



"Your One Stop Real Estate Shop"

LAND & TIMBER | RESIDENTIAL | COMMERCIAL | OIL & GAS

- \* ONLY \$72,500.00
- \* 15 ac +/- (up to 135ac)
- \* Utilities
- \* Incredible Opportunity

## Hunting, Live-Creek, & much more ! 15 ac +/- of prime rec land in the lot in BSD!

- Incredible Location in Lincoln Co MS
- Great Road Frontage
- Mature Hardwood & Pines
- Brookhaven School District "BSD"
- Low Annual Taxes
- Utilities available
- Address: 2942aAllen Rd SE, Brookhaven, MS 39601



Gary W. Stewart, Owner/Broker  
MOBILE: 601-757-3009  
gwstewart@4cornerprop.com

Office: 601-990-2132  
Fax: 601-510-9446  
www.4cplandandhomes.com



## Additional Info:

- Road Frontage
- 1600' Ritchey Creek Frontage
- Great Neighborhood
- Minutes to Brookhaven



MLS #: L138705A (Active) List Price: \$72,500

2942a Allen Rd SE Brookhaven, MS 39601



**Acres:** 15.00  
**Lot Size:** 1  
**Lot/Land Type:** Hunting Land, Timberland, Fishing, Planted Pines, Hardwood, Creek  
**Topography:** Cutover, Few Trees, Many Trees, Rolling Slope, Views, Waterfront, Wooded

**County:** Lincoln  
**Area of County:** Southeast  
**Subdivision:** None  
**School:** Brookhaven  
**Zoning:** Agricultural  
**Other City:**

Current Taxes: 1,000.00

Parcel #: 96-2 -04-005.02

Map #: 1

Legal: 4-6-9

Outbuildings:

Easements:

Restrictive Covenants:

Minerals Reserved %: 100

Timber Value: 0

Source Timber Value: 0

Road Frontage Ft: 2500

Street Const: Asphalt

Features: Electric at Property, Phone at Property

Water: Community

Community Water System: Lincoln Rural

Sewer: Other

Electric Supplier: Magnolia EPA

Gas Supplier: LP Gas

Owner: Adams

Agency: Coop/Comp

Agent Owned: No

Comm Sell: 2.5

Possession: At Close

Occupancy Status: Vacant

Terms: Cash

Distressed Property: Not Applicable

**Public Remarks:** Lincoln 15 This 15 ac +/- is loaded with recreational opportunity for the Family, sportsman, and/or timberland investor. The tract is stocked with mature pine and hardwood on live-running Ritchey Creek with its sandbars and family friendly clearwater. The land is gently rolling with beautiful hardwoods that run through the entire property and provides the perfect habitat for deer, turkey and other small game. Whether you looking for that great family tract for your dreamhome or camp, this property will provide year-around recreational, hunting and other opportunities close to town, this tract is a must see, call us today. You can also purchase up to additional 120 ac for a total of 135 acres. gws

**Private Remarks:** Show any time with text to listing agent

**Directions:** See address and maps

Display on Internet: Yes

Display Address: Yes

Allow AVM: Yes

Allow Comments: Yes

List Dt: 7/28/2023

Expr Dt: 7/31/2024

Pndg Dt:

DOM: 3

Org LP: 72500

Listing Office: 4 Corner Properties, LLC (#:148)

