

35.5 +/- Acres of Pasture Lincoln County, MS



Welcome to your new cattle farm in Lincoln County, MS. This 35.5+/- acre parcel consists of pasture with scattered oaks and a wooded creek. This pasture has perimeter fencing, fenced holding pasture, and an established catch pen. Albritton Creek runs just off the South end 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, barn, or getaway. Bogue Chitto Water Association and Magnolia electric services are available at the blacktop. Conveniently located less than 3.5 miles from Interstate 55 at Exit 30, approximately one hour South of Jackson, MS, and less than 2 hours North of New Orleans, LA. Give Blake Sasser a call to schedule a tour today!

Directions from Interstate 55 at Exit 30, Bogue Chitto, MS: Travel West on Bogue Chitto Rd for 0.1 miles. Turn left onto Big Creek Drive Southwest traveling for 2.5 miles, turn right onto Homesville Road Southwest traveling for 0.2 miles. Turn left onto Allbritton Trail SW and the destination will be on the left in 0.4 miles.



Call me today!

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



TomSmithLandandHomes.com



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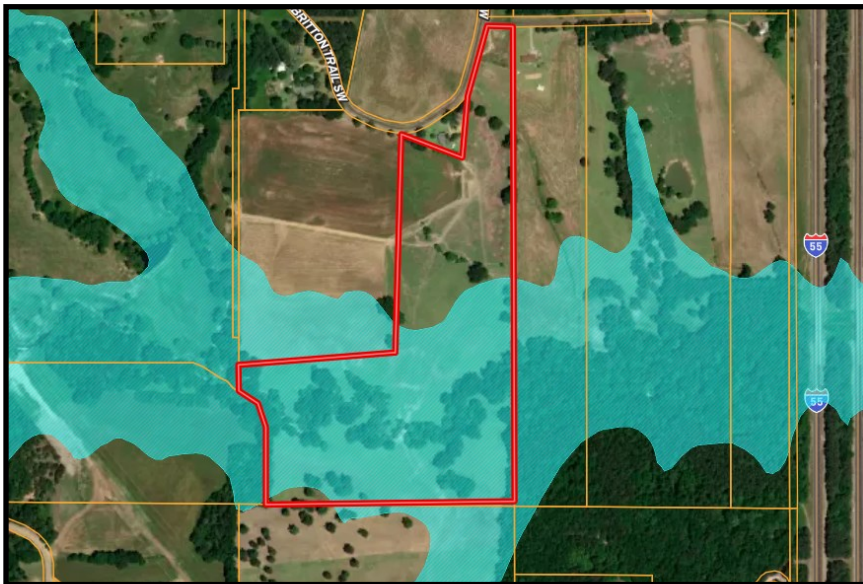
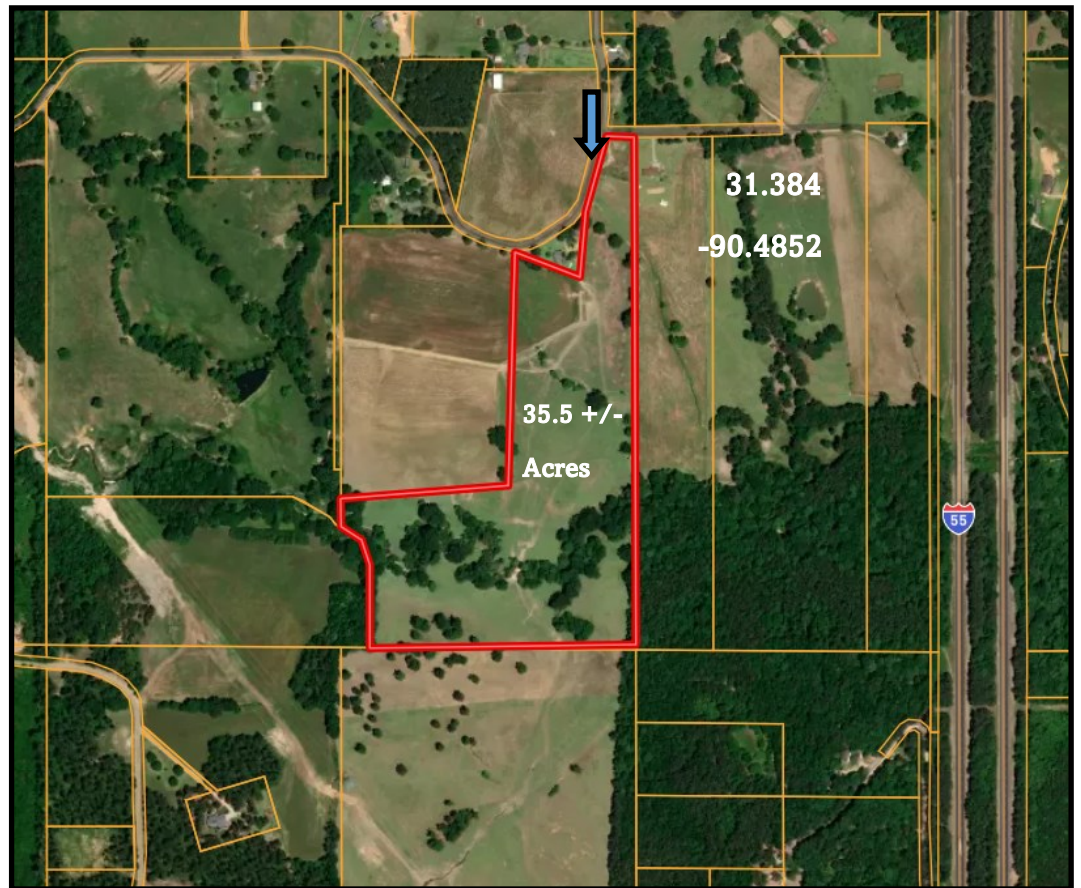
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Information is believed to be accurate but not guaranteed.

