

# 13 +/- Acre Homesite Lincoln County, MS



\$74,750

This 13+/- acres in Lincoln County, MS ideal for residential development in the West Lincoln School District. This recently cleared tract is a blank slate and a perfect opportunity to put your dreams into action. The SE corner provides a high ridge and an ideal homesite. The remaining acreage is mostly level and could be developed throughout. There is a seasonal stream running East through the property. Community water through Bogue Chitto Water Association and electricity through Magnolia Electric are available along the roadway of this property. The property is located less than 5 miles from I-55 at exit 30 and approximately an hour from Jackson, MS, or Hammond, LA. Give me a call today to set up your private tour..

Directions from Interstate 55 at Exit 30 in Bogue Chitto: Travel West on Bogue Chitto Rd for 4.5 miles. Turn right onto Arlington Drive. Drive for 0.5 miles then turn left onto Traci Loop. Continue for 0.5 miles and turn left onto Cowboy Trail. The destination is on the right.



*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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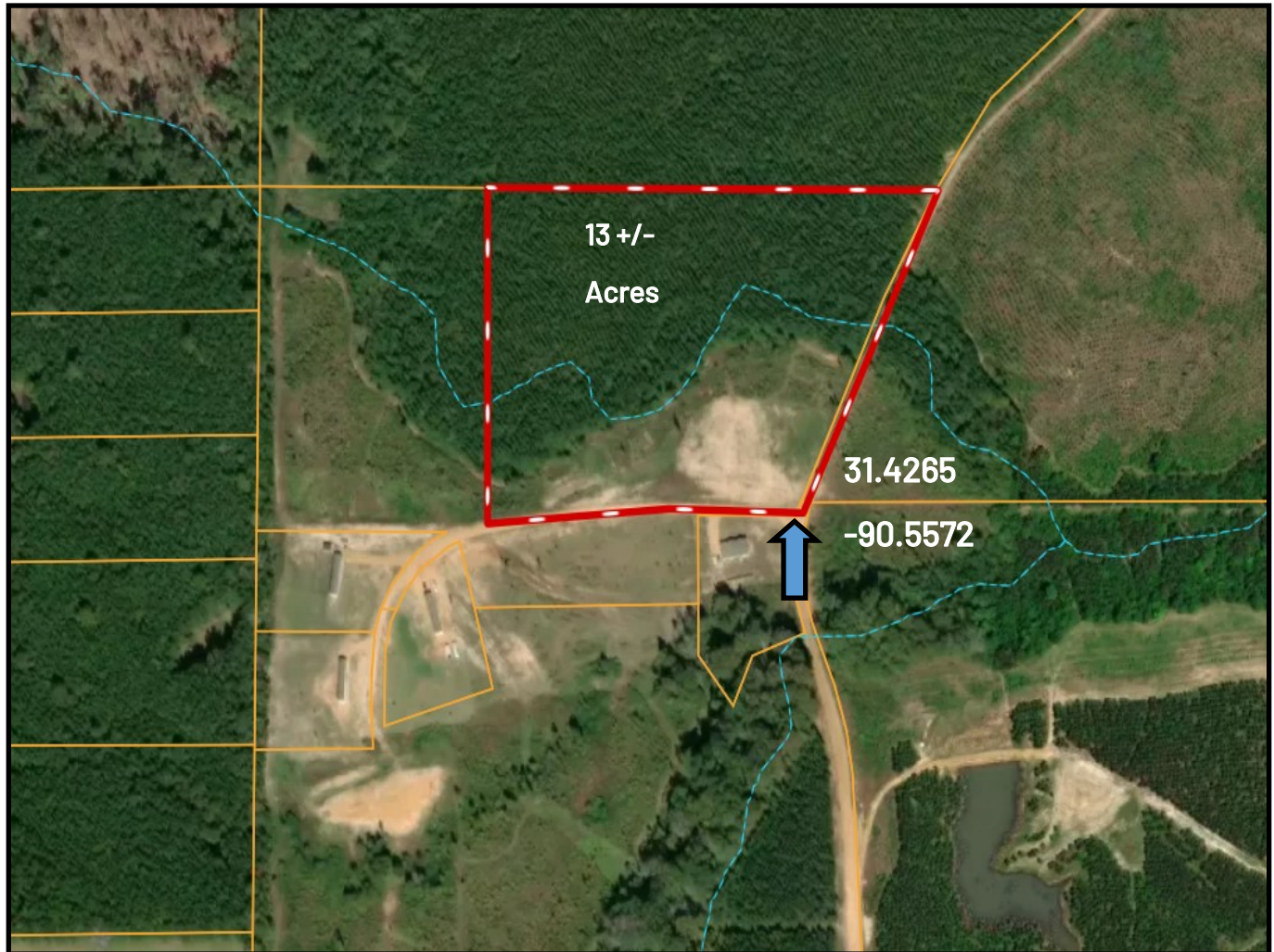


