

Executive Estate
612 US HIGHWAY 51 SOUTHEAST
Bogue Chitto, MS 39629

\$1,500,000
30± Acres
Lincoln County



Executive Estate
Bogue Chitto, MS / Lincoln County

SUMMARY

Address

612 US HIGHWAY 51 SOUTHEAST

City, State Zip

Bogue Chitto, MS 39629

County

Lincoln County

Type

Business Opportunity, Commercial, Single Family, Recreational Land, Horse Property, Farms, Ranches, Residential Property, Hunting Land

Latitude / Longitude

31.523759 / -90.465794

Dwelling Square Feet

3,822

Bedrooms / Bathrooms

4 / 4

Acreage

30

Price

\$1,500,000

Property Website

<https://www.mossyoakproperties.com/property/executive-estate/lincoln/mississippi/100734/>



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PROPERTY DESCRIPTION

Imagine a sprawling 30-acre Executive Estate in Bogue Chitto, Mississippi, where the possibilities are as vast as the landscape itself. This remarkable property seamlessly blends the charm of a working farm with the comforts of a luxurious single-family residence, offering an unparalleled lifestyle opportunity. Whether you envision a thriving equestrian venture, a peaceful country retreat, or a strategic development investment, this estate is poised to fulfill your grandest aspirations, featuring a four-bedroom, four-bath main residence alongside an array of impressive outbuildings.

Location

Nestled in the heart of Lincoln County, Mississippi, this estate enjoys the serene beauty of Bogue Chitto. This prime location offers the tranquility of rural living while providing convenient access to local amenities and community resources, ensuring a balanced lifestyle for its future inhabitants.

Land and terrain

Spanning a generous 30 acres, the land presents a versatile canvas for various pursuits. The terrain is characterized by rolling pastureland, hinting at unique agricultural potential, currently supporting cattle and horses. Much of the property has been thoughtfully cleared, providing immediate usability and offering a clean slate for future landscaping or development plans. The existing back yard fencing provides immediate security and definition.

Improvements and infrastructure

The property boasts an impressive array of improvements designed to enhance both comfort and functionality. A charming farm house, featuring four bedrooms and four full baths, serves as the primary residence. Complementing this are a barn, a cabin, a garage, a guest house, and additional outbuildings, providing ample space for storage, hobbies, or accommodating visitors and allowing rental income (RENTAL INCOME PLEASE INQUIRE). Thoughtful fencing further defines areas of the property, adding to its utility and aesthetic appeal.

Water and utilities

A private well on the property ensures a reliable and independent water source, a significant asset for both residential and agricultural needs. The estate is ready for the installation of modern utilities, allowing the new owner to customize services to their precise requirements and preferences.

Wildlife and vegetation

The estate is a haven for wildlife, attracting a diverse array of species including dove, small game, turkey, and whitetail deer, in addition to other fascinating creatures. This rich biodiversity makes it an exceptional spot for nature enthusiasts and those who appreciate the natural world. The predominant cleared vegetation offers open spaces, perfect for enjoying the abundant wildlife or pursuing various outdoor activities.

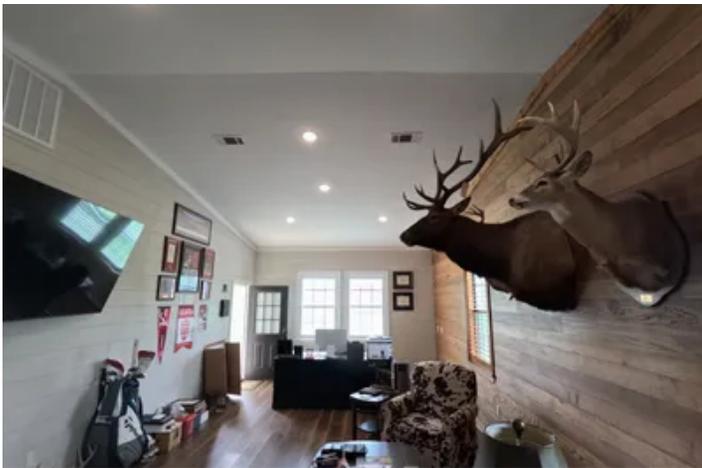
Current and potential use

Currently operating as a farm and a single-family residence, this property's potential is truly expansive. It is ideally suited for cattle, development, grazing, horses, or as a strategic investment. Future uses could include mixed-use projects, multi-family dwellings PROVIDING STEADY RESIDUAL CASHFLOW CURRENTLY, pasture land, a ranch, or continued residential and single-family living. The recreational opportunities are equally appealing, with excellent prospects for bird watching and hunting, making it a perfect retreat for outdoor enthusiasts.

