



**Move-In-Ready Home on 1.2+/- Acres  
West Lincoln School District  
Lincoln County, MS**



**\$120,000**

**1315 Cowboy Trail  
Bogue Chitto, MS 39629**

Check out this move-in-ready three bedroom, two bath home located in the highly sought after West Lincoln School District! The home is situated on 1.2+/- surveyed acres in a coveted community with a quiet country setting in Lincoln County, MS. This 2019 mobile home features fresh landscaping, crushed limestone drive, newly built back porch, and new skirting. You'll love the nearly seamless flow from the living room to the kitchen in this open floor plan home. The master bedroom offers ample space, with a large full bath and massive walk-in closet. Each guest bedroom features walk-in closets. The kitchen is certainly an eye catcher featuring ample cabinet space, stainless steel double sink, island, vinyl plank floors, and matching appliances. The laundry room offers space for additional storage or even a freezer and can be accessed from the back porch making for the perfect mudroom entry. Take advantage of this turn-key home in a fantastic school district. Call Blake today to schedule a viewing!

Directions From Interstate 55 Exit 30 at Bogue Chitto Road: Travel west on Bogue Chitto Road for 4.5 miles. Take a sharp right onto Arlington Drive and travel 0.3 miles. Turn left onto Traci Loop and travel 0.3 miles. Turn left onto Cowboy Trail and travel 0.2 miles. The home will be on your 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.