Aerial Map



Flood Map

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

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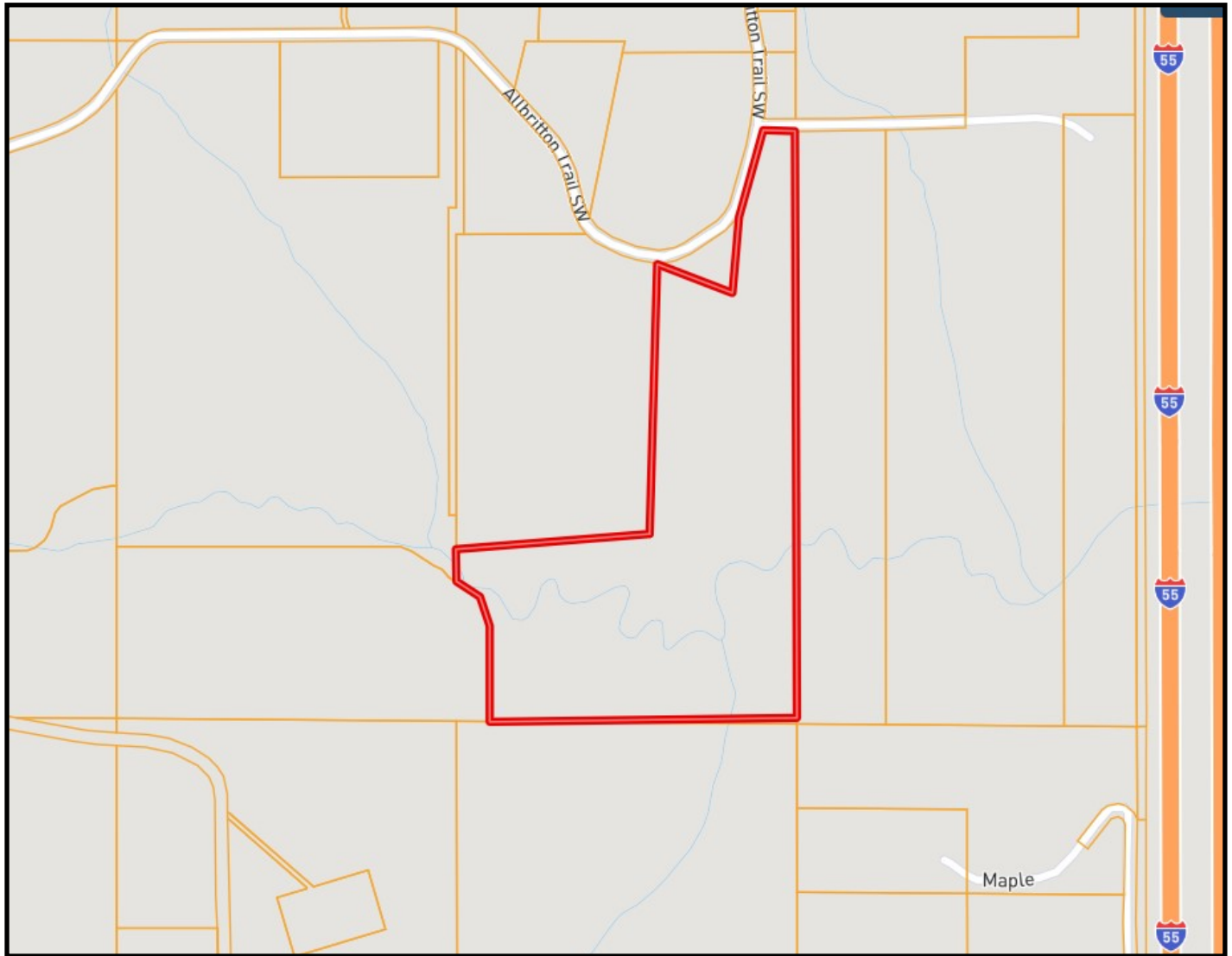
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Ownership Map



