



**24.48± ACRES**  
**LINCOLN COUNTY, MS**  
**\$97,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE LINCOLN 24.48

## PROPERTY PROFILE

### LOCATION:

- Union Rd SE  
Brookhaven, MS 39601
- Lincoln County
- 12± Miles E of Brookhaven
- 85± Miles N of Hammond, LA
- 130± Miles NE of Baton Rouge, LA

### COORDINATES:

- 31.51275, -90.28535

### PROPERTY USE:

- Recreational
- Hunting
- Timber

### PROPERTY INFORMATION:

- 24.48± Surveyed Acres
- Walker Creek Access
- Mostly Pine Timber
- Scattered Oaks
- Ample Road Frontage
- Deer & Turkey

### TAX INFORMATION:

- \$71.03 for 2024



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**BRADEN SMITH**

LAND SPECIALIST

C: 601-757-9193

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[braden@smalltownproperties.com](mailto:braden@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LINCOLN 24.48

**DON'T LET THE SIZE OF THIS 24.48± ACRE TRACT FOOL YOU—THERE'S A LOT TO LIKE ABOUT THIS PROPERTY.** Located in southeast Lincoln County, Mississippi, with blacktop road frontage and access to Walker's Creek, the Lincoln 24.48 offers a great combination of convenience, habitat, and future potential.

The property was recently thinned, allowing the remaining pine timber room to flourish in the years ahead while creating excellent bedding cover and natural browse for wildlife. Combined with a water source, large neighboring landowners, and plenty of cover, the Lincoln 24.48 has everything needed to attract and hold mature deer. Several mature bucks frequented the property last fall, and the tract has seen success over the last season and a half with little to no improvements. That's a testament to the natural habitat already in place and the potential for the next owner to make it even better.

Whether you're looking for a manageable hunting property, a weekend getaway, or a place to build in the future, the Lincoln 24.48 offers more than its acreage might suggest.

