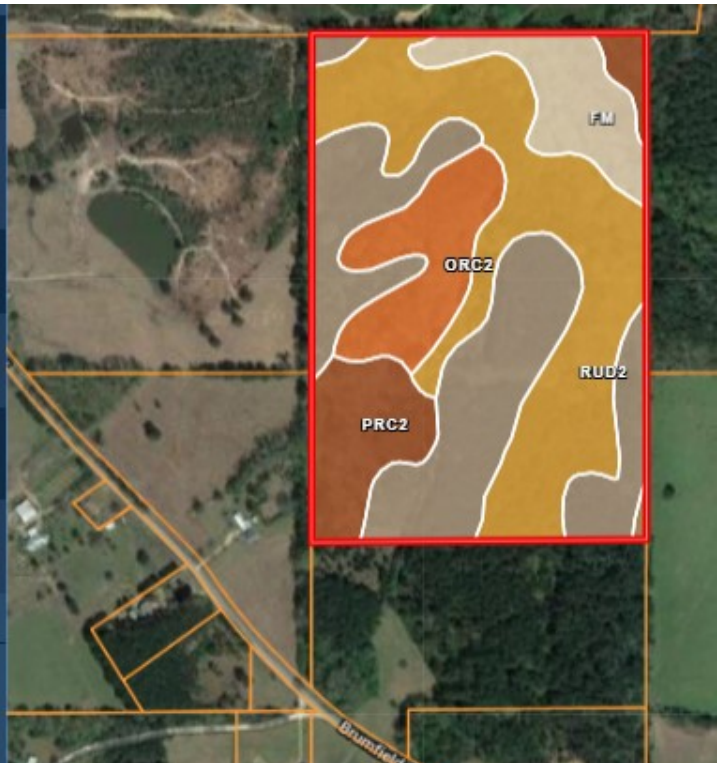
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	0.2	0.3%	2e	
OrC2	Ora and Ruston soils, 5 to 8 percent slopes, eroded (providence and ruston)	7	11.5%	3e	
Fm	Falaya silt loam, local alluvium (oaklimeter)	5.8	9.4%	2w	
RuD2	Ruston soils, 8 to 12 percent slopes, eroded (smithdale)	21	34.3%	4e	
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	7	11.4%	3e	
BuB2	Bude silt loam, 2 to 5 percent slopes, eroded	20.3	33.1%	3e	
Totals		61.3 Ac		3.2 Cap. Average	



SOIL MAP

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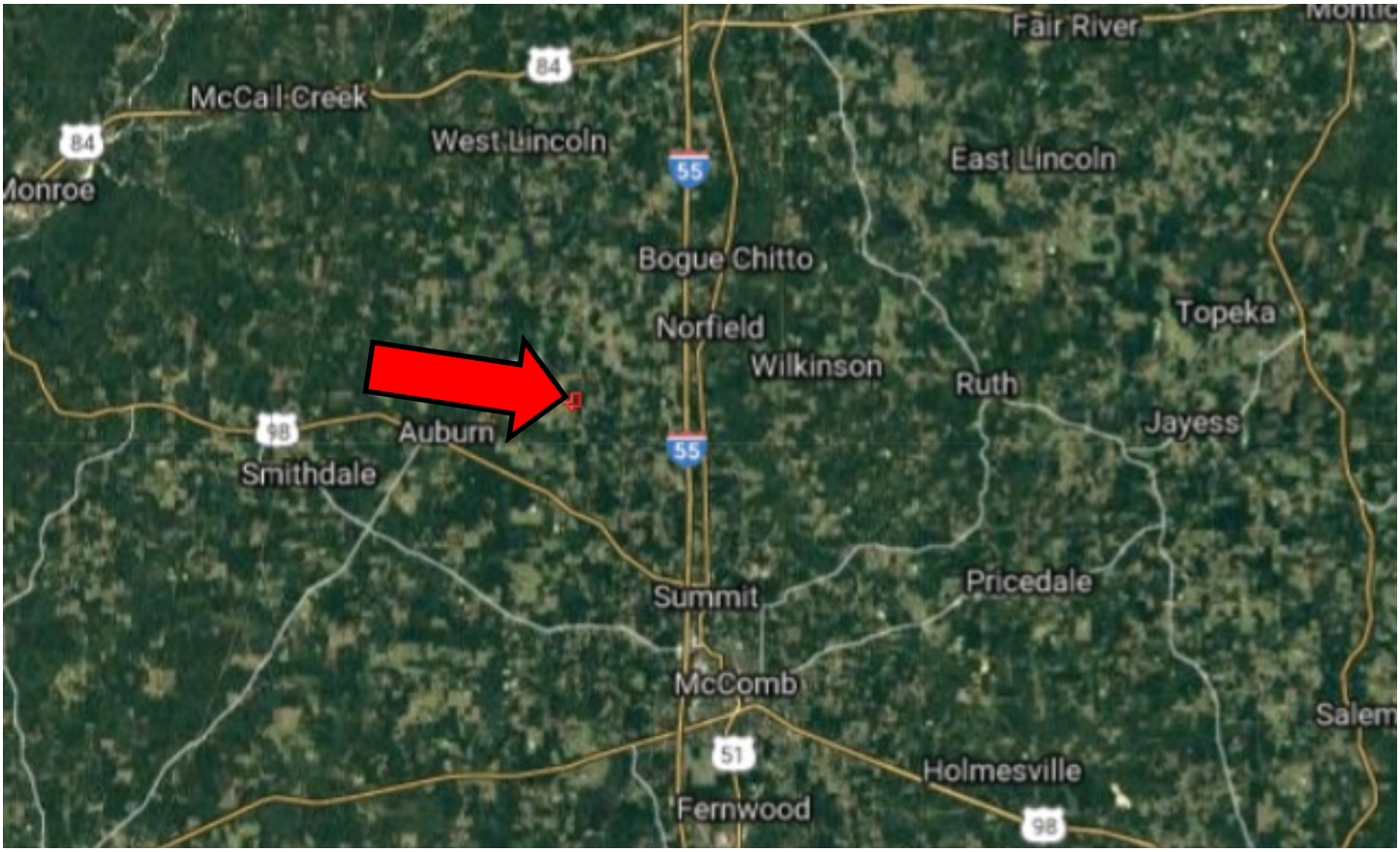

DIRECTIONAL MAP

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