

24 Acres in Brookhaven, Ms  
2605 Brignall Rd  
Brookhaven, MS 39601

**\$90,000**  
24.24± Acres  
Lincoln County



**24 Acres in Brookhaven, Ms**  
**Brookhaven, MS / Lincoln County**

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**SUMMARY**

**Address**

2605 Brignall Rd

**City, State Zip**

Brookhaven, MS 39601

**County**

Lincoln County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Commercial, Lot, Business Opportunity

**Latitude / Longitude**

31.622617 / -90.43514

**Acreage**

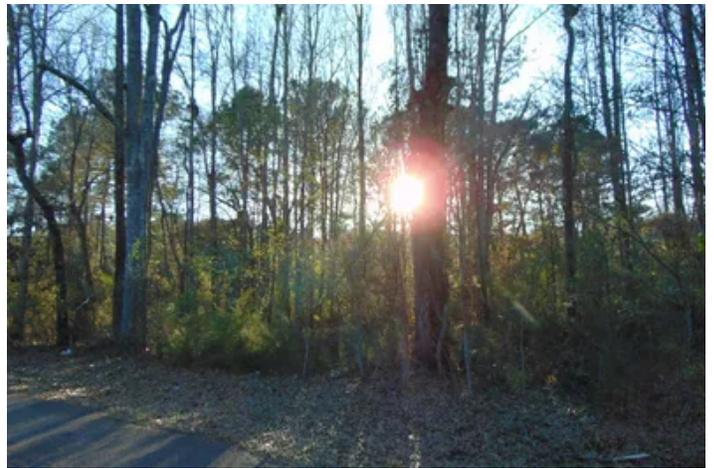
24.24

**Price**

\$90,000

**Property Website**

<https://www.mossoakproperties.com/property/24-acres-in-brookhaven-ms/lincoln/mississippi/97765/>



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**PROPERTY DESCRIPTION**

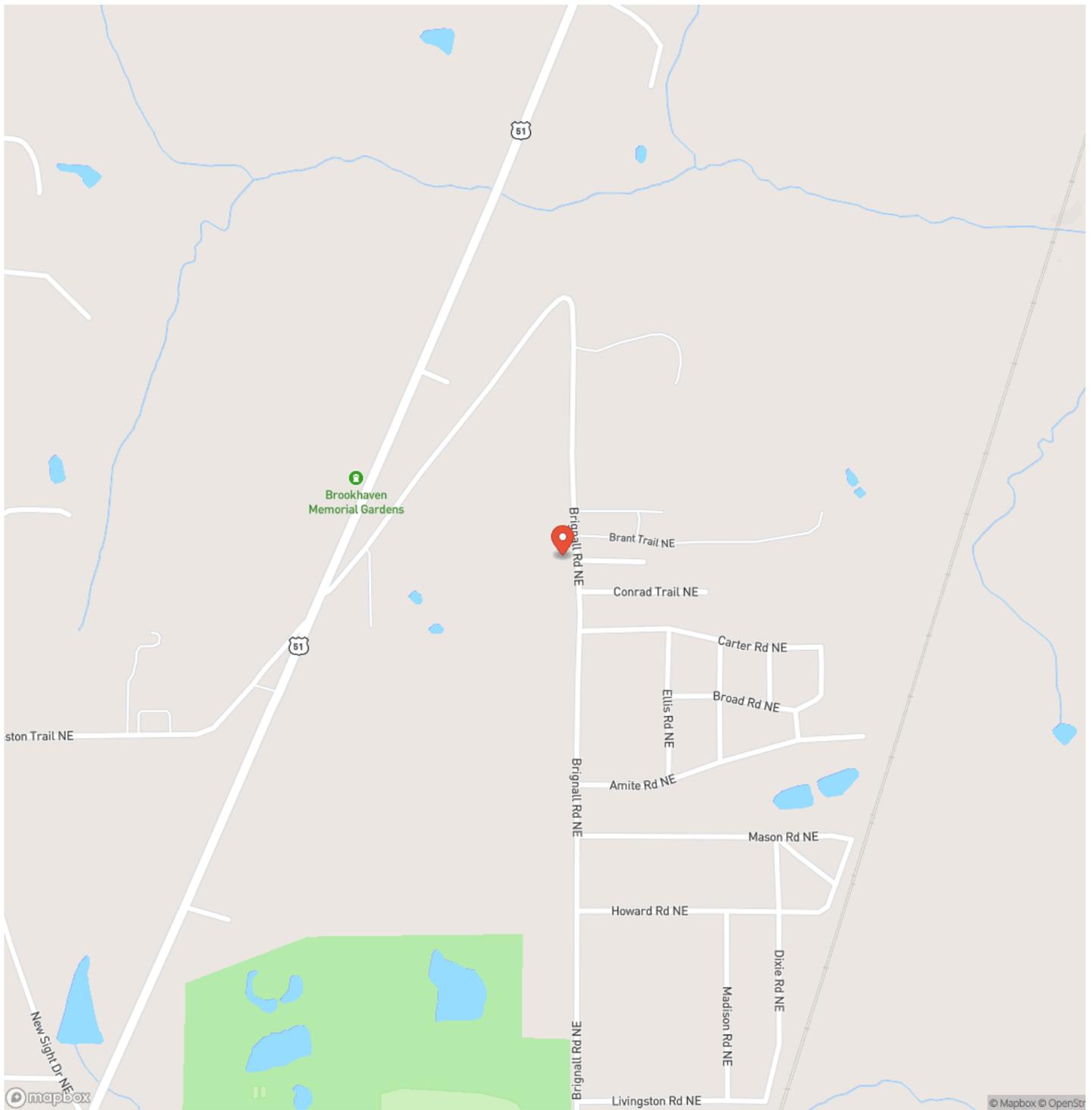
Discover an exceptional opportunity with this 24.24± acre tract in Brookhaven, Mississippi, ideally zoned A-1 and offering the perfect balance of development potential and natural beauty. The property features a stunning 2.5± acre pond, mixed timber with mature hardwoods, and several improved interior roads, providing easy access throughout the acreage. With over 1,000 feet of road frontage, along with water and electricity available, this property is well-positioned for residential development, a private estate, or an investment hold.

