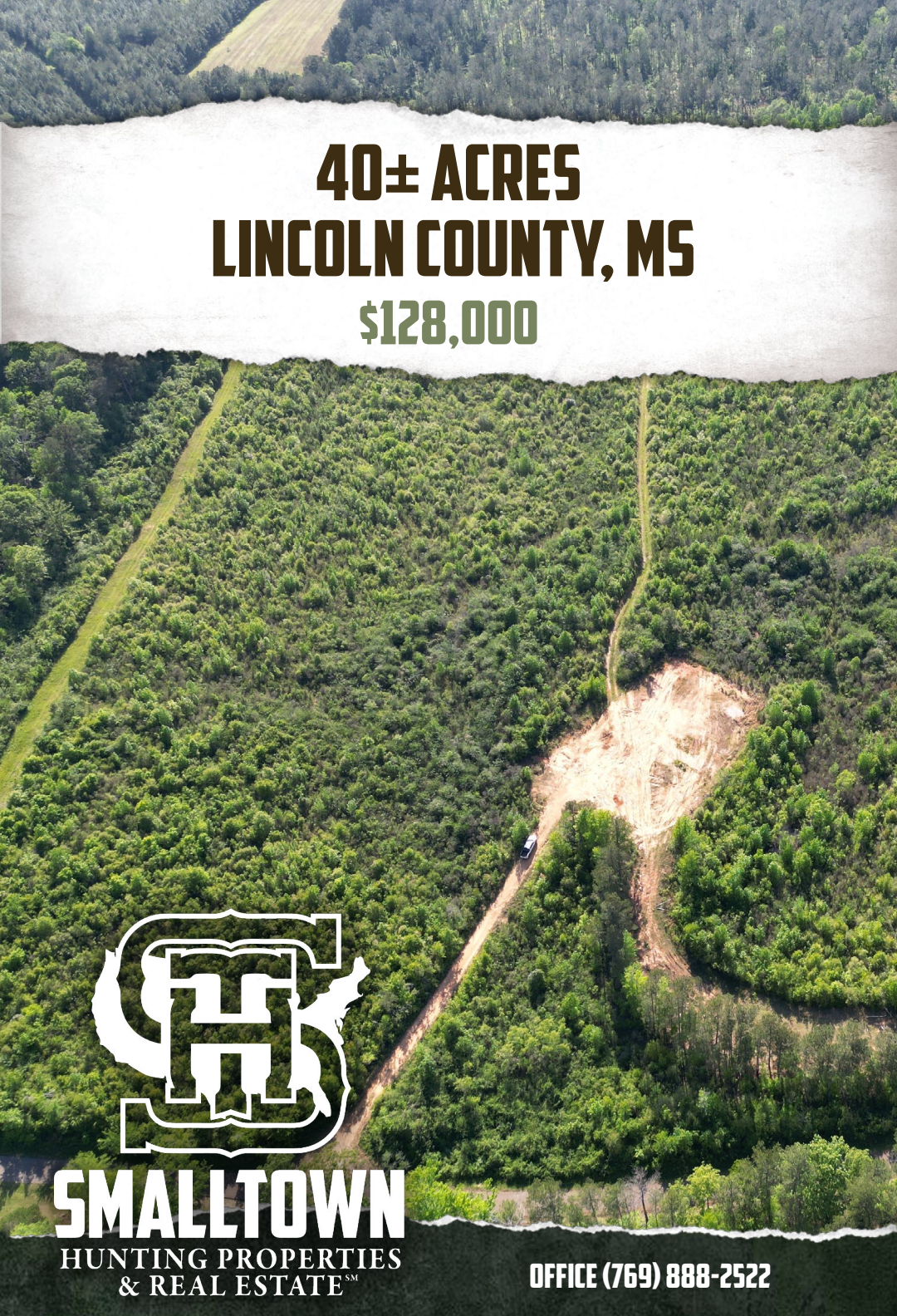




40± ACRES
LINCOLN COUNTY, MS
\$128,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE LINCOLN 40

PROPERTY PROFILE

LOCATION:

- Valley Lane SE
Summit, MS 39666
- Lincoln County
- 19± Miles S of Brookhaven
- 64± Miles N of Hammond, LA
- 108± Miles N of Baton Rouge, LA

COORDINATES:

- 31.35166, -90.41077

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Investment

PROPERTY INFORMATION:

- 40± Total Acres
- 6± Year-Old Natural Regrowth
- Ample Road Frontage
- Internal & External Roads
- Small Pond
- Excellent Deer Habitat
- Utilities Nearby
- Bogue Chitto School District

TAX INFORMATION:

- 2024 - \$130.38



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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 40

WELCOME TO THE LINCOLN 40—A CLEAN SLATE READY FOR YOUR PERSONAL TOUCH! Whether you are seeking a peaceful home/cabin site or a prime hunting tract, this 40± acre property in Summit, Mississippi, is worth a visit!

Situated on Valley Lane approximately 20 miles south of Brookhaven, the Lincoln County property is the perfect spot to build your dream home or create your private hunting tract. With ample road frontage and utilities nearby, this land offers the convenience you need while providing plenty of room to spread out. The property consists of roughly six-year-old natural regrowth, and a small pond in the southwest corner provides a water source for the local wildlife. The Lincoln 40 is ready for your vision, with some roads already in place, yet still a clear canvas to customize your home site, food plots, and shooting lanes.

The property is located in the Bogue Chitto School District and has the potential to be exactly what you're looking for.

To schedule a private tour and explore the options, call Braden Smith today!



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land id. LINK

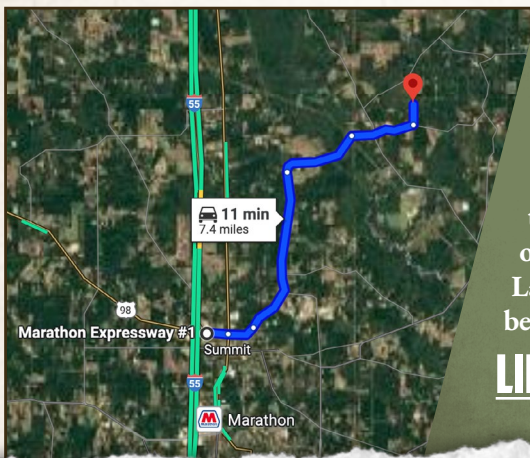


TOPOGRAPHY MAP



Directions From Marathon Expressway #1 in Summit, MS: Travel 1.0 mile east on Herschel Grady Memorial Highway. Continue straight on Johnson Station Road and proceed 3.2 miles. Keep right to continue on Alford Bridge Road and travel 1.6 miles then continue 1.2 miles on Fred Bacot Road. Turn left on Valley Lane and in 1.2 miles the destination will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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