

# 21+/- Acre Mini Farm Lincoln County, MS



\$199,900

This 21+/- acre mini farm in SW Lincoln County would be ideal for your homestead. The gated entrance brings you into the center of the property on the North side leading directly into a cleared homesite surrounded by large oaks. This diverse stand of timber features park like loblolly pine along the eastern half of the property, long leaf pines lining Montgomery Road, and a small stand of loblolly pine at the corner of Summit Drive and Montgomery Road. The property is fenced and crossed fenced with an electric fence and is currently being grazed by a herd of goats. Below the cleared homesite sits a 1+/- acre pond that is home to bass and bream and features a small island that would be perfect for a duck house. Community Water through Bogue Chitto Water Association and electric through Magnolia Electric are available at the blacktop. This property boast 2,650+/- feet of blacktop road frontage. The property is located in the highly sought after Bogue Chitto School District approximately halfway between McComb and Brookhaven, Mississippi, and less than 2 hours North of both New Orleans and Baton Rouge, Louisiana.

From Interstate 55 at Exit 30 in Bogue Chitto: Travel West on Bogue Chitto Road for 3.1 miles. Turn left onto Shannon Drive traveling South for 2.5 miles. Turn right onto Montgomery Rd Southwest traveling Northward for 0.3 miles. The property will be on your left.



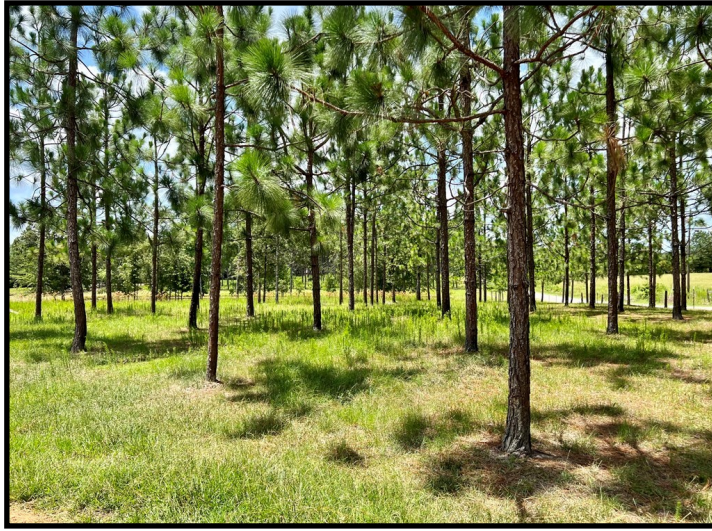
*Call me today!*

**BLAKE SASSER, REALTOR\***  
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Information is believed to be accurate but not guaranteed.

# Aerial Map



Click [here](#) for an interactive map link.