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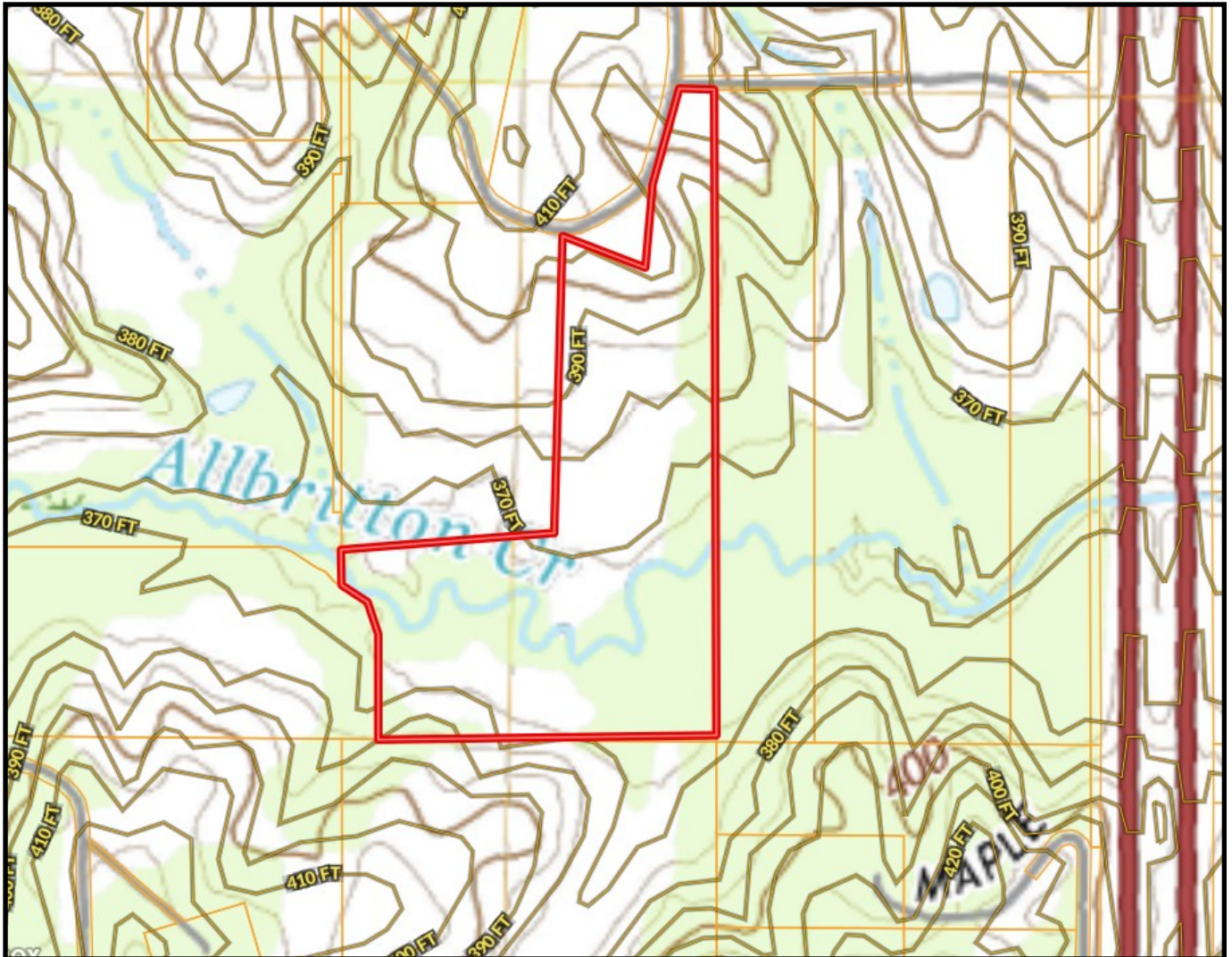
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Topo Map