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# Aerial Map



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

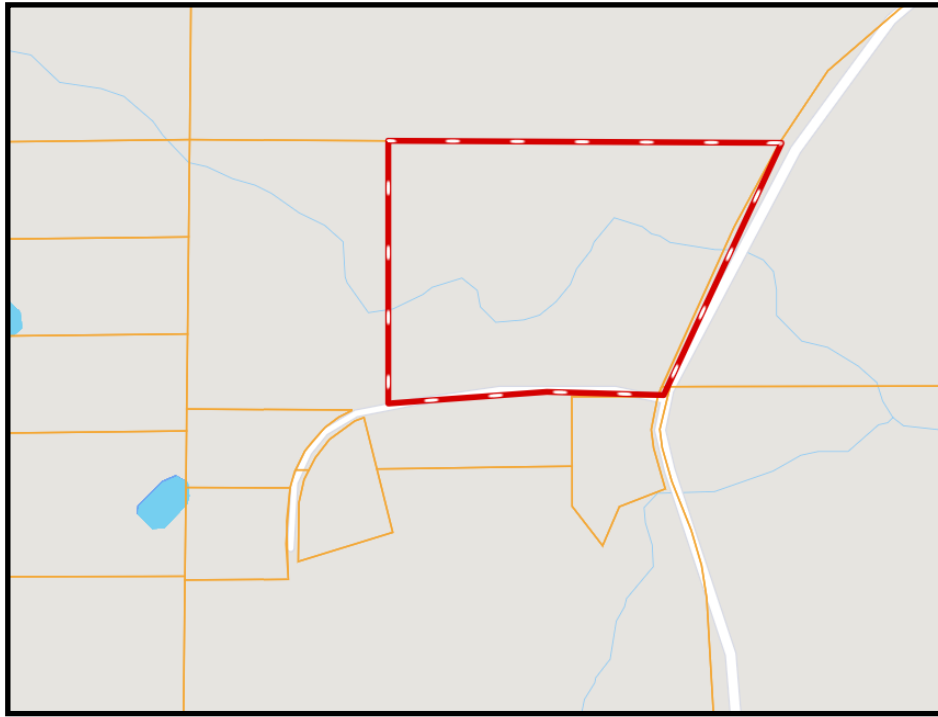
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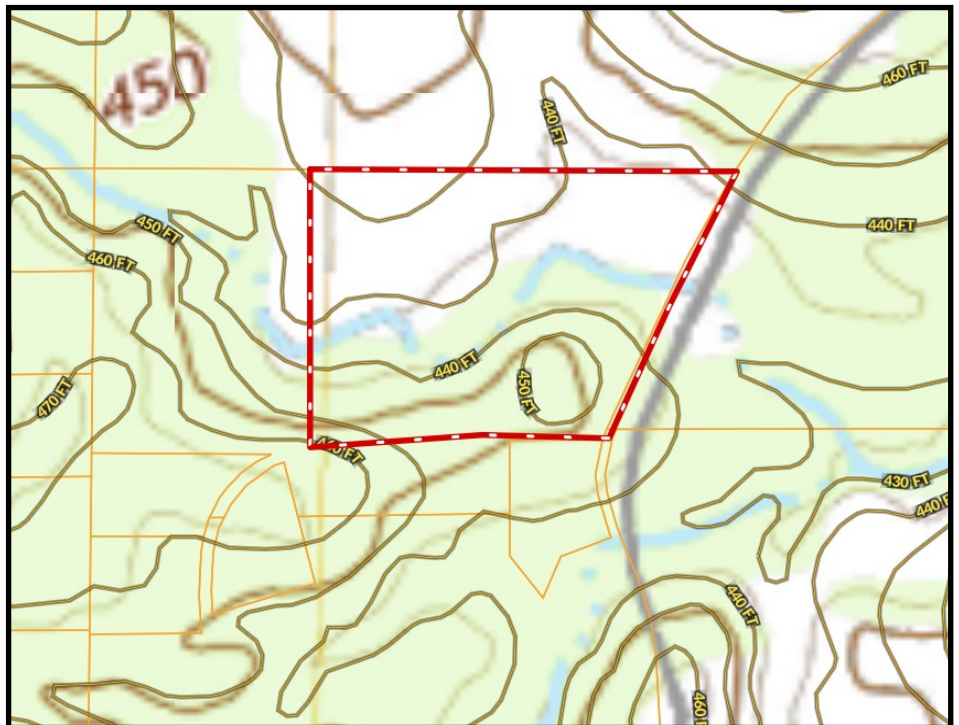
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Ownership  
Map