Main: (601) 952-2828

Fax: (601) 510-9446

Office Corporate License: 995688095

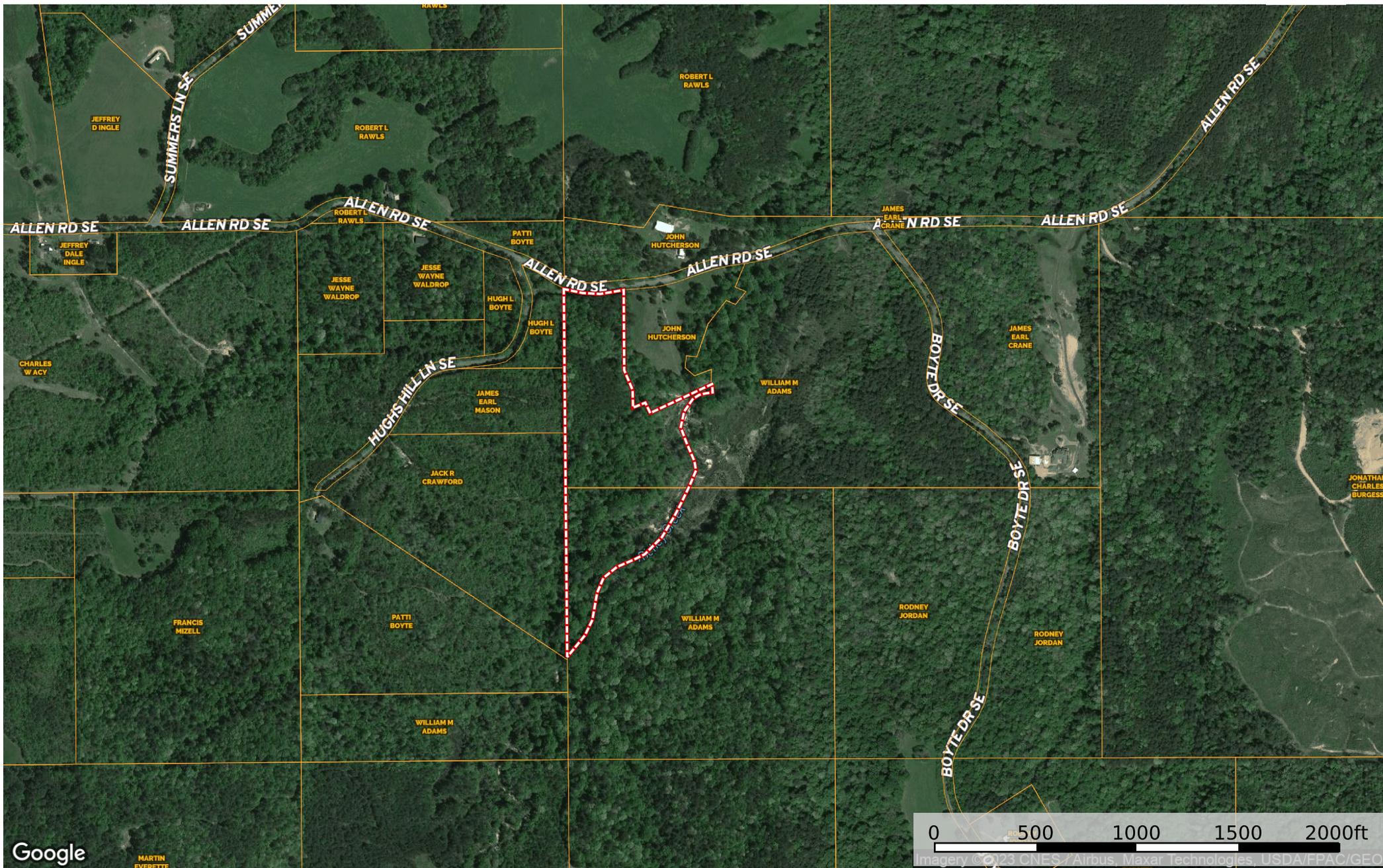
Listing Agent: Gary Stewart (#:427)

Contact #: (601) 757-3009

Agent Email: [gwestewart@4cornerprop.com](mailto:gwestewart@4cornerprop.com)