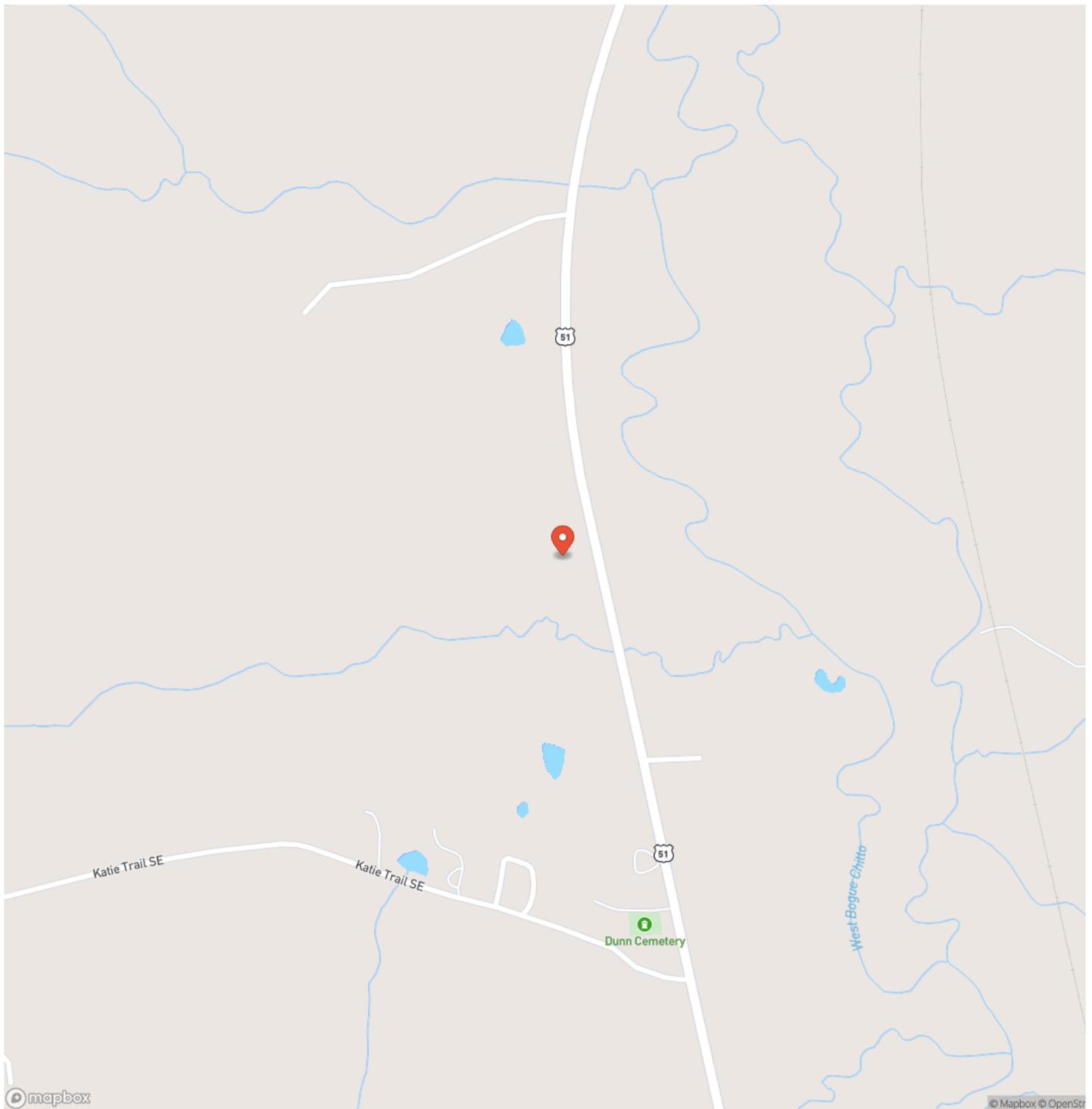
Access and easements

Access to the property is facilitated by an asphalt road, ensuring smooth and convenient entry and exit. The property's boundaries and any potential easements are clearly defined, offering peace of mind and clarity for the new owner regarding land use and development. Contact us today to learn more or to schedule a visit.