**Call Braden Smith today to schedule a personal tour  
and experience #TheSmallTownWay!**



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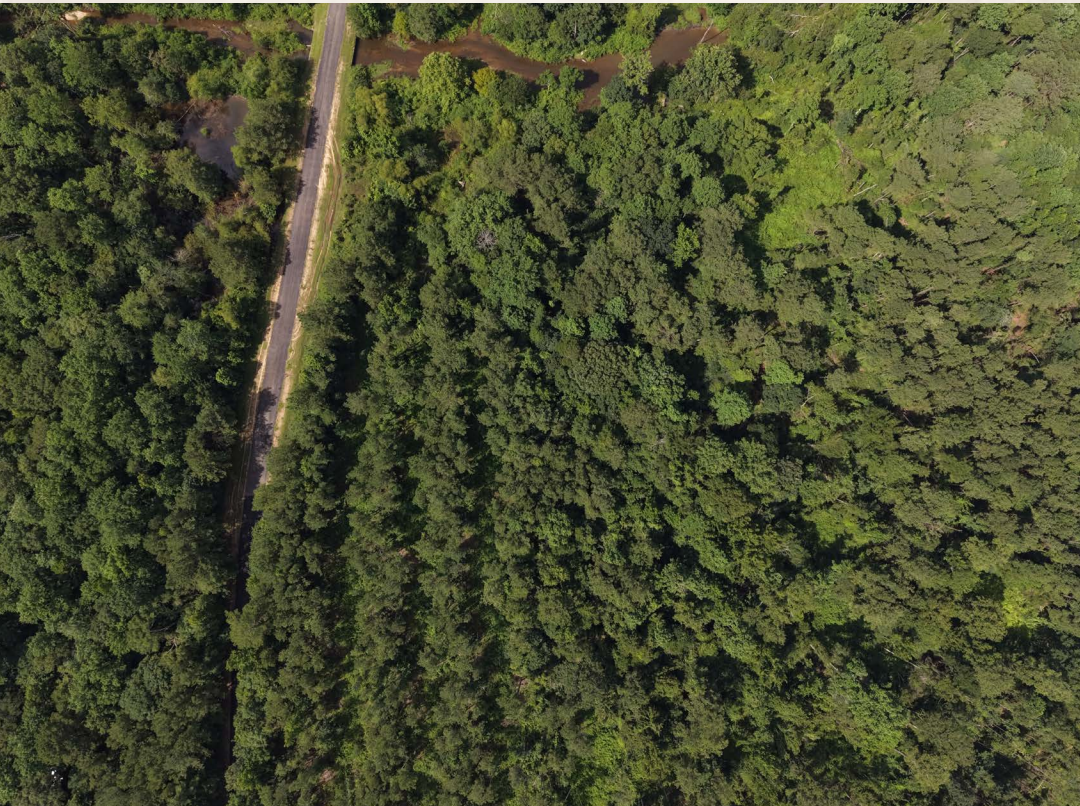
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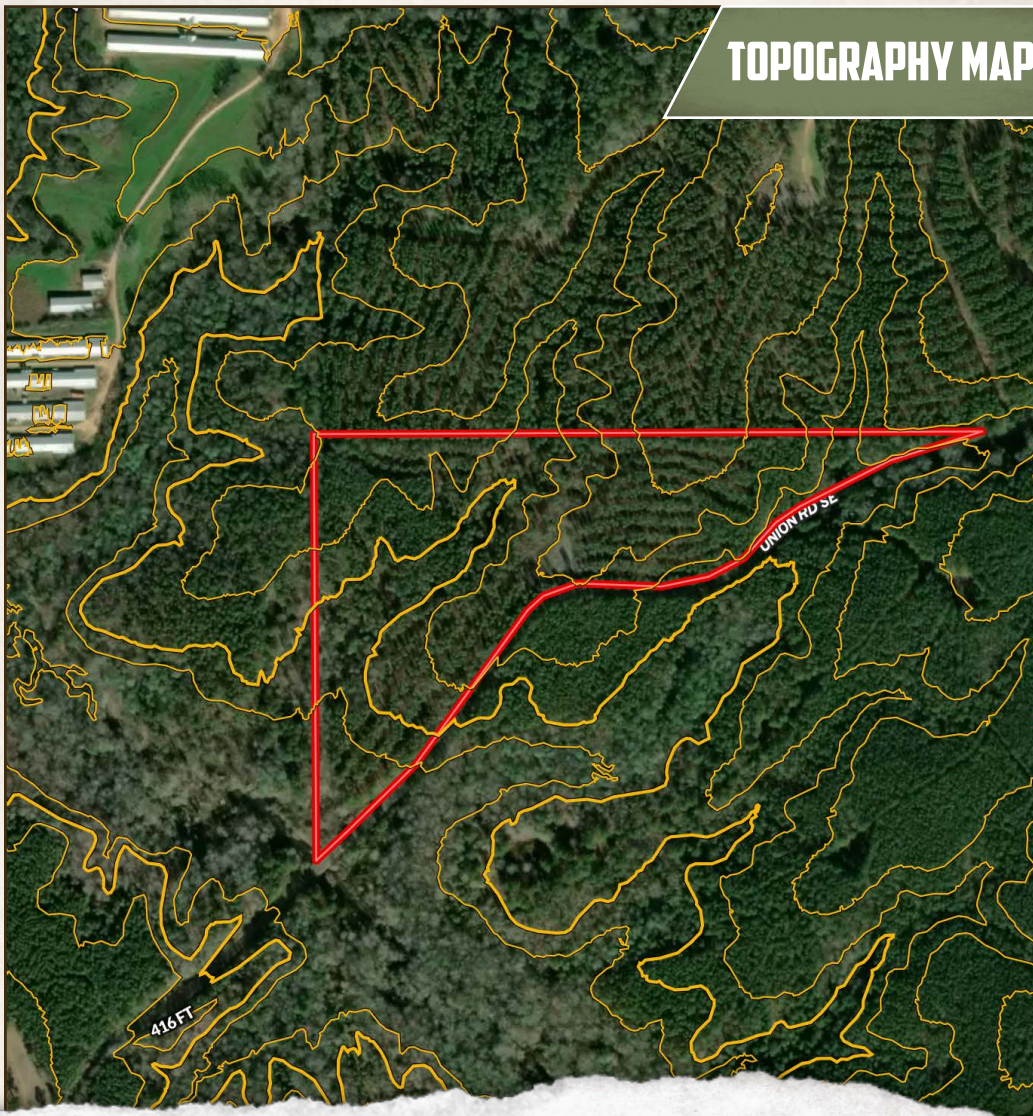
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# TOPOGRAPHY MAP



