

# 15+/- Acre Tract with Multiple Homesites Lincoln County, MS



00 Cowboy Trl SE, Bogue Chitto ,MS 39629

Are you looking for the perfect place to build your future home? If so, check out these 15+/- acres in the highly desired West Lincoln School District with community water and electricity available. This diverse tract consists of open ground, volunteer timber in various stages, multiple potential homes sites, and is lined down one side with a hardwood drain. An established drive leads into the property with multiple trails traversing this parcel. There are no deed restrictions, so the possibilities are endless.

Call Blake Sasser to schedule your viewing today!

Directions From Interstate 55 Exit 30 at Bogue Chitto Road: Travel west on Bogue Chitto Road for 4.5 miles. Take a sharp right onto Arlington Drive and travel 0.3 miles. Turn left onto Traci Loop and travel 0.3 miles. Turn left onto Cowboy Trail and travel 0.3 miles to the property.

**Address: 00 Cowboy Tr. Bogue Chitto, MS 39629**



*call me today!*

**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell  
Licensed in MS and LA



## TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



**BLAKE SASSER**, REALTOR®  
 Blake@TomSmithLand.com  
 601.990.5070 office | 601-757-5027 cell  
 Licensed in MS and LA



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Aerial Map



[Click here for interactive map!](#)



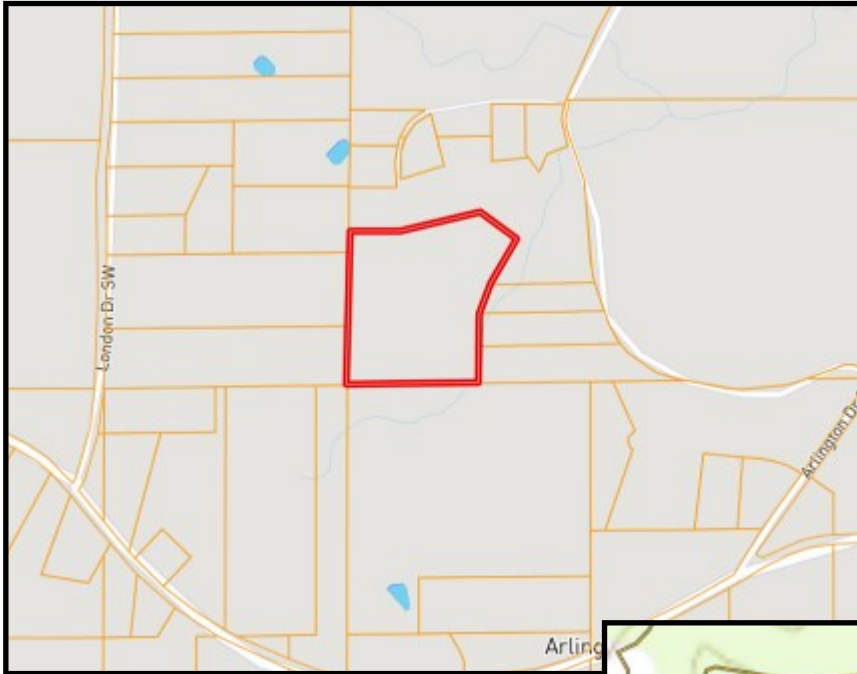
**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell  
Licensed in MS and LA



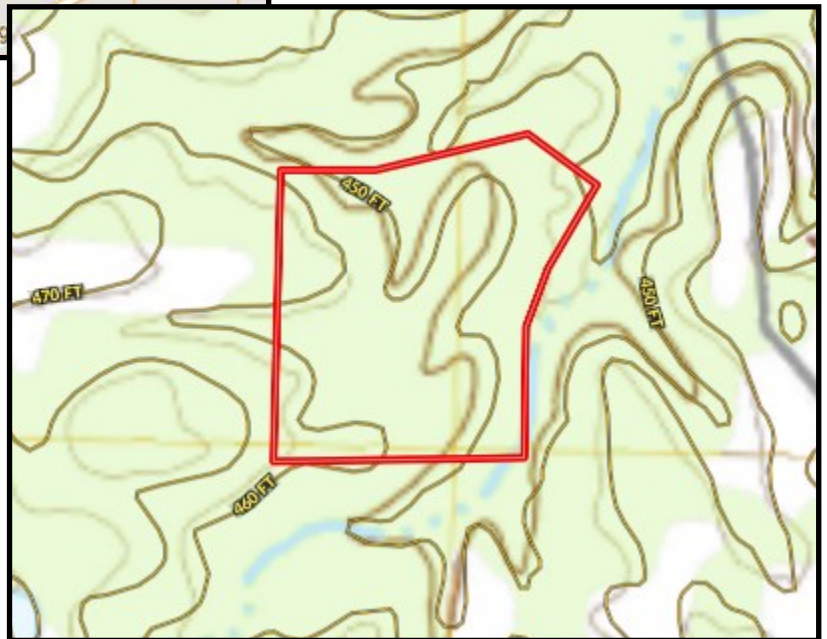
[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# Ownership Map