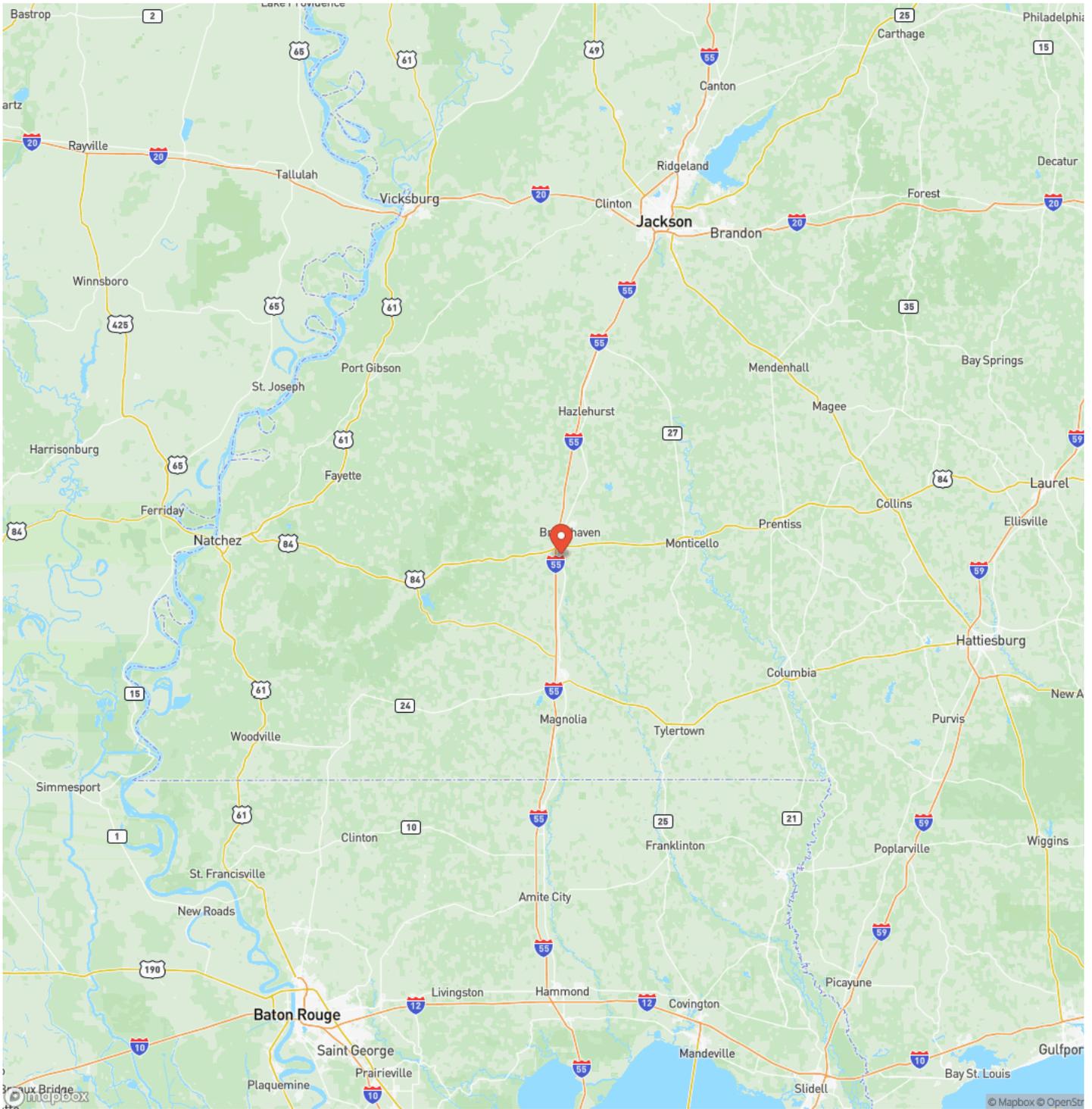
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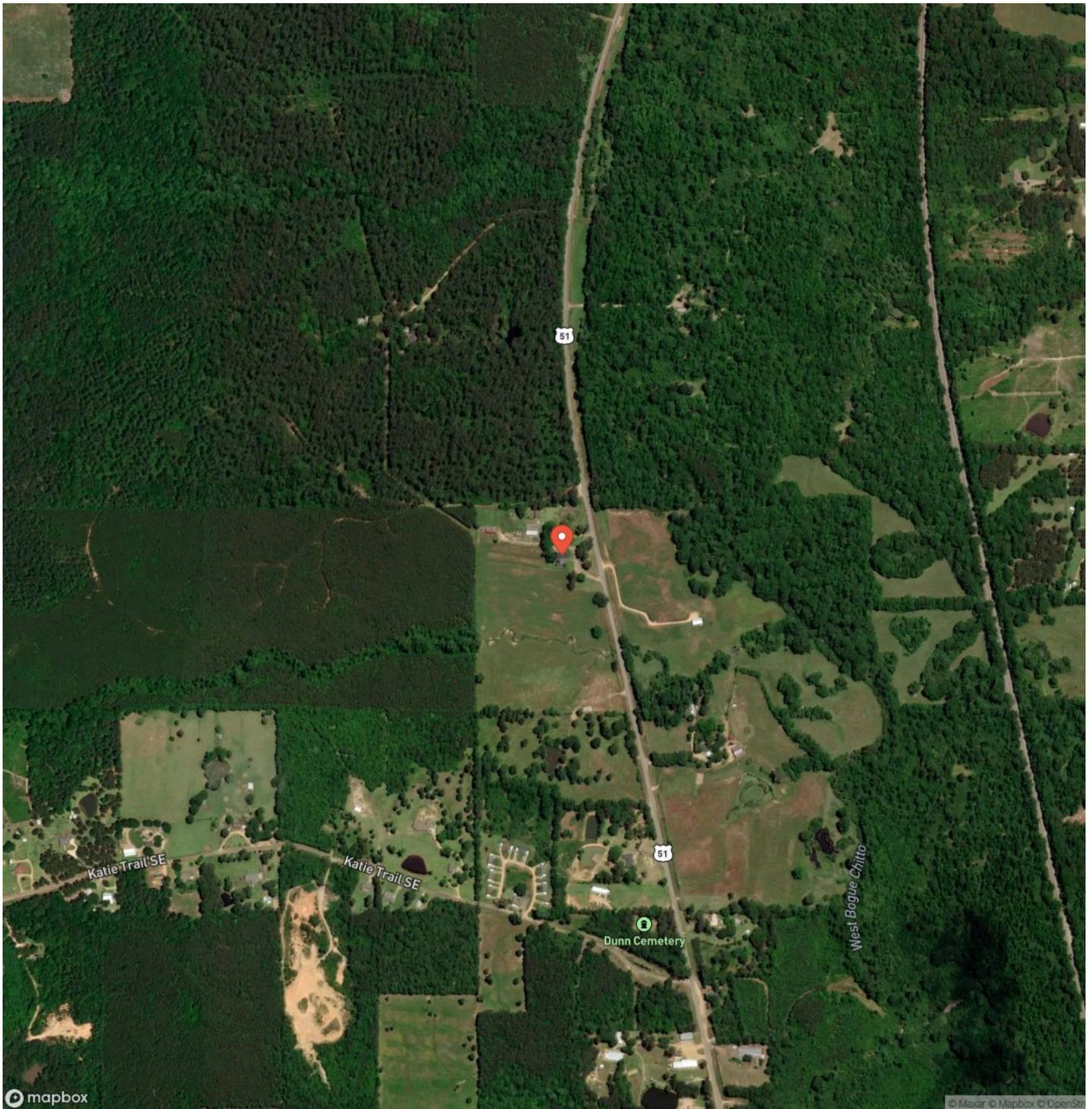
Locator Map



Locator Map



Satellite Map



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