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31.4263  
-90.5591

1.2+/-  
Acres

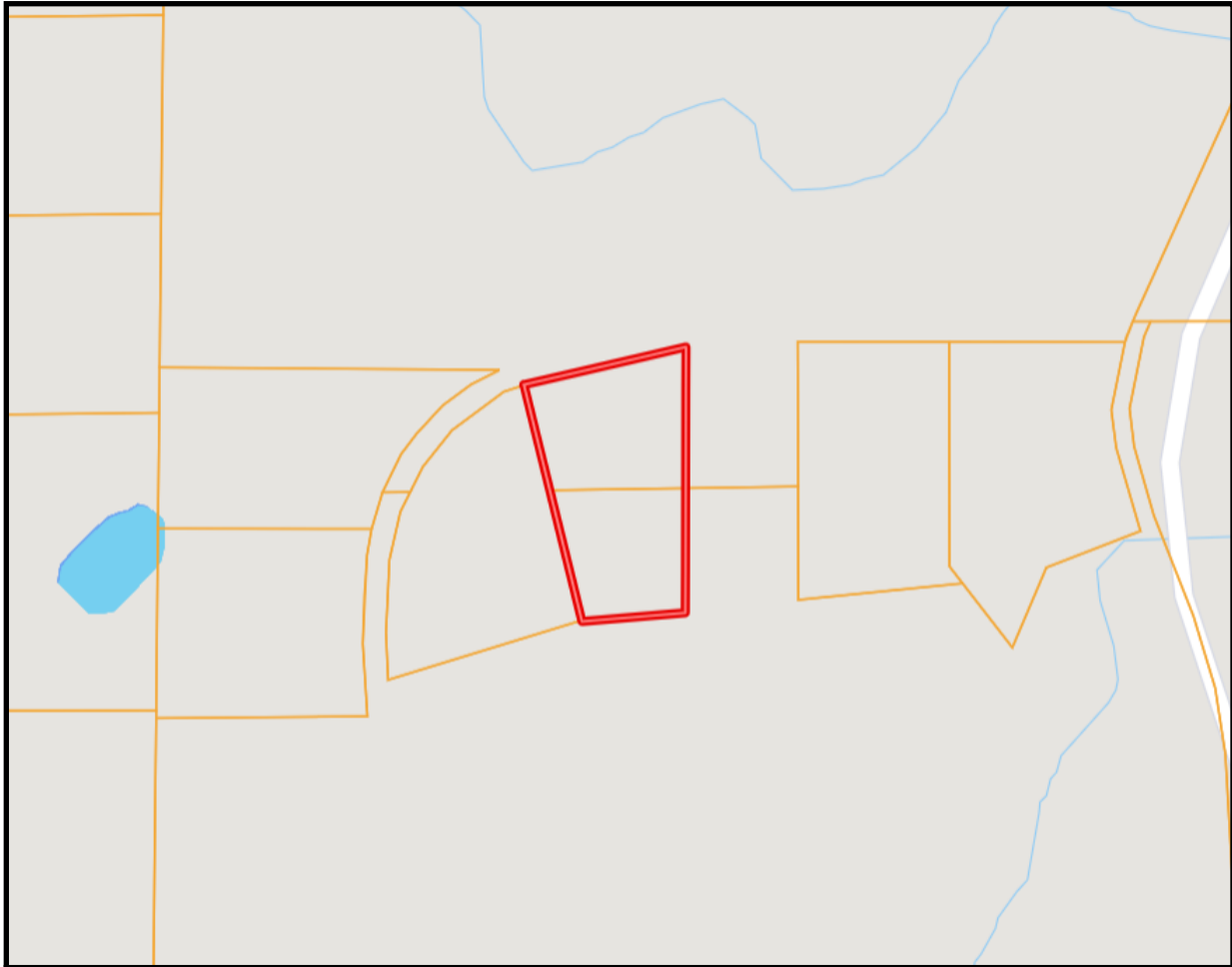
Aerial Map



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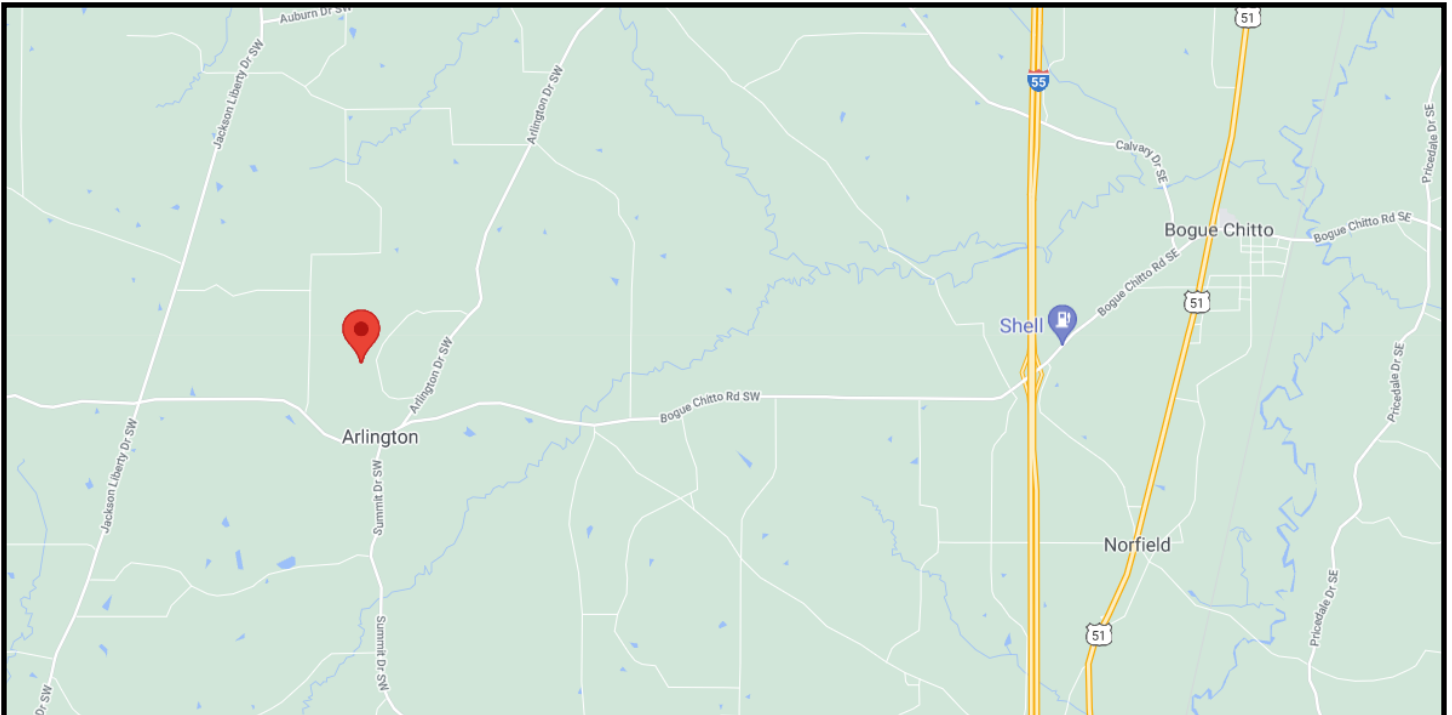
Ownership Map



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## Directional Map

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