# Topo Map

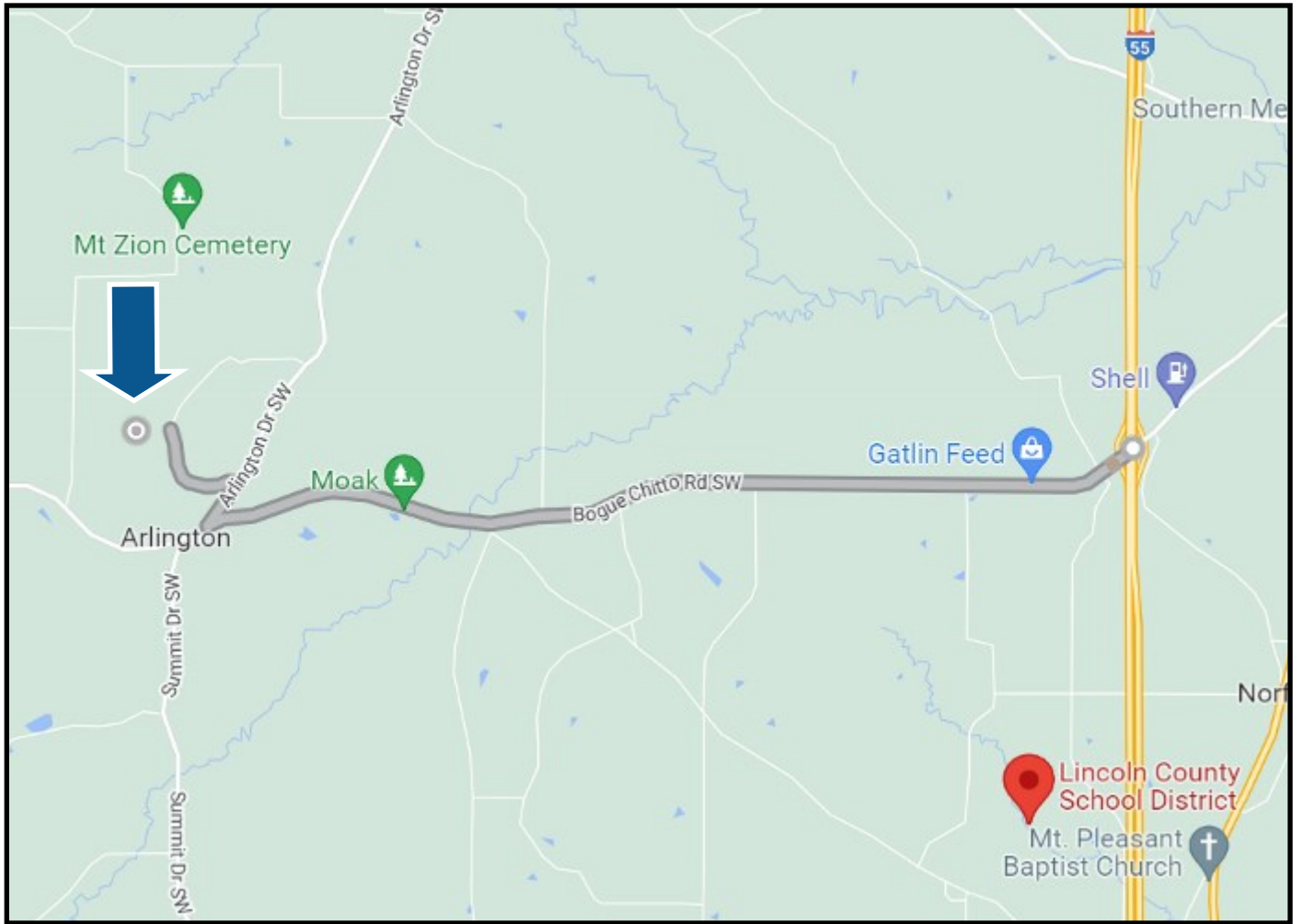


**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell  
Licensed in MS and LA



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## Directional Map

Directions From Interstate 55 Exit 30 at Bogue Chitto Road: Travel west on Bogue Chitto Road for 4.5 miles. Take a sharp right onto Arlington Drive and travel 0.3 miles. Turn left onto Traci Loop and travel 0.3 miles. Turn left onto Cowboy Trail and travel 0.3 miles to the property.

Address: 00 Cowboy Tr. Bogue Chitto, MS 39629



**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell  
Licensed in MS and LA



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.