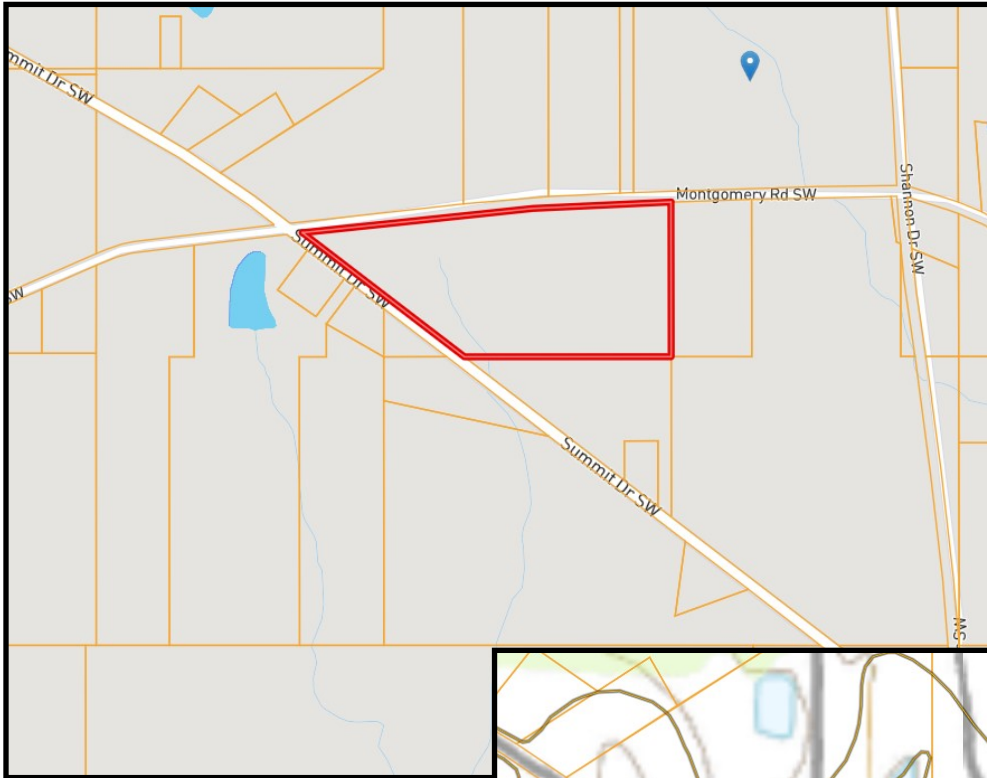
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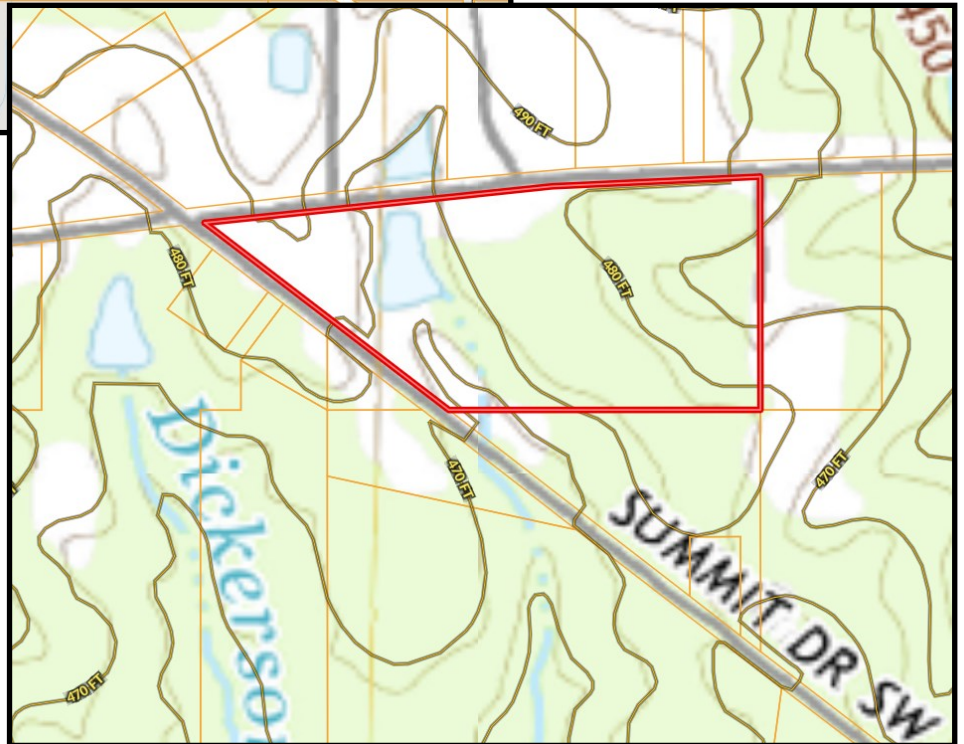
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Ownership  
Map

