



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

11.14± ACRES
LINCOLN COUNTY, MS
\$90,000

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

THE LINCOLN 11.14

PROPERTY PROFILE

LOCATION:

- Mt Pleasant Lane SE
Bogue Chitto, MS 39629
- Lincoln County
- 10± Miles N of McComb
- 15± Miles S of Brookhaven
- 65± Miles N of Hammond, LA

COORDINATES:

- 31.37987, -90.47599

TAX INFORMATION:

- \$39.87 – 2024

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational

PROPERTY INFORMATION:

- 11.14± Acres
- Mix of Pine & Hardwoods
- Open Ground
- Internal Trails
- Wildlife Plot
- Allbritten Creek Frontage
- Bogue Chitto School District



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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 11.14

WELCOME TO THE LINCOLN 11.14—A BLANK CANVAS LOCATED JUST ONE MILE OFF HIGHWAY 51 BETWEEN BROOKHAVEN AND MCCOMB, MS. The 11.14± acre Lincoln County tract gives you the country feel with the convenience of being near town. The property is set up perfectly with open ground in the front, ideal for your future home with a large yard. A culvert and driveway are already in place. Toward the back of the acreage, you'll find a mix of pine timber and hardwoods along Allbritten Creek, which serves as the property boundary along the north end. Multiple trails lead to a food plot in the back that has plenty of deer sign present, or you could build a gazebo for relaxing by the water with family during the summertime. The property is located in the Bogue Chitto School District.

**Get creative and turn this blank canvas into your dream!
Contact Braden Smith today to schedule a private showing
and experience #TheSmallTownWay!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

11.14± ACRES **LINCOLN COUNTY, MISSISSIPPI**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

11.14± ACRES

LINCOLN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

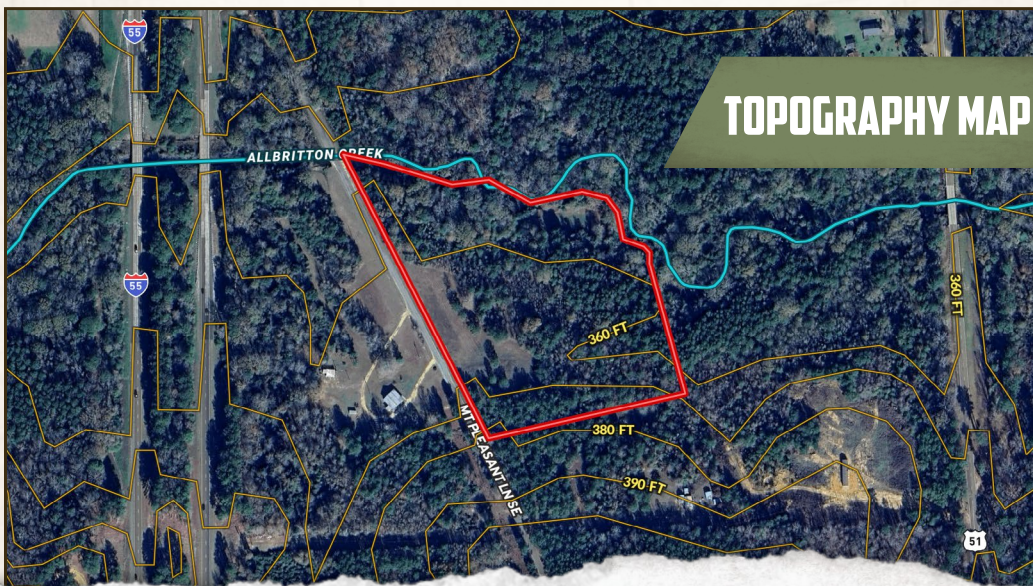
11.14± ACRES

LINCOLN COUNTY, MISSISSIPPI

FLOOD MAP



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

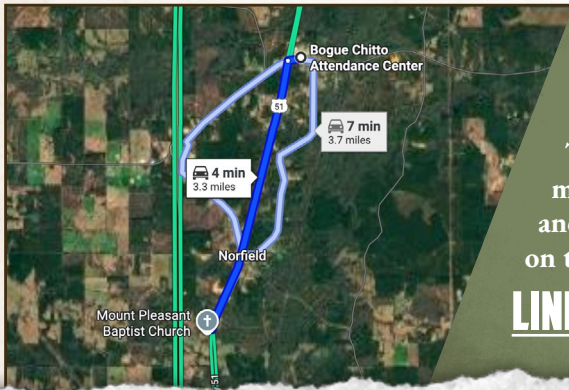
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

11.14± ACRES

LINCOLN COUNTY, MISSISSIPPI



Directions From the Intersection of Monticello Street and Highway 51 at the Bogue Chitto Attendance Center: Turn left on Hwy 51 S and travel 3.1 miles. Turn right on Mt Pleasant Lane SE and continue 1.2 miles to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.