

Established Cattle Farm

75± acres in Lincoln County, MS



\$299,900

Welcome to your new cattle farm in Lincoln County, MS. This 75+/- acre parcel consists of pasture with scattered oaks and a wooded creek. This pasture has perimeter fencing and cross fencing, and already has a catch pen. Albritton Creek runs through the center of the property, serving as a great fresh water source for your herd as well as offering additional recreational opportunities for you and your family. This property would be the ideal farm for someone beginning out or looking for additional grazing ground. The beautiful scenery offers multiple ideal locations for a residence or barn. Bogue Chitto Water Association and Magnolia electric services are available on the blacktop. Conveniently located less than 3.5 miles from Interstate 55 at Exit 30, approximately one hour from Jackson, MS, and less than 2 hours North of New Orleans, LA. Call Blake Sasser today for your private tour.

Directions From Interstate 55 at Exit 30 Bogue Chitto, MS: Take Exit 30 for Bogue Chitto.. Turn West onto Bogue Chitto Road. and then take an immediate left onto Big Creek Road. Travel 2.5 miles and turn right onto Homesville Road and travel 0.2 miles. Turn right onto Albritton Trail and travel approximately 0.4 miles, the property will be on your left. [GOOGLE MAP LINK](#)



Call me today!

BLAKE SASSER, REALTOR®
Blake@TomSmithLand.com
601.990.5070 office | 601.757.5027 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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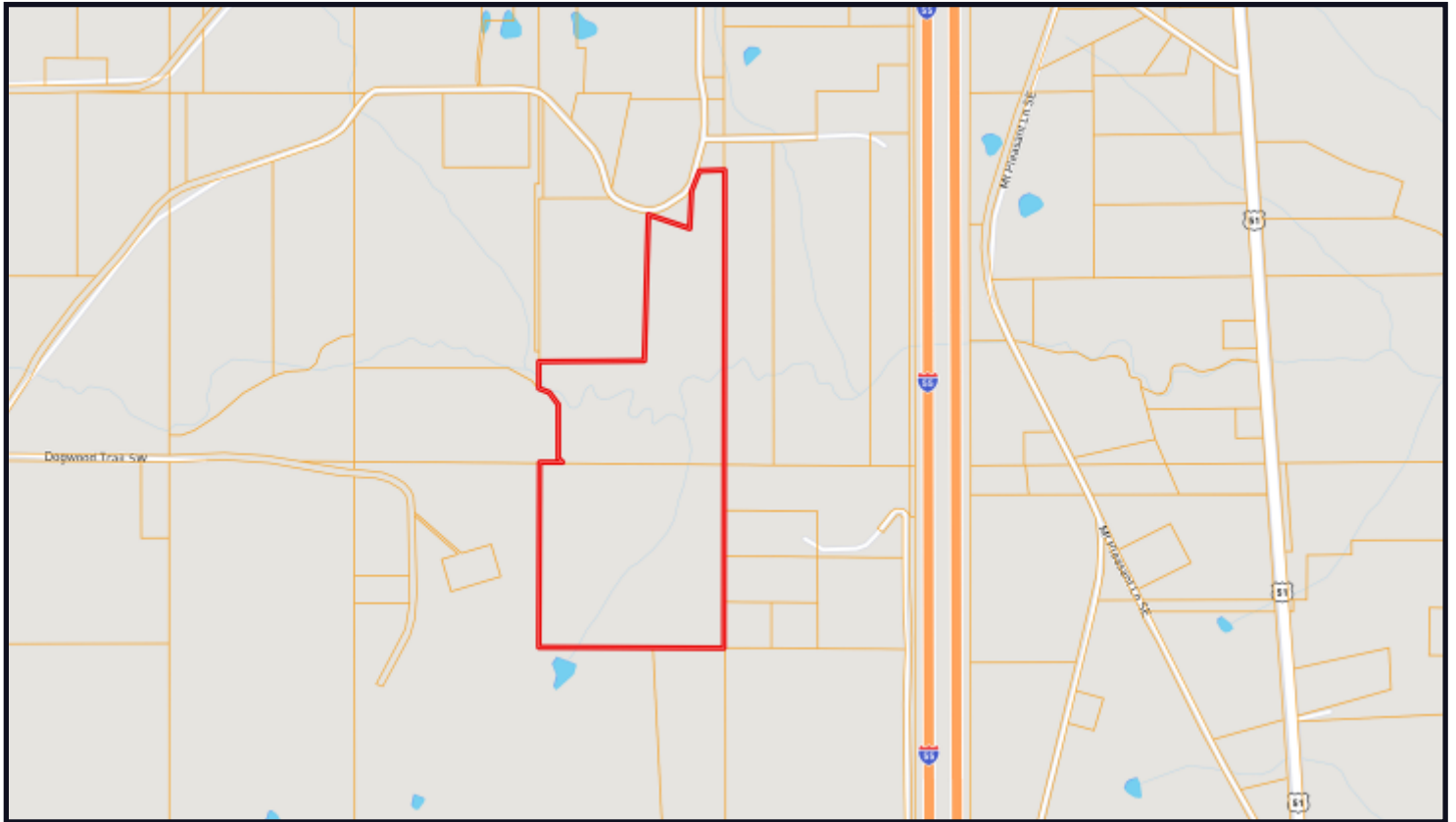
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OWNERSHIP MAP



