

16± ACRES
LINCOLN COUNTY, MS
\$49,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE LINCOLN 16

PROPERTY PROFILE

LOCATION:

- Toy Drive NW
Brookhaven, MS 39601
- Lincoln County
- 12± Miles W of Brookhaven
- 88± Miles N of Hammond, LA
- 142± Miles NW of
New Orleans, LA

COORDINATES:

- 31.5904, -90.61415

TAX INFORMATION:

- 2024 Taxes: \$44.87

PROPERTY USE:

- Recreational
- Hunting
- Residential

PROPERTY INFORMATION:

- 16± Surveyed Acres
- Pine Timber and
Natural Regrowth
- Rolling Terrain
- Creek
- Deer & Turkey
- Walker Creek Access
- Ample Paved Road Frontage



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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 16

INTRODUCING THE LINCOLN 16, LOCATED JUST OUTSIDE OF BROOKHAVEN, MISSISSIPPI. Don't miss your chance to own this 16± acre recreational tract in Lincoln County. With paved road frontage and utilities available at the road, this property offers the convenience and accessibility that many small acreage buyers are looking for.

One of the standout features of the Lincoln 16 is the gas line and power line easements, allowing you to cover a lot of ground while hunting and providing the perfect location for large food plots.

Don't let the size fool you—this acreage has plenty to offer. Located less than 10± miles from the Homochitto National Forest and its thousands of acres of public land, this property would make an excellent weekend getaway, hunting property, or investment in the outdoors.

If you're in the market for a manageable piece of land with great access and endless potential, this is one you'll want to see.

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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

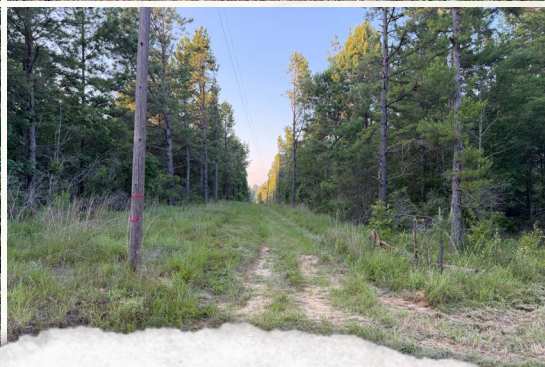
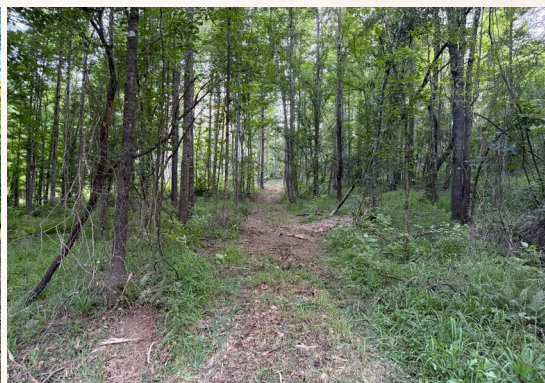
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

16± ACRES

LINCOLN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

16± ACRES

LINCOLN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

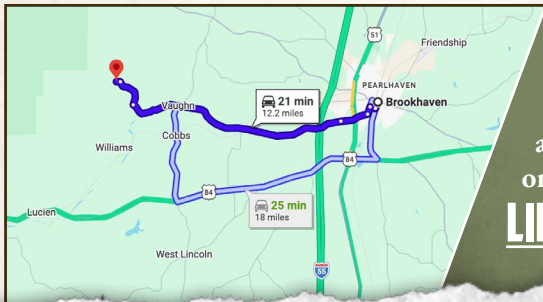
Information is believed to be accurate but not guaranteed.

16± ACRES

LINCOLN COUNTY, MISSISSIPPI



land id. **LINK**



Directions From Brookhaven, MS:
Travel on Natchez Avenue for 1.1 miles. Take a slight right turn onto Zetus Road NE and continue for 8.9 miles. Turn right onto Toy Drive NW and proceed for 1.4 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.