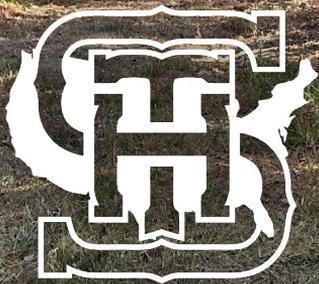


55.77± ACRES
LINCOLN COUNTY, MS
\$148,185



SMALLTOWN
HUNTING PROPERTIES
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THE LINCOLN 55.77

PROPERTY PROFILE

LOCATION:

- Fox Road SE
Bogue Chitto, MS 39629
- Lincoln County
- 13± Miles S of Brookhaven
- 13± Miles N of McComb
- 3± Miles off I-55, Exit #30

COORDINATES:

- 31.41105, -90.45353

PROPERTY USE:

- Recreation
- Investment
- Hunting

PROPERTY INFORMATION:

- 55.77± Acres
- Internal Road System
- Natural Hardwood/Pine Mixture
- Deer, Turkey, Small Game
- 50± Feet off the
Bogue Chitto River Bank
- Access via Deeded Easement
- Property is in a Flood Zone

TAX INFORMATION:

- Parcel #1: 75-1-12-049.01
\$113.15 in 2023
- Parcel #2: 75-1-12-049.02
\$107.2 in 2023



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MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

BRADEN SMITH | LAND SPECIALIST
C: 601-757-9193 | braden@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE LINCOLN 55.77

55.77± ACRES IS AVAILABLE FOR PURCHASE IN LINCOLN COUNTY, MS! If you are in the market for an affordable hunting tract, this one is worth considering. Situated just off the banks of the Bogue Chitto River, this is an ideal place for wildlife. Navigating the property is convenient with the established internal road system. This tract offers a diverse wildlife habitat with lots of potential for multiple acre type food plots surrounded by dense bedding cover for deer. Some areas are suitable for excellent turkey hunting. The timber on this property was cut sometime in the early 2000s, which has regenerated to a natural mix of river bottom pine and hardwood, with cypress scattered along the two sloughs. Access to this place is via a deeded easement, and utilities are not available. Located less than three miles off I-55 Exit #30, this off-the-grid, secluded property is a must-see.

Contact Braden Smith or Michael Oswalt today to schedule a private tour of this affordable hunting tract!



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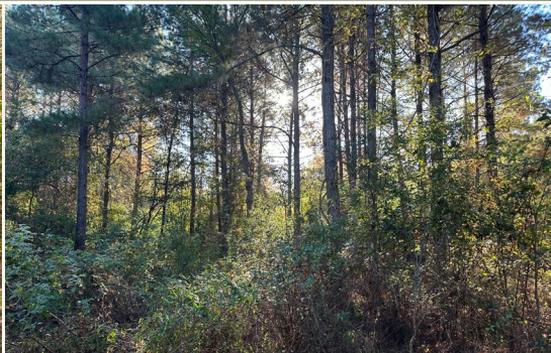
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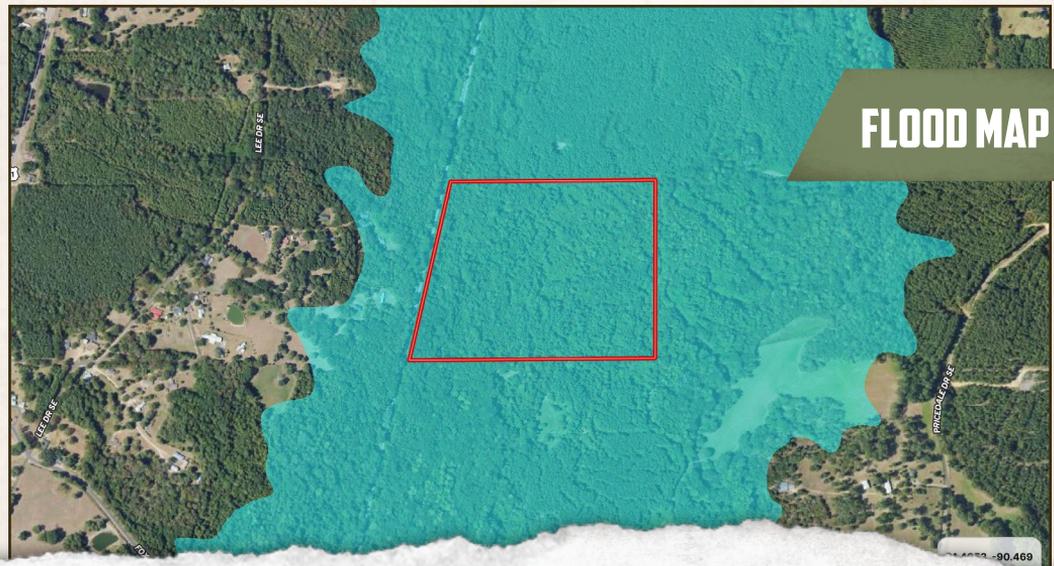
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55.77± ACRES

