

23.14 +/- Acre Hunting Retreat Lincoln County, MS



\$139,900

23.14+/- Surveyed acres in the Bogue Chitto School District of Lincoln County, MS. The property consist of gently rolling terrain covered in an approximately 7- year- old pine plantation at the front and a mature mixed timber stand covering the back half. An established trail system is in place, with several open areas ideal for food plots. The property is fully fenced and cross- fenced. This property is abundant in wildlife, including both deer and turkey. Established as a wildlife sanctuary by the owner in 1996, the new owner could be the first to hunt it in 25+ years. Water well, septic, and electric are all onsite with a 660+/- square foot two bedroom, one bath mobile home. Located just minutes from Interstate 55 and less than two hours from Baton Rouge and New Orleans, LA. Call Blake Sasser to schedule a tour today!

Directions From Interstate 55 at Exit 30 in Bogue Chitto: Travel West on Bogue Chitto Road for 1.8 miles. Turn left onto Wallace Drive SW and continue for 2.6 miles. Turn left onto Dry Creek Trail SW continue for 0.6 miles and the destination is on the left.

[GOOGLE MAP LINK](#)

Call me today!

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



TomSmithLandandHomes.com



Call me today!

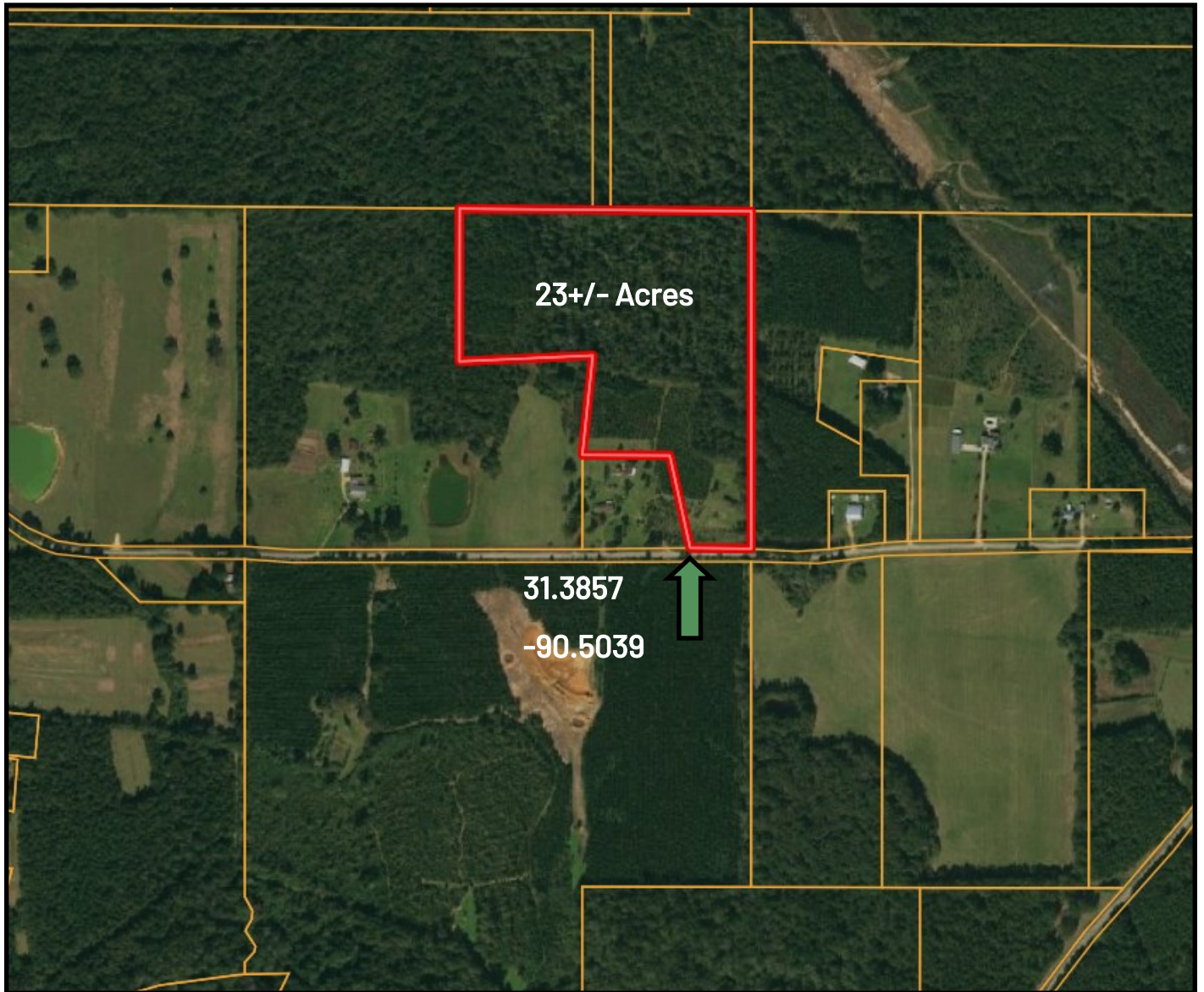
BLAKE SASSER, REALTOR®
Blake@TomSmithLand.com
601.990.5070 office | 601.757.5027 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Map



