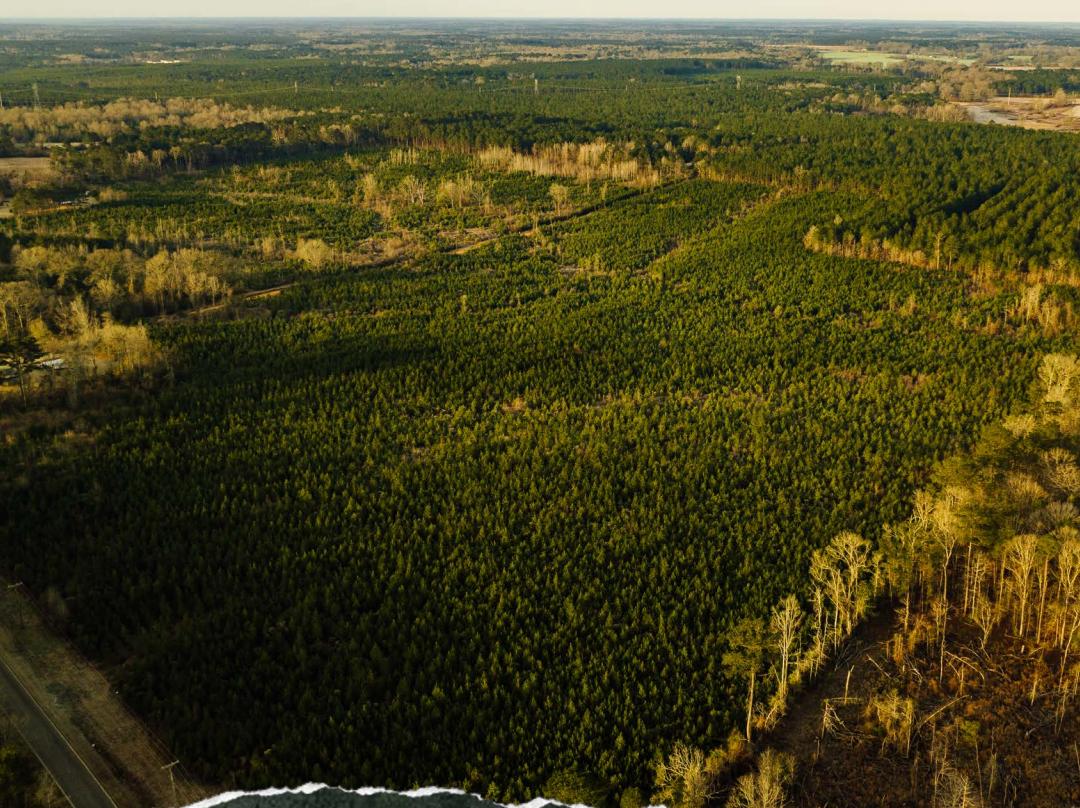




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**59± ACRES
LINCOLN COUNTY, MS
\$354,000**



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE LINCOLN 59

PROPERTY PROFILE

LOCATION:

- Arlington Road
- Bogue Chitto, MS 39629
- Lincoln County
- $4.7 \pm$ Miles SE of West Lincoln Attendance Center
- $11 \pm$ Miles SW of the Walmart Supercenter in Brookhaven
- $20 \pm$ Miles NW of McComb
- $65 \pm$ Miles S of the Jackson Metro Area

PROPERTY USE:

- Potential Home Site
- Recreational
- Investment

COORDINATES:

- 31.44975, -90.5413

TAX INFORMATION:

- \$219.62 - 2024

PROPERTY INFORMATION:

- $59 \pm$ Acres
- Gentle Terrain
- 6-Year-Old Plantation Pine
- Utilities Available at the Road
- Paved & Gravel Road Frontage
- Multiple Entrances
- West Lincoln School District



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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 59

THE LINCOLN 59 OFFERS AN EXCEPTIONAL OPPORTUNITY TO CREATE YOUR FOREVER HOMEPLACE IN ONE OF THE MOST CONVENIENT AND DESIRABLE AREAS OF LINCOLN COUNTY, MISSISSIPPI. Located in the highly sought-after West Lincoln School District, this $59\pm$ acre property is a blank slate, ready to fit your vision!

