

73 Acres of Lincoln County Legacy
416 Summers Ln
Brookhaven, MS 39601

\$324,999
73± Acres
Lincoln County



73 Acres of Lincoln County Legacy Brookhaven, MS / Lincoln County

SUMMARY

Address

416 Summers Ln null

City, State Zip

Brookhaven, MS 39601

County

Lincoln County

Type

Hunting Land, Horse Property, Riverfront, Timberland,
Recreational Land

Latitude / Longitude

31.532689 / -90.310225

Acreage

73

Price

\$324,999

Property Website

<https://www.mossyoakproperties.com/property/73-acres-of-lincoln-county-legacy/lincoln/mississippi/109954/>



73 Acres of Lincoln County Legacy Brookhaven, MS / Lincoln County

PROPERTY DESCRIPTION

73.6± Acres on Summers Lane | Brookhaven, Mississippi

If you've been searching for a property that offers the perfect combination of homesite potential, recreation, hunting, and livestock opportunities, this beautiful 73.6± acre tract on Summers Lane in Brookhaven, Mississippi, deserves a look.

The property features an established homesite where a mobile home previously sat, complete with a circle driveway, power, community water, and septic hookup availability. With extensive road frontage and convenient access, this tract is ready for your dream home, hunting camp, or weekend getaway.

The land offers a diverse mix of pasture, pine timber, and mature hardwoods, creating both scenic beauty and excellent wildlife habitat. The front pasture is fully fenced and includes a catch pen, water trough, and water spigot already in place, making it well-suited for cattle, horses, or other livestock from day one.

One of the property's most attractive features is its abundance of water. A nice pond, multiple creeks, and several natural swimming holes are scattered throughout the tract. An established trail system provides easy access across the property, including a trail wide and clear enough to drive a side-by-side directly to one of the larger creeks where you can cool off and enjoy one of the property's beautiful swimming holes.

For hunters and outdoor enthusiasts, this property is loaded with potential. The combination of hardwoods, pines, creek bottoms, water sources, and open pasture creates outstanding habitat for wildlife. Deer and turkey are plentiful throughout the property, and the hunting opportunities for whitetail deer, wild turkey, squirrel, and other small game are excellent.

Whether you're looking for a homesite, cattle property, hunting retreat, recreational getaway, or investment tract, this property offers the versatility and natural features that are becoming increasingly hard to find in Southwest Mississippi.

Property Highlights

73.6± acres on Summers Lane in Brookhaven, MS

Extensive road frontage

Established homesite with circle driveway

Power and community water available

Septic hookup available

Mix of pasture, pine timber, and mature hardwoods

Fully fenced front pasture

Catch pen, water trough, and water spigot already in place

Nice pond

Multiple creeks throughout the property

Several natural swimming holes

Excellent internal trail system

Side-by-side access to creek and swimming hole

Outstanding deer, turkey, squirrel, and small game hunting

Ideal for a homesite, livestock operation, hunting retreat, or recreational property

From relaxing by the pond to riding trails, cooling off in the creek, running livestock, or chasing gobbling turkeys and rutting bucks, this is the type of property that offers something for everyone and creates memories that will last for generations.

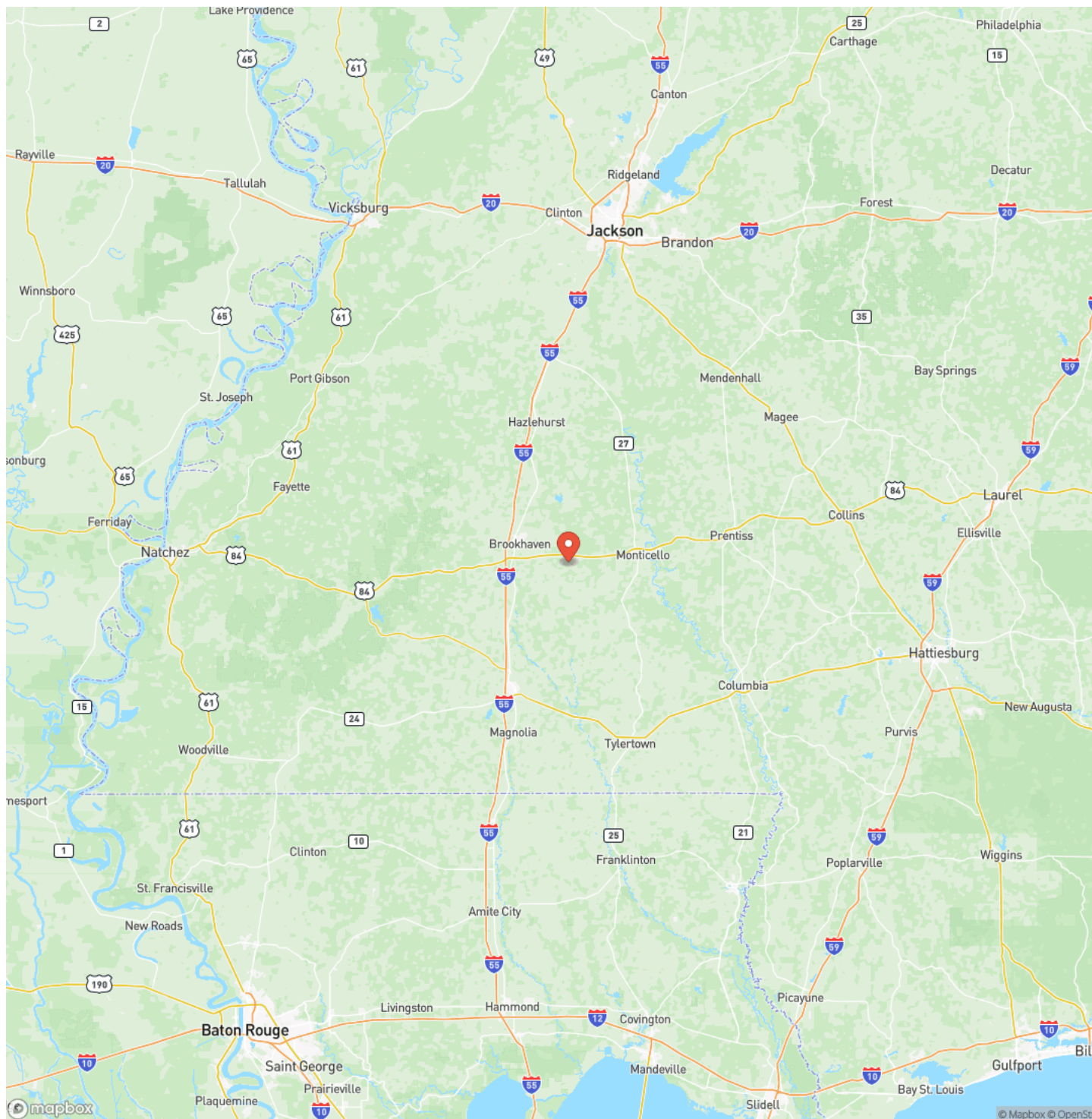
73 Acres of Lincoln County Legacy
Brookhaven, MS / Lincoln County



Locator Map



Locator Map



Satellite Map



73 Acres of Lincoln County Legacy Brookhaven, MS / Lincoln County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brady Hodge

Mobile

(601) 320-2974

Office

(601) 597-9378

Email

bhodge@mossyoakproperties.com

Address

105 W Chickasaw

City / State / Zip

Brookhaven, MS 39601

NOTES

[illegible]

[illegible]

<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Posey Land Company
105 W Chickasaw St Suite C
Brookhaven, MS 39601
(601) 597-9378
<https://www.mossyoakproperties.com/>