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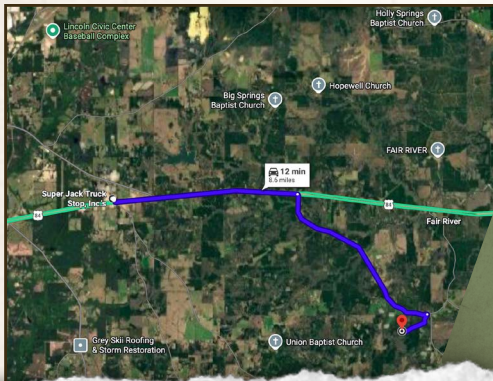
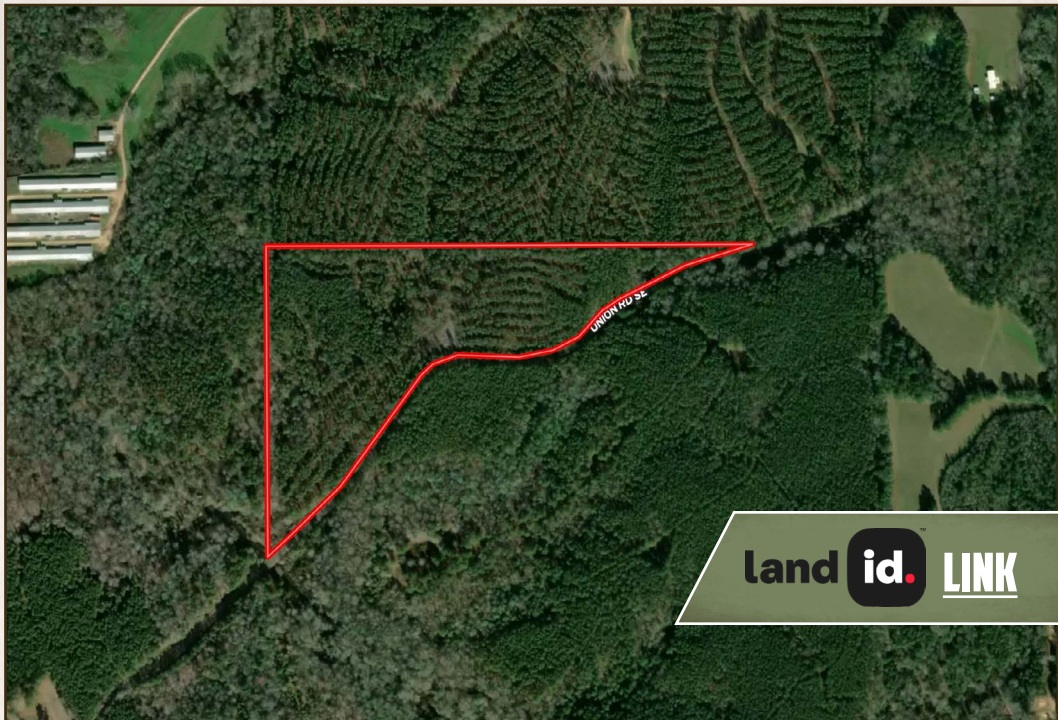
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Directions From the Super Jack Truck Stop in Brookhaven, MS:  
 Travel 3.8 miles east on US-84. Turn right on Harmony Drive SE and continue 4 miles. Turn right on Union Road SE and proceed 0.7 miles to the property on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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