License Number: 20207

Information Herein Deemed Reliable but Not Guaranteed



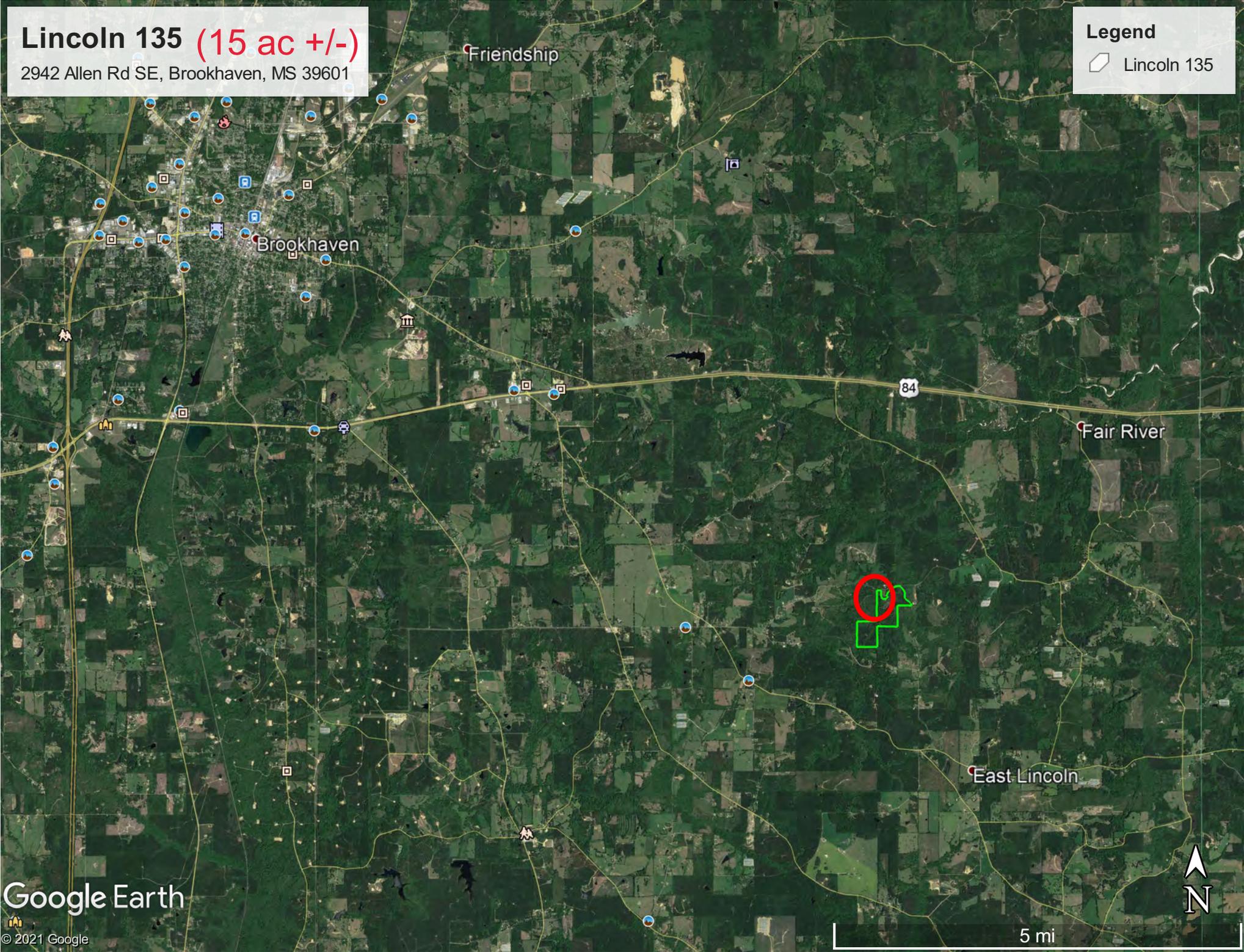
Google

 Boundary

# Lincoln 135 (15 ac +/-)

2942 Allen Rd SE, Brookhaven, MS 39601

**Legend**  
□ Lincoln 135



Google Earth

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5 mi