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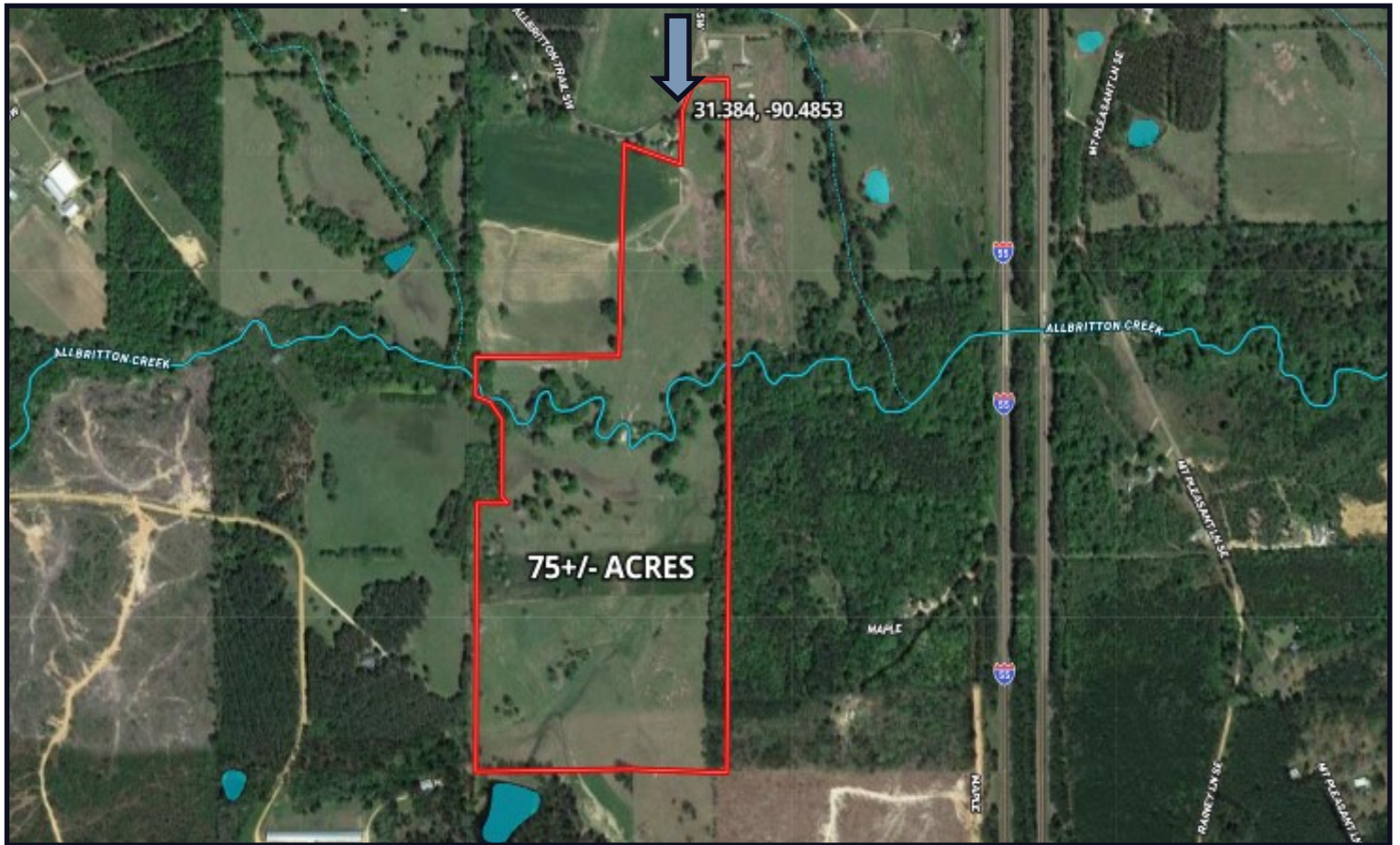


Expect More. Get More.