Whether you envision building your dream home, creating a recreational retreat, or subdividing for future development, this tract is truly turnkey and ready to go.

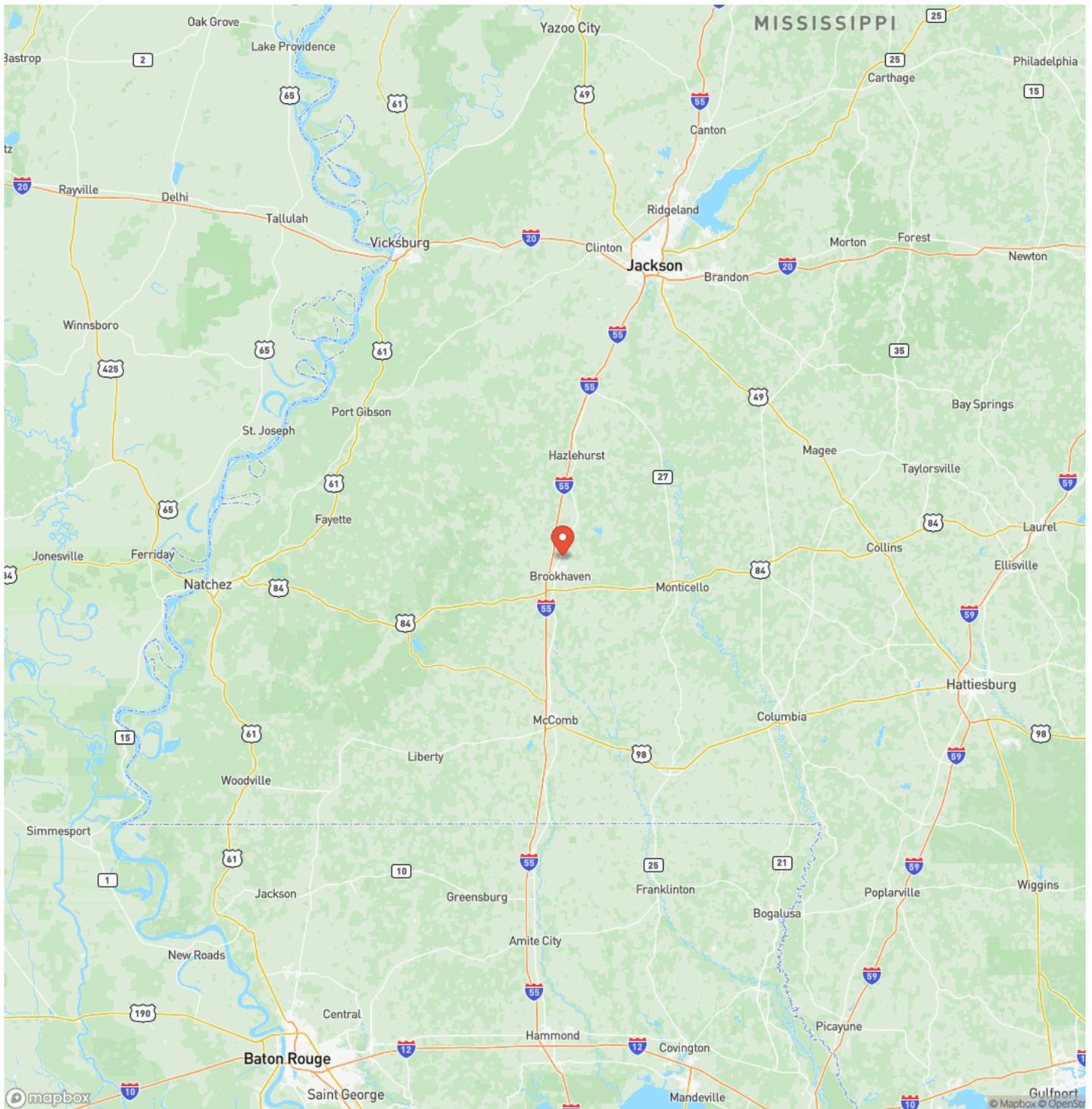
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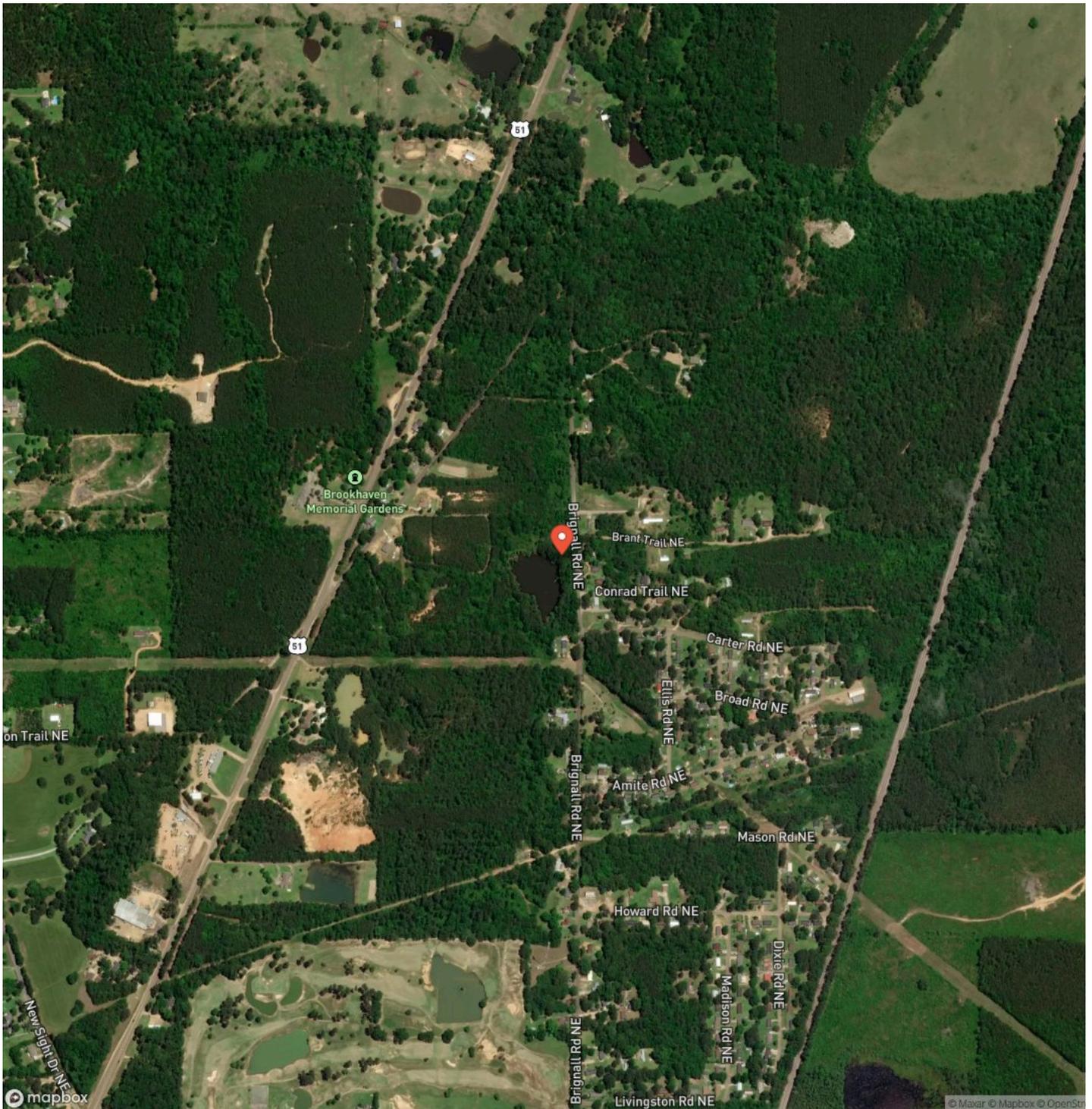
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Posey Land Company**  
105 W Chickasaw St Suite C  
Brookhaven, MS 39601  
(601) 597-9378  
[MossyOakProperties.com](http://MossyOakProperties.com)

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