



**Brandt Watson**  
bwatsonuc@outlook.com  
Office: 601.250.0017  
Cell: 601.341.8618  
SouthernStatesRealty.com



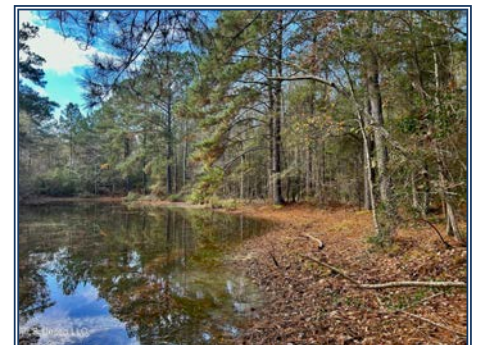
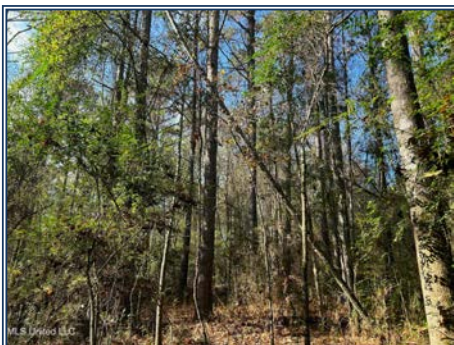
**Southern  
States Realty**



Discover 39.7+- surveyed acres in Brookhaven, Mississippi, offering the perfect blend of country living and convenience. Located just minutes off I-55 and north of Hwy 84, this tract provides easy access to downtown Brookhaven while still giving you the privacy of being right outside the city limits. The front of the property features mature pines with a nice internal road leading to an established food plot already in place. As you move through the rest of the land, you'll find a mixture of hardwood timber and scattered pines, a small creek, and a nice pond on the back side of the property. This versatile tract could be your next homesite, a great hunting property, or a recreational getaway. It is located in the Brookhaven High School District and just minutes from Brookhaven Academy, making it an ideal spot with endless potential.

**Watts Lane NW, Brookhaven, MS**

**31.55122, -90.53435 GPS**



**\$238,200**

**39.7± Acres  
MLS #4132534**