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AERIAL MAP



Click [HERE](#) for an Interactive Map

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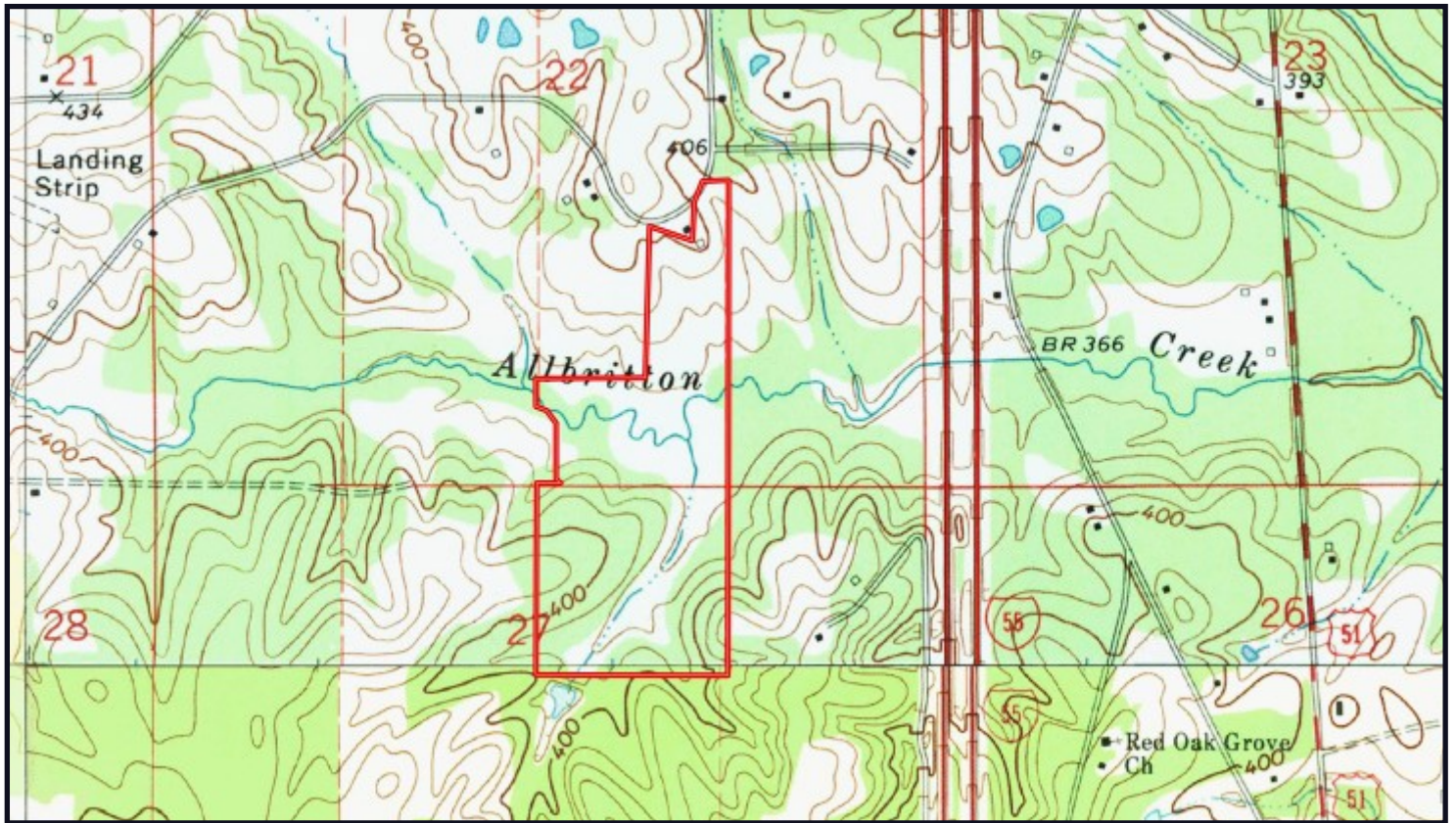
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TOPO MAP