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

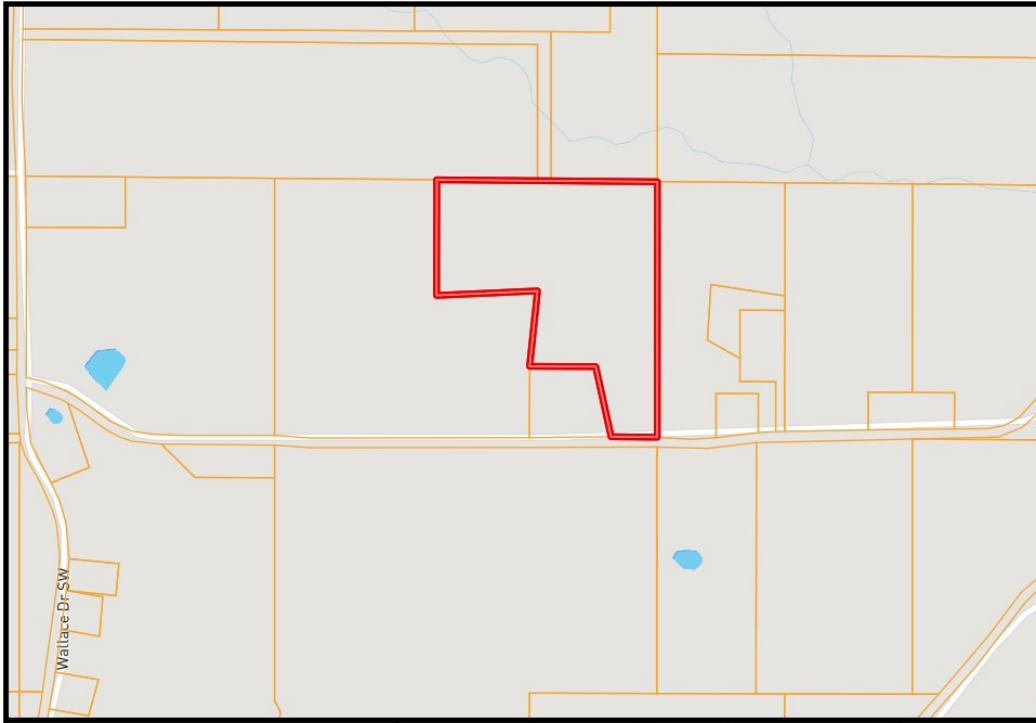
Call me today!

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



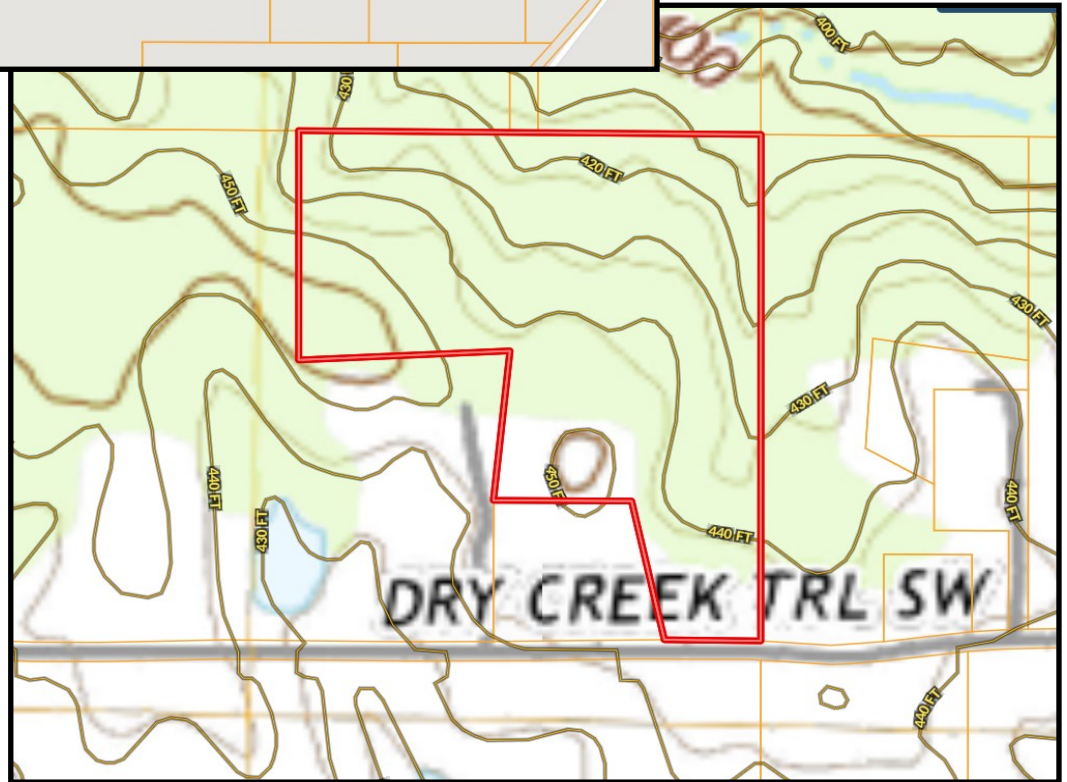
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership
Map

Topo
Map



Call me today!