Topo  
Map



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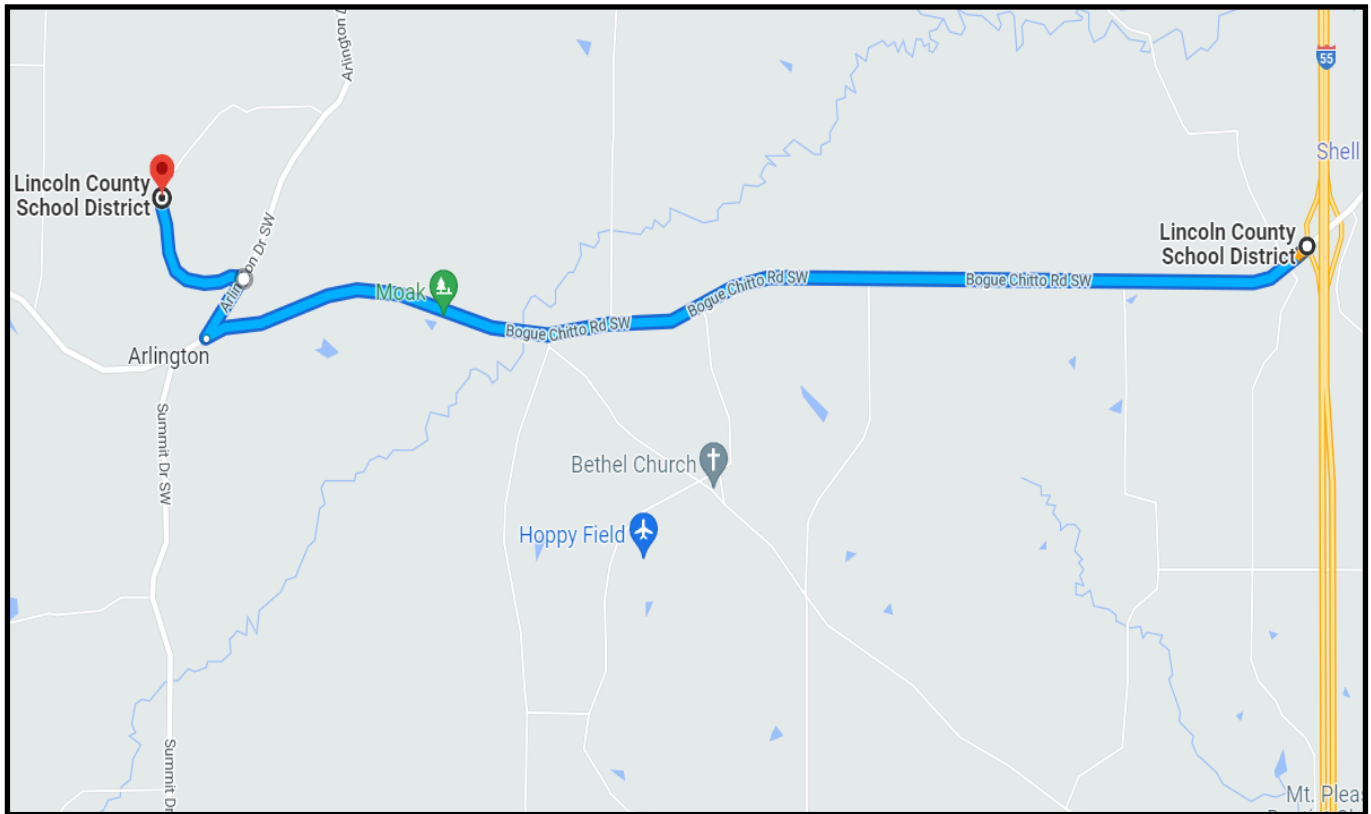
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# Directional Map



## Directions

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[GOOGLE MAP LINK](#)

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