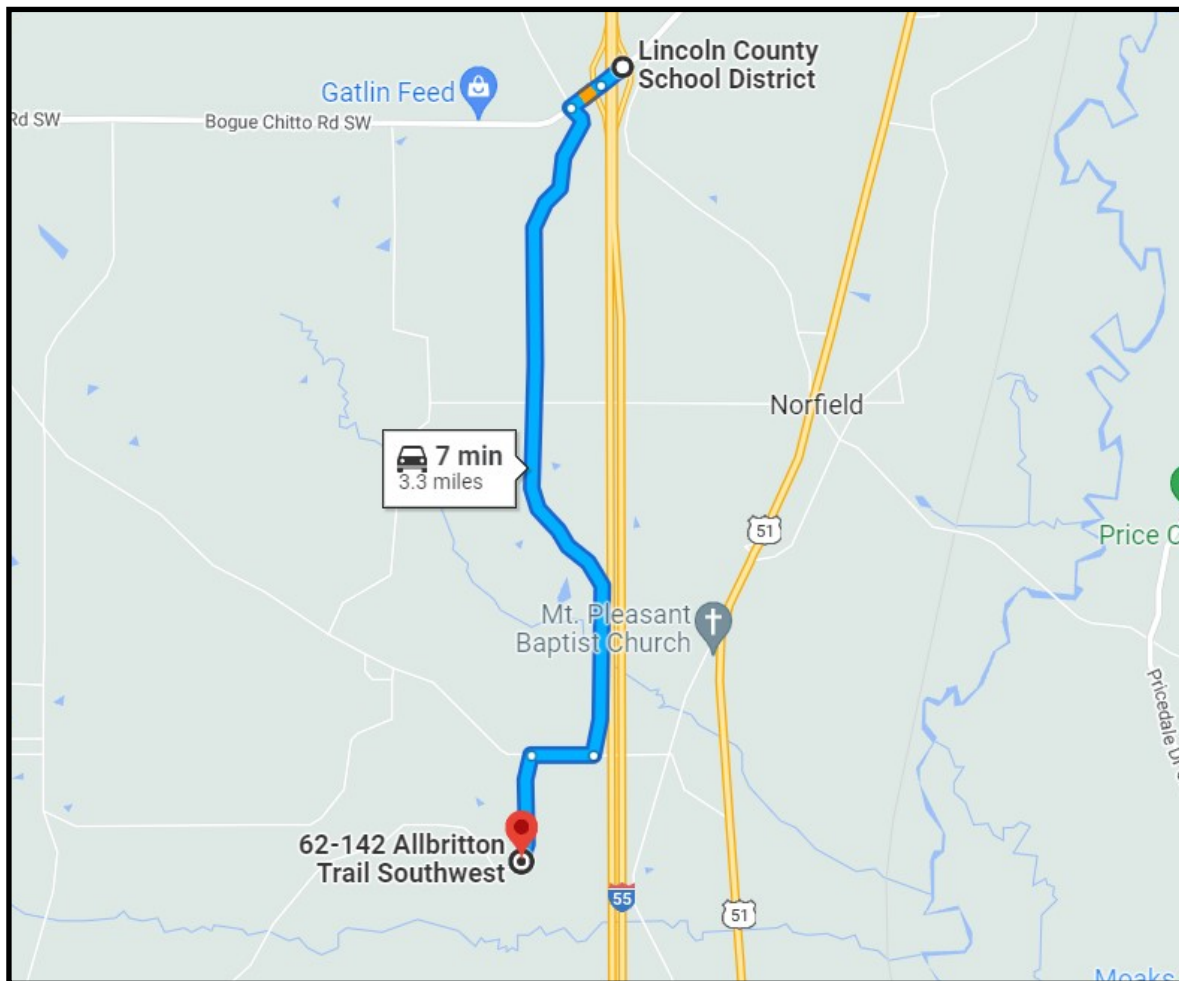
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Directional Map

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[Google Map Link](#)

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