



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

20± ACRES
LINCOLN COUNTY, MS
\$50,000



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

THE LINCOLN 20

PROPERTY PROFILE

LOCATION:

- California Road NW
Brookhaven, MS 39601
- Accessed via Easement
- Lincoln County
- 6.8± Miles W of Brookhaven
- 58± Miles SW of Jackson
- 80± Miles N of Hammond, LA
- 99± Miles NE of Baton Rouge, LA
- 115± Miles N of LaPlace, LA

COORDINATES:

- 31.58405, -90.5455

PROPERTY USE:

- Recreational
- Hunting

PROPERTY INFORMATION:

- 20± Acres
- 5-Year-Old Natural Regrowth
- Mast-Producing Oaks
- Live Creek
- Trails
- Food Plots
- Deer, Turkey & Small Game

TAX INFORMATION:

- \$60 (2024)



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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 20

TUCKED AWAY LESS THAN SEVEN MILES WEST OF BROOKHAVEN, THIS 20± ACRE TRACT OFFERS A WONDERFUL OPPORTUNITY TO CREATE YOUR OWN HUNTING HONEYHOLE. Accessed by an easement, the Lincoln County, Mississippi, property offers the quiet feel that hunters and outdoorsmen always look for.

The Lincoln 20 consists of approximately 80% five-year-old cutover and 20% mature mixed timber, giving you a solid mix of thick bedding cover and natural food sources. The timber is still young enough to establish food plots and shape the habitat without a major investment. A live creek runs through the southeast portion, where you'll find a flat bottom with several mast-producing hardwoods that naturally attract wildlife. Just across the creek, the terrain transitions into ridges, encouraging deer movement along the north side of the creek corridor. While walking the property, an impressive amount of deer and turkey sign was noted throughout, showing the area is already being heavily used by wildlife.

Whether you're looking for a recreational investment or a place to manage and enjoy for years to come, the Lincoln 20 has all the ingredients for a strong hunting setup in Southwest Mississippi.

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



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20± ACRES **LINCOLN COUNTY, MISSISSIPPI**



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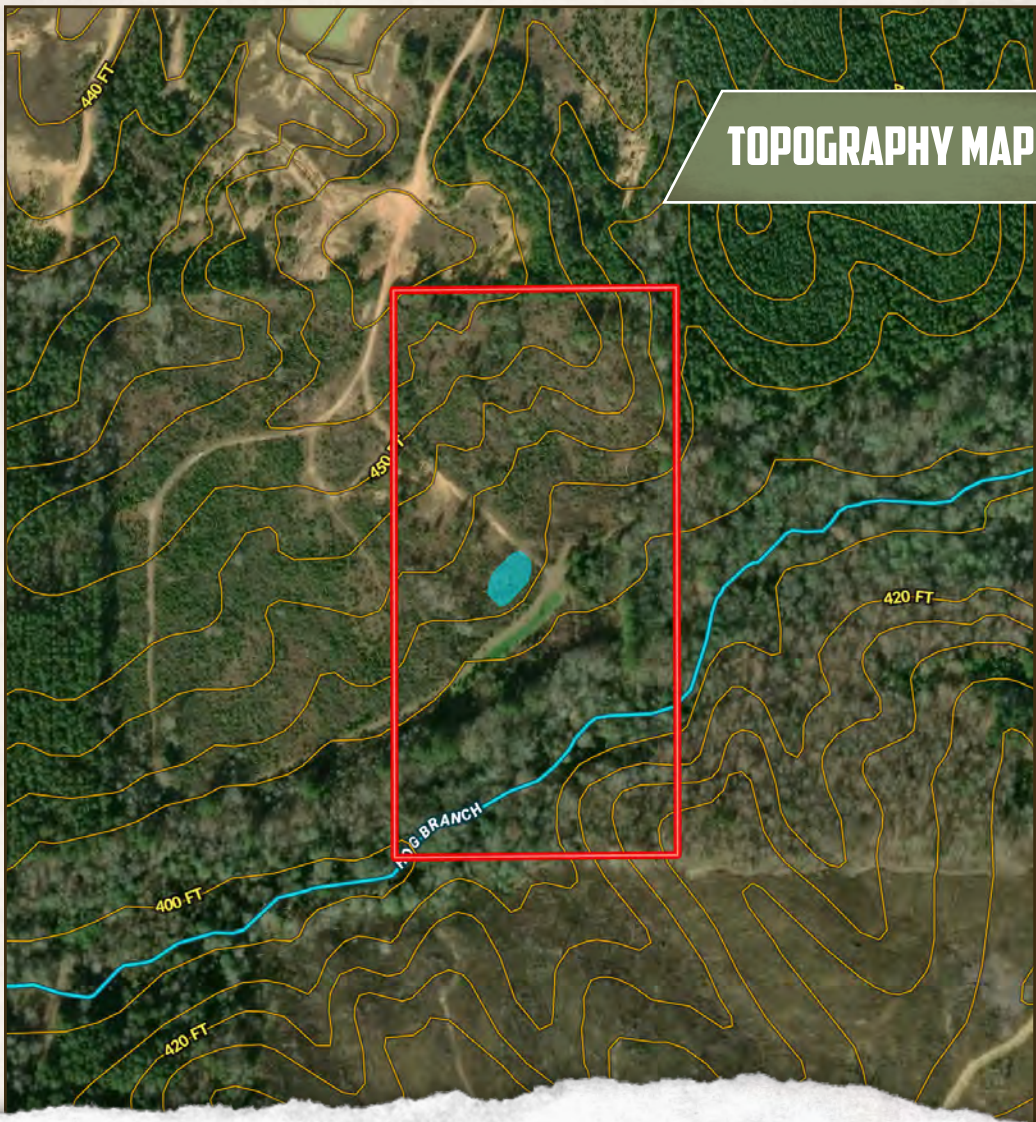
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TOPOGRAPHY MAP



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land id. LINK



Directions From the Intersection of Hwy 550 and California Road in Brookhaven, MS: Travel 3.5 miles on California Road to the easement road on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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