LINCOLN COUNTY, MISSISSIPPI



land id. LINK



FLOOD MAP



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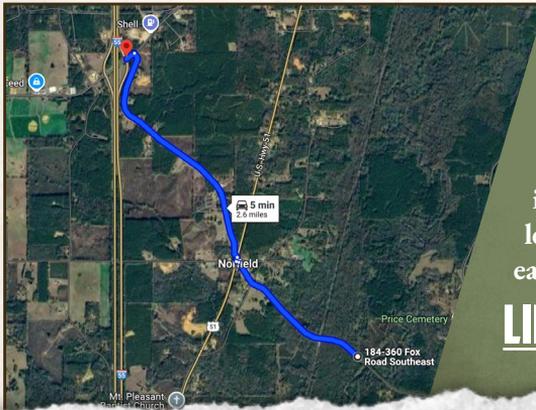
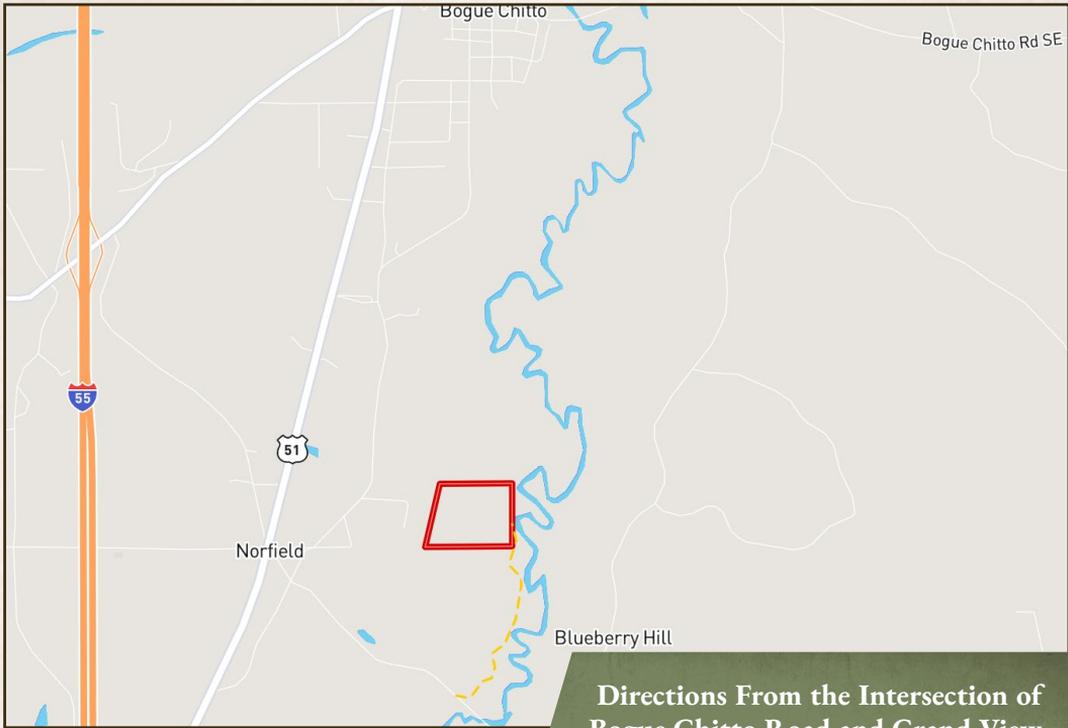
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55.77± ACRES

LINCOLN COUNTY, MISSISSIPPI



Directions From the Intersection of Bogue Chitto Road and Grand View Lane in Bogue Chitto, MS: Travel Grandview Lane SE for 1.5 miles and then turn right on US Hwy 51 S. Turn left at the 1st cross street onto Overpass Trail SE. Turn right on Fox Road SE and in one mile, the property will be on the left. The property is accessed by a deeded easement.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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