



# 6+/- Acre Home Site in the West Lincoln School District Lincoln County, MS



\$42,500

Have you been searching for the perfect place to build your dream home in Lincoln county, MS? This 6+/- acre parcel, in the highly sought after West Lincoln School District, is located within ten minutes of both the school and Interstate 55. Towering hardwoods can be seen along the seasonal creek that runs through the property, with the remaining acreage consisting of 10+/- year old planted pines and natural regrowth. Community water and power are on site. Certain restricts are in place that state no mobile homes, and a minimum 1,600 heated square foot building restriction. Call Blake today to schedule a viewing!

Directions from Interstate 55 at exit 30 in Bogue Chitto, MS: Travel west on Bogue Chitto Road SW for 4.5 miles. Make a sharp right onto Arlington Drive SW traveling for 0.3 miles. Turn left onto Traci Loop traveling for 0.4 miles and the destination will be on the left.



*Call me today!*

**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**BLAKE SASSER**, REALTOR®  
 Blake@TomSmithLand.com  
 601.990.5070 office | 601-757-5027 cell

Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Aerial Map



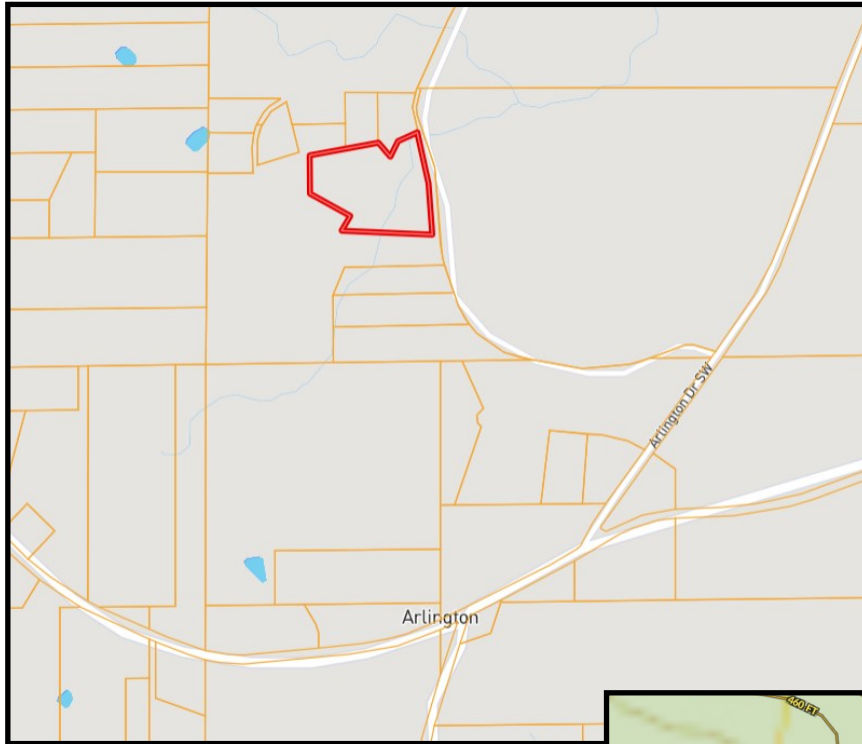
# Flood Map



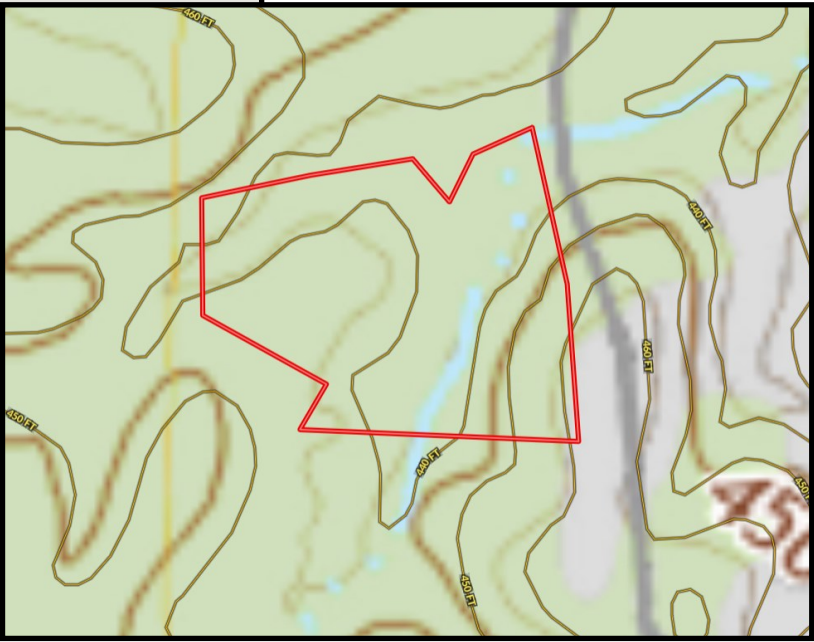
**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



