

20± ACRES
LINCOLN COUNTY, MS
\$158,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE LINCOLN 20

PROPERTY PROFILE

LOCATION:

- Bouie Mill Road NW
Brookhaven, MS 30601
- Lincoln County
- 1± Mile E of the Homochitto
National Forest
- 14± Miles NW of Brookhaven
- 23± Miles SW of Hazlehurst
- 91± Miles N of Hammond, LA

COORDINATES:

- 31.66335, -90.6436

TAX INFORMATION:

- \$71.89 (2024)

PROPERTY USE:

- Home/Cabin Site
- Recreational
- Hunting

PROPERTY INFORMATION:

- 20± Acres
- Gentle Terrain
- Seasonal Creek
- Young Pines
- Paved Road Frontage
- Loyd Star School District
- Utilities Nearby



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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

WELCOME TO THE LINCOLN 20. Located outside of Brookhaven in the sought-after Loyd Star School District in Lincoln County, Mississippi, this 20± acre tract is a great blank slate for someone looking to build their forever home. The land has mostly young pines and a gentle terrain that makes it easy to work with, along with a seasonal creek that runs through the property.

There are several good spots to build, whether you want to be closer to the blacktop road or farther back on the property for more privacy. With 20± acres, there is plenty of room to spread out and make it your own.



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MORE ABOUT THE LINCOLN 20

If you're looking for a place to set up a deer camp, the Lincoln 20 would also be a great option. Nearly thousands of acres of the Homochitto National Forest are located less than a mile away, giving you easy access to public land for hunting and other outdoor activities.

The Lincoln 20 checks a lot of boxes with a good community, a great school district, and close access to the national forest. Whether you're looking for a place to build a home or set up a camp near public land, this is one worth taking a look at.

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



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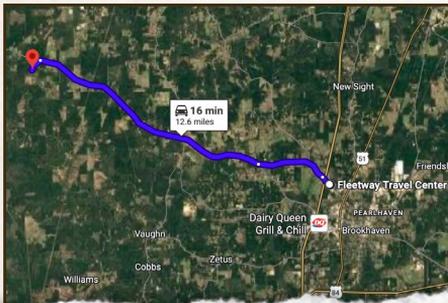
20± ACRES

LINCOLN COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



Directions from Brookhaven, MS:
Travel on MS-550 W for 13.3 miles.
Turn left onto Bouie Mill Road NW
and the destination will be on the left
in 0.5 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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