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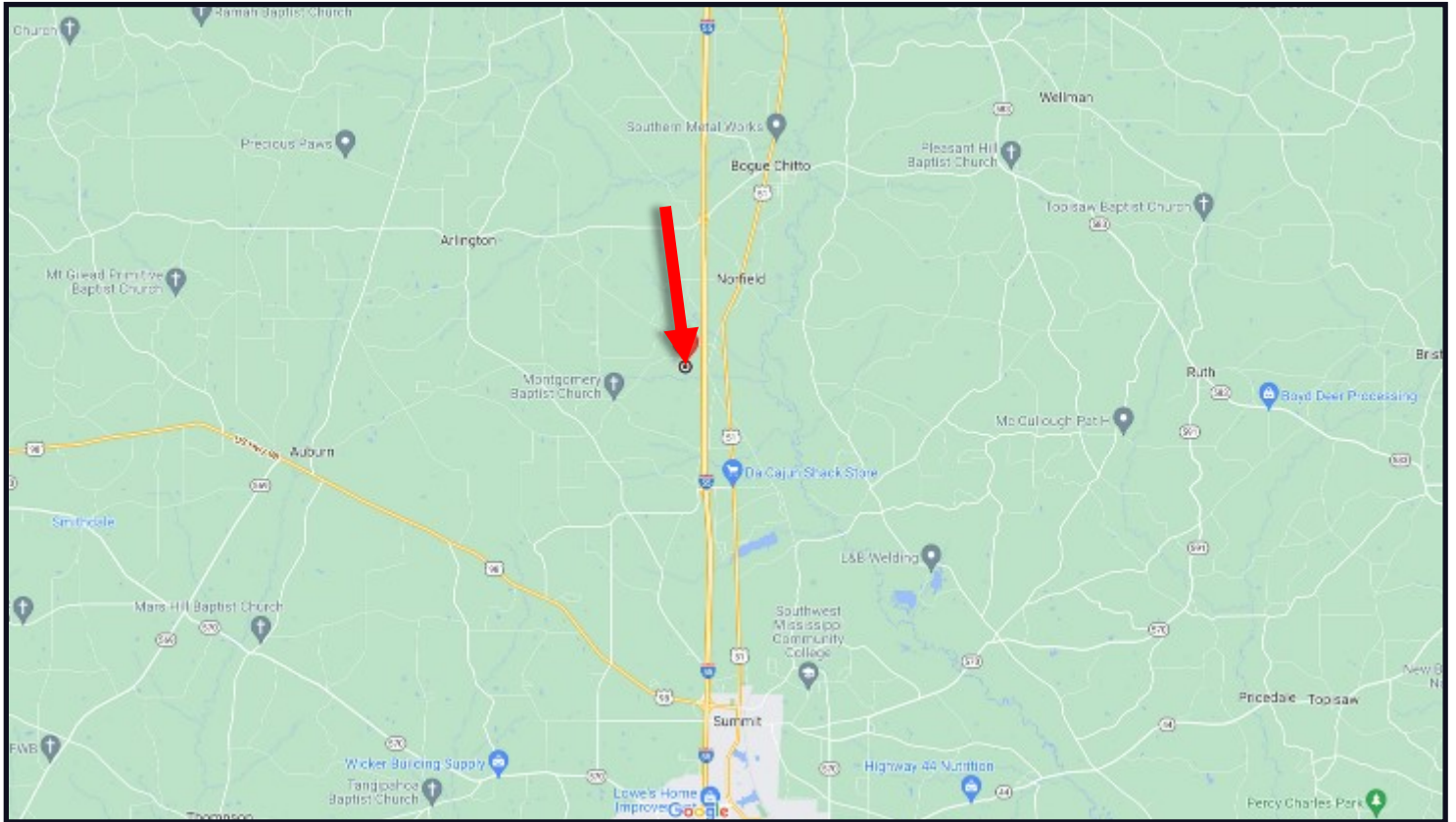
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DIRECTIONAL MAP



Directions from I-55 in Bogue Chitto, MS: Take exit 30 for Bogue Chitto/Norfield. Turn right onto Bogue Chitto Rd. and then take an immediate left onto Big Creek Rd. Travel 2.5 miles and turn right onto Homesville Rd and travel .2 miles. Turn right onto Albritton Trail and travel approximately .4 miles, the property will be on your left. [GOOGLE MAP LINK](#)

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