Featuring pine timber planted in 2020 and paved frontage along Arlington Road, and additional gravel frontage on Gene Road, the tract offers multiple access points and excellent flexibility for future use or development. Enjoy a desirable balance of privacy and convenience, all while being just minutes from town and local schools.



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MORE ABOUT THE LINCOLN 59

In addition to its potential residential appeal, the Lincoln 59 also serves as an outstanding recreational and hunting property, with a strong history of trophy whitetail deer harvested on the land. The cover and location create an ideal habitat for wildlife. The young pine timber is still small enough to make the place your own by adding internal and external roads and shaping food plots to your liking.

Whether you're looking to build your dream home, enjoy recreational hunting, or secure a long-term land investment, the Lincoln 59 is a strong choice!

Contact Braden Smith today to schedule a private showing and experience #TheSmallTownWay.



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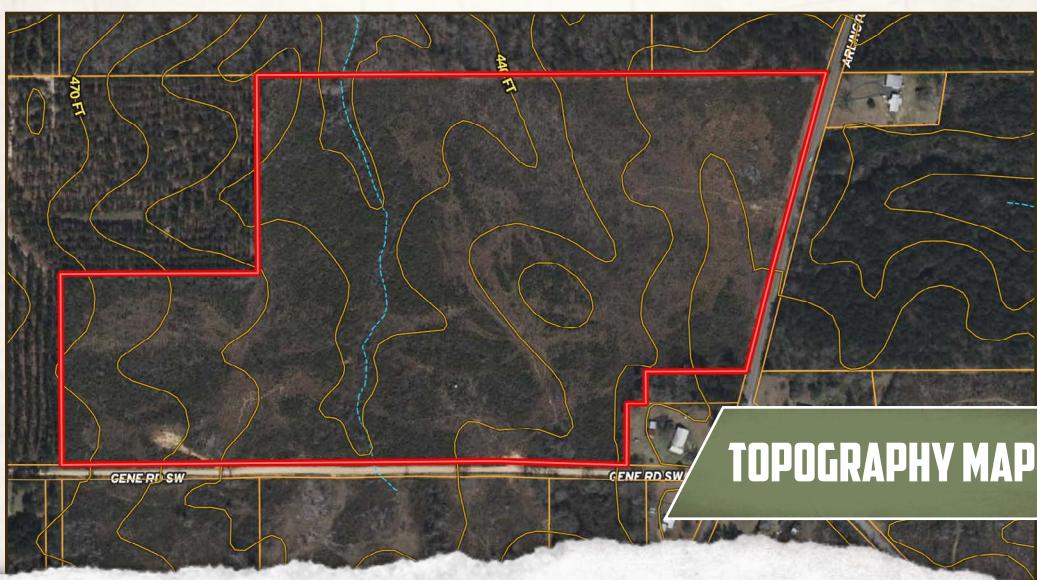
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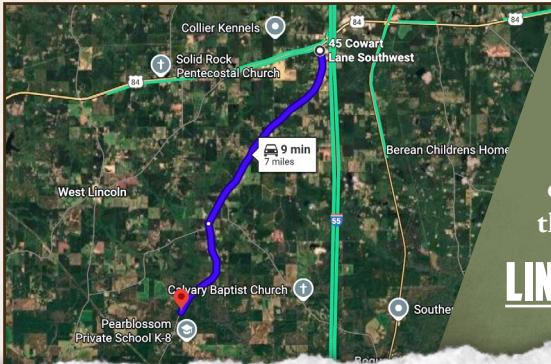
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59± ACRES

LINCOLN COUNTY, MISSISSIPPI

land id. **LINK**



Directions From the 76 Chevron
Near I-55 & Hwy 84 in Brookhaven,
MS: Travel 4.7 miles on Auburn Drive.
Turn left on Arlington Drive and
continue 2.5 miles to the destination on
the right.

LINK TO GOOGLE MAP DIRECTIONS



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