# Lincoln 135

2942 Allen Rd SE, Brookhaven, MS 39601

## Legend

 Lincoln 135

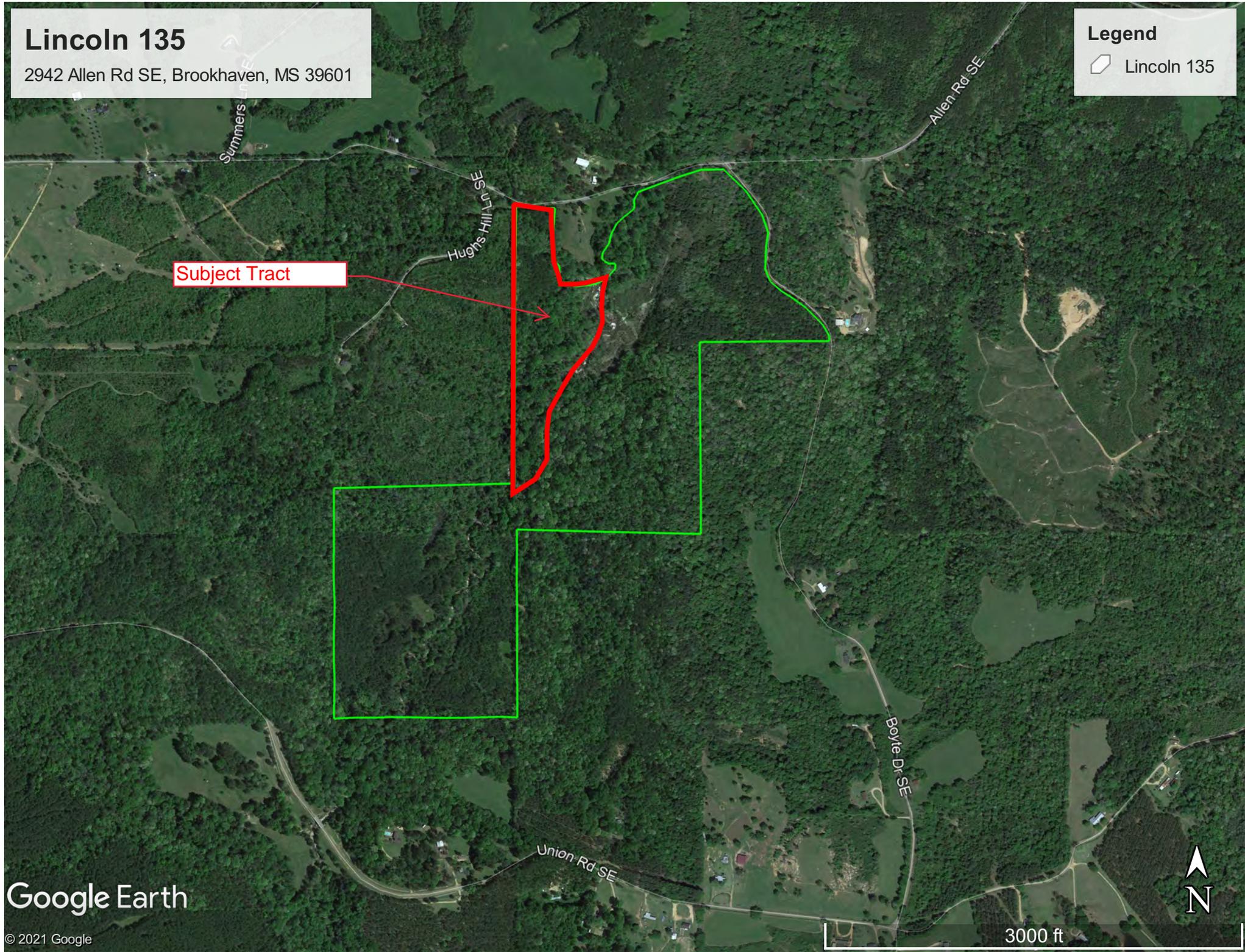
Subject Tract

Google Earth

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3000 ft



# Lincoln 135

2942 Allen Rd SE, Brookhaven, MS 39601

## Legend

 Lincoln 135

