



96.5+- Acres for Sale in Bogue Chitto, MS Located in southeast Lincoln County, this 96.5+- acre tract is a fresh blank slate with endless possibilities. The property has recently been clear cut and features a long interior road that runs all the way to the back, providing excellent access throughout the tract. Two small ponds add to the property's appeal and offer additional opportunities for future improvements. Whether you're looking to build your dream home with plenty of privacy, create a weekend getaway, or invest in a large acreage tract, this property has the potential to fit your vision. As the timber regenerates over the coming years, it will provide excellent cover for deer and different wildlife. Conveniently located just 20 minutes from both McComb and Brookhaven, this property offers the peace and privacy of country living while still being close to town.

Cole Drive SE, Bogue Chitto, MS

31.387735, -90.343089 GPS



\$289,500

**96.5± Acres
MLS #4157219**



Brandt Watson
bwatsonuc@outlook.com
Office: 601.250.0017
Cell: 601.341.8618
SouthernStatesRealty.com