

43± ACRES
LINCOLN COUNTY, MS
\$220,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE LINCOLN 43

PROPERTY PROFILE

LOCATION:

- Highway 84
Brookhaven, MS 39601
- Lincoln County
- 7± Miles W of Brookhaven
- 50± Miles E of Natchez
- 80± Miles N of Hammond, LA
- 95± Miles NE of Baton Rouge, LA

PROPERTY USE:

- Hunting
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 43± Acres
- 2 Live Creeks
- Mostly Cutover
- Hardwood Drain
- Pockets of Timber
- Interior Road System
- Deer/Turkey/Small Game
- West Lincoln School District

TAX INFORMATION:

- 2025 Taxes: \$129

COORDINATES:

- 31.52299, -90.60929



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BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LINCOLN 43

WELCOME TO THE LINCOLN 43! Whether you're looking for a hunting tract or a place to build a home with room to spread out, this 43± acre tract just west of Brookhaven, Mississippi, is worth a look. With access to Highway 84 and convenient to I-55, this Lincoln County property is easy to reach for a weekend hunt or everyday living close to town.

The tract is mostly cutover, providing thick cover for wildlife, with two live creeks, a hardwood drain through the middle, and pockets of timber along the edges. This mix offers a good foundation for developing your own hunting setup, with room to add food plots, stand locations, and trails. An existing interior road system gives you a start, with room to expand as you make the property your own.



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MORE ABOUT THE LINCOLN 43

For someone looking to build, the Lincoln 43 offers the opportunity to enjoy country living and hunt right out the back door while staying just a short drive from Brookhaven. From a weekend getaway to a future home on acreage, the Lincoln 43 has plenty of potential.

Contact Braden Smith today to schedule a private showing and experience #TheSmallTownWay!



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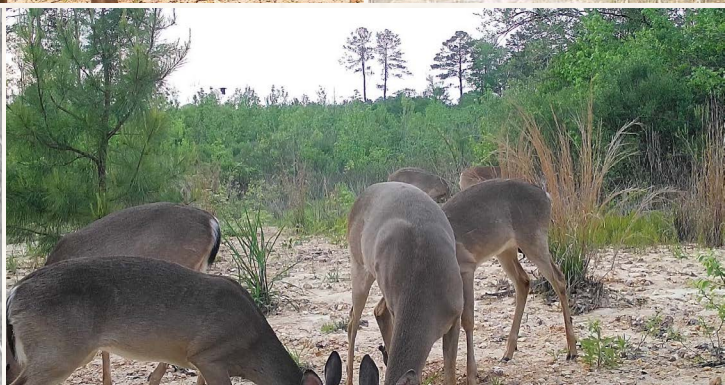
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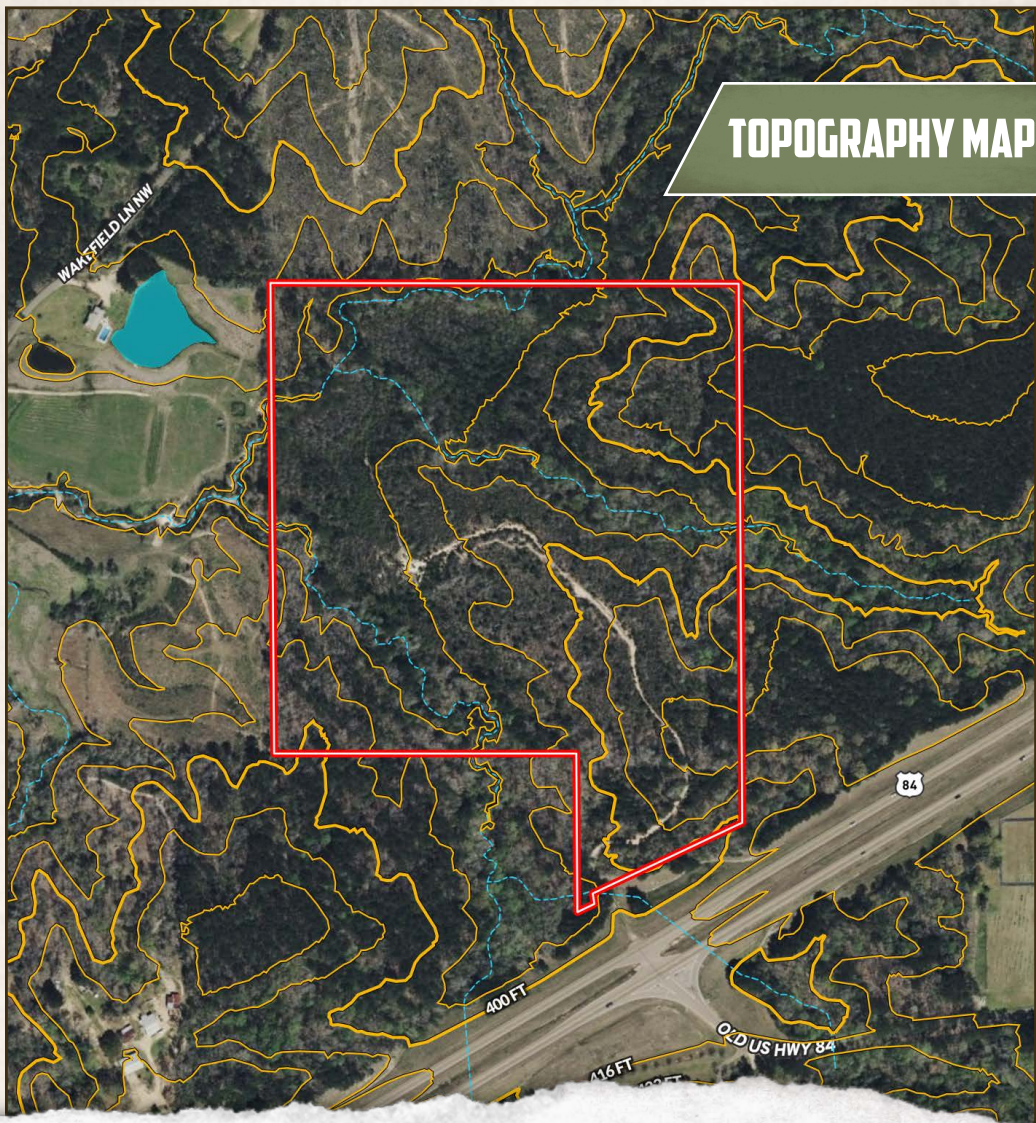
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TOPOGRAPHY MAP



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land id. LINK



Directions From Hood's Fuel Center
in Brookhaven, MS: Travel west
on Highway 84 for 7.6 miles to the
property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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