Ownership  
Map



Topo  
Map

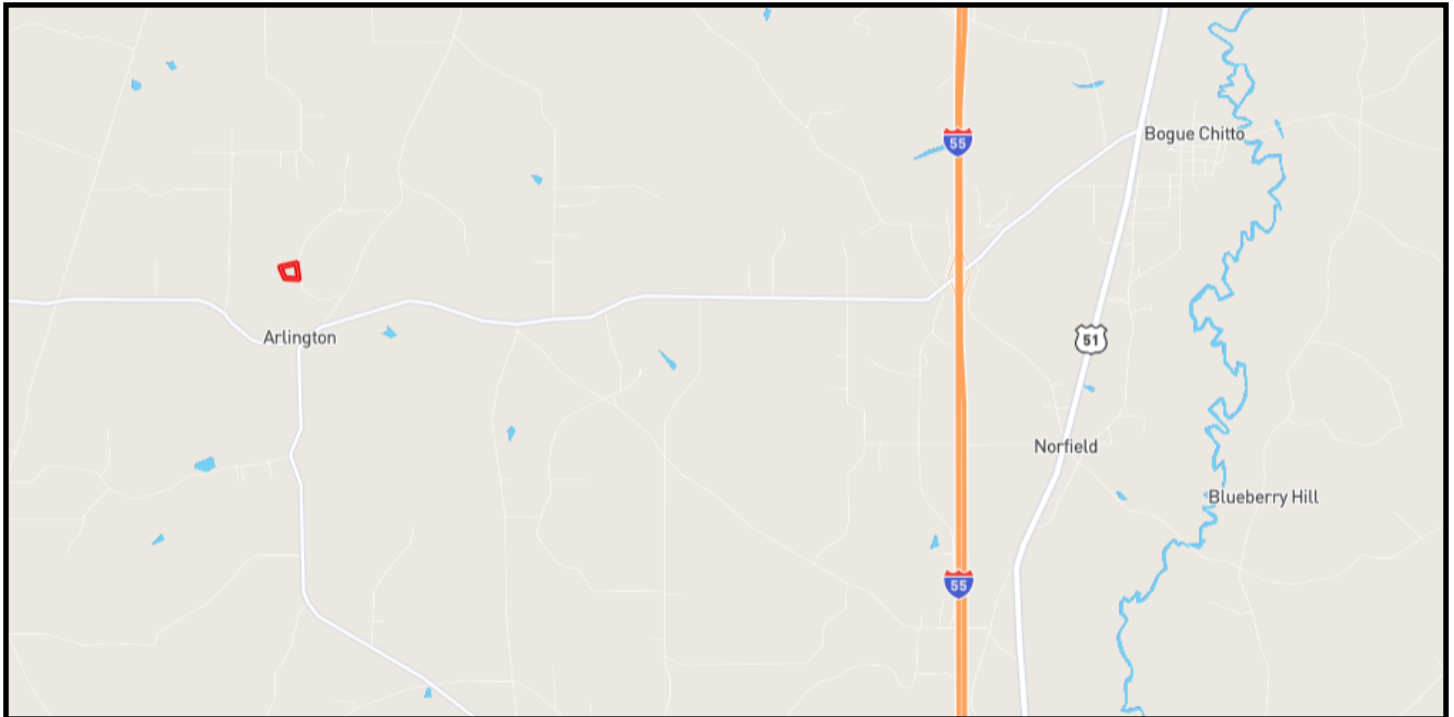


**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## Directional Map

Directions from Interstate 55 at exit 30 in Bogue Chitto, MS: Travel west on Bogue Chitto Road SW for 4.5 miles. Make a sharp right onto Arlington Drive SW traveling for 0.3 miles. Turn left onto Traci Loop traveling for 0.4 miles and the destination will be on the left.



**BLAKE SASSER**, REALTOR®  
Blake@TomSmithLand.com  
601.990.5070 office | 601-757-5027 cell



[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.