

MLS #: L121912A (Active) List Price:
\$340,000

(0
Views)

1351 Huckleberry Trail SW Bogue Chitto, MS
39629



ACRES: 90
LOT SIZE: 0000
LOT/LAND TYPE: Farm, Hunting Land,
Timberland, Planted Pines, Hardwood, Pond,
Creek, Paved Road
TOPOGRAPHY: Hill Top View, Rolling,
Scattered Trees, Trees, Waterfront, Wooded

COUNTY: Lincoln
AREA OF COUNTY: Southwest
SUBDIVISION: Arlington
SCHOOL: Bogue Chitto
ZONING: Agricultural
OTHER CITY:

CURRENT TAXES: 200

PARCEL #: 65-6 -14-0

MAP #: 0000

LEGAL: S14-T5N-R6E

OUTBUILDINGS: None

EASEMENTS: None

RESTRICTIVE COVENANTS: No

MINERALS RESERVED %: 100

TIMBER VALUE: 0

SOURCE TIMBER VALUE: 0

ROAD FRONTAGE FT: 1320

STREET CONST: Asphalt

FEATURES: Electric at Property, Phone at Property

WATER: Community

COMMUNITY WATER SYSTEM: Lincoln Rural

SEWER: Septic

ELECTRIC SUPPLIER: Magnolia EPA

GAS SUPPLIER: LP Gas

OWNER: Quinlan

AGENCY: Coop/Comp

AGENT OWNED: No

COMM SELL: 3

POSSESSION: At Close

OCCUPANCY STATUS: Vacant

TERMS: Cash

DISTRESSED PROPERTY: Not Applicable

PUBLIC REMARKS: RARE FIND! This 90 acre tract literally has it all! Loaded with mature pine and hardwood timber, 1/4 mile of road frontage, multiple home-sites, established deer plots, beautiful hardwood bottoms with live creek, power, community water, rolling terrain, an awesome interior road system and located in very nice area in the Arlington Community in Lincoln County, MS. This special tract offers excellent hunting opportunities and/or county living at its best!

PRIVATE REMARKS: Sellers will subdivide, but all of the tract will need to close at one time. The deer stands and storage container can be sold separately.

DIRECTIONS: From the intersection of Huckleberry Trail and Summit Dr, go west on Huckleberry for .7 miles to the metal gate on the left or south of road. look for our signs, GPS Location: 31.404822, -90.568681

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: Yes

ALLOW COMMENTS: Yes

LIST DT: 4/20/2015

EXPR DT: 4/21/2016

PNDG DT:

DOM: 1

ORG LP: 340000

OFFICE NAME: 4 Corner Properties, LLC (#:148)

LISTING AGENT: Gary Stewart (#:427)

MAIN: (601) 990-2132

CONTACT #: (601) 757-3009

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Information Herein Deemed Reliable but Not Guaranteed