Topo  
Map



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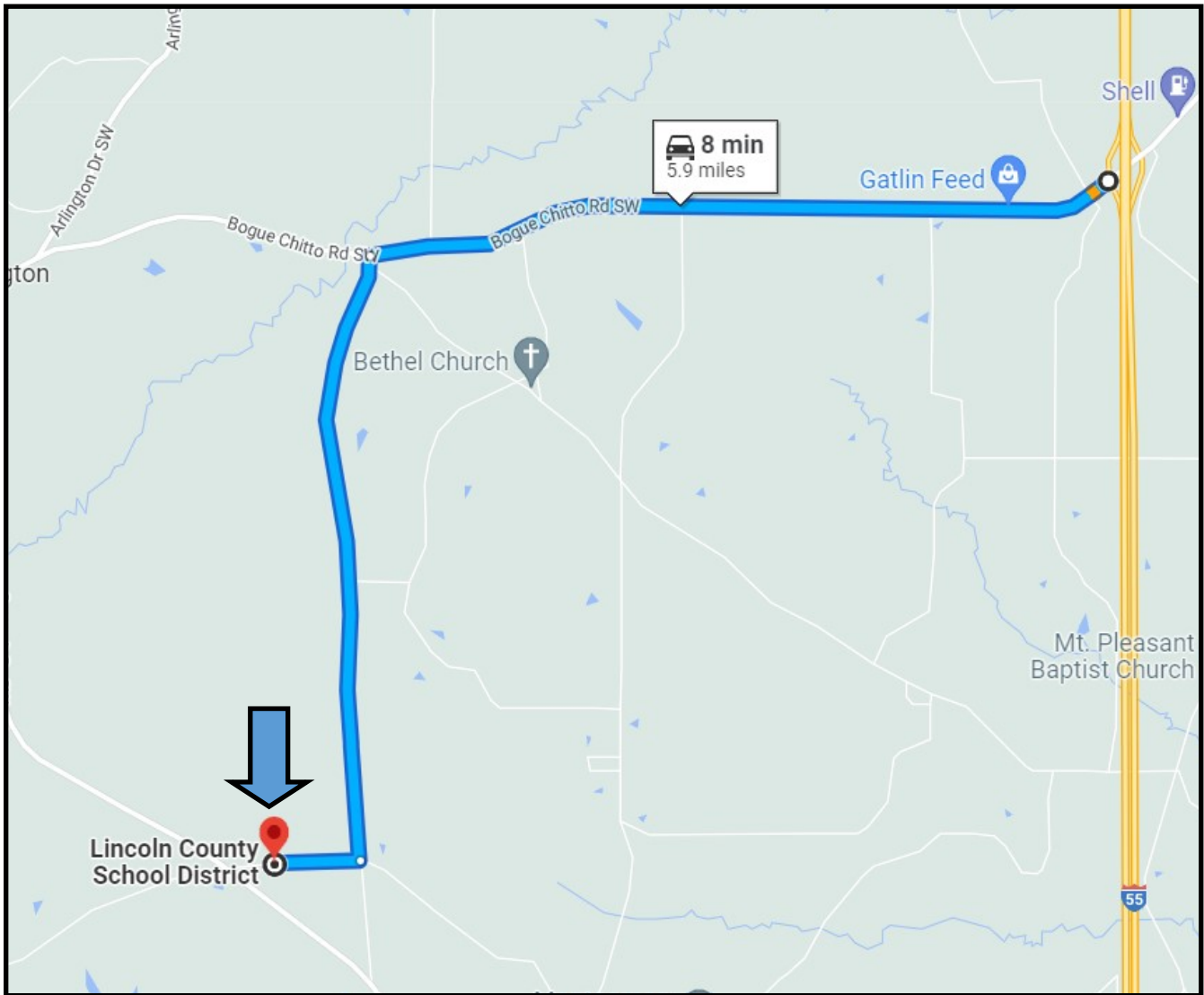
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# Directional Map



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[Google map link](#)

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