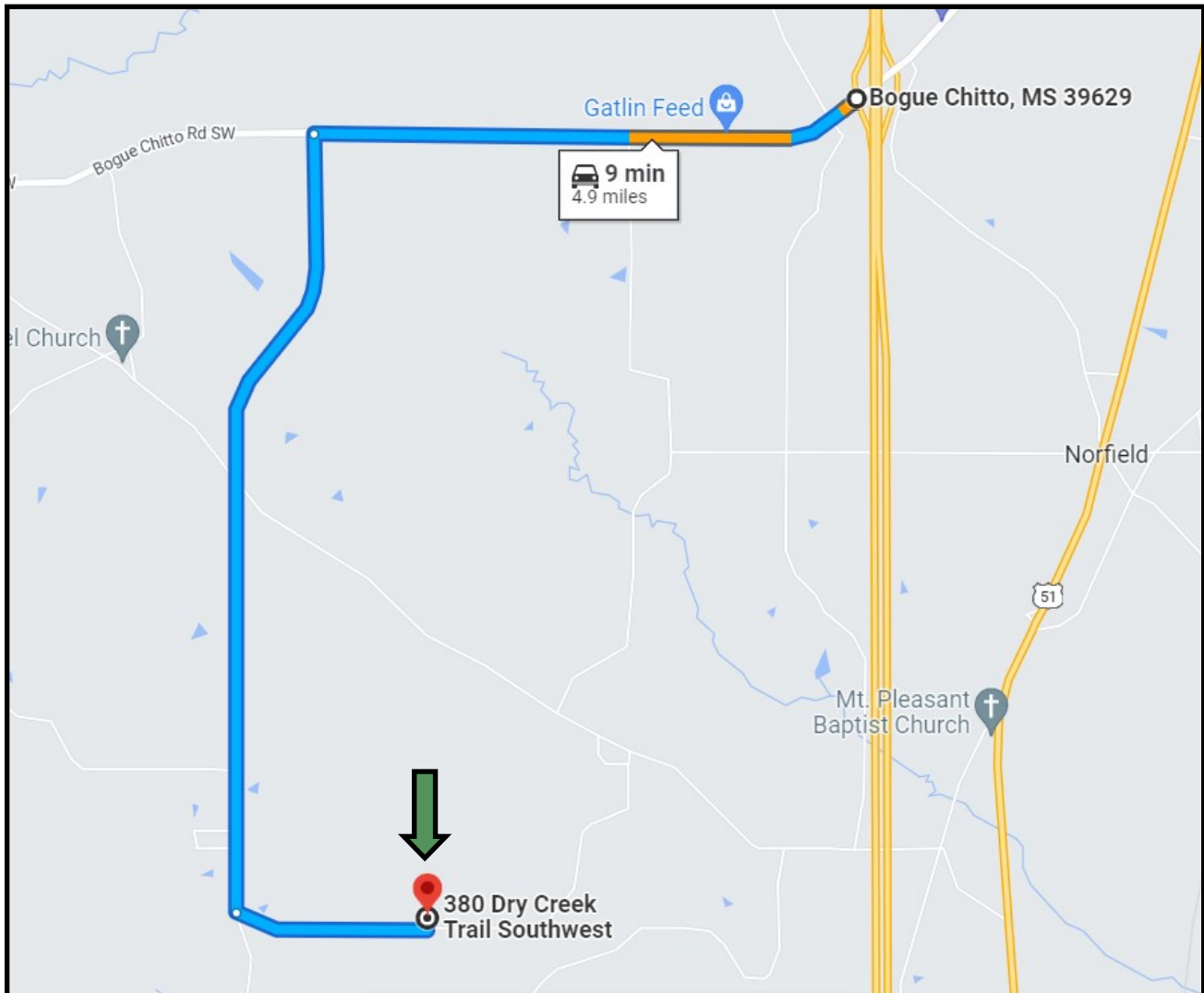
BLAKE SASSER, REALTOR®
Blake@TomSmithLand.com
601.990.5070 office | 601.757.5027 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map



Directions From Interstate 55 at Exit 30 in Bogue Chitto: Travel West on Bogue Chitto Road for 1.8 miles. Turn left onto Wallace Drive SW and continue for 2.6 miles. Turn left onto Dry Creek Trail SW continue for 0.6 miles and the destination is on the 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.