



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**0.47± ACRE LOT ON BIG BAY LAKE
LAMAR COUNTY, MS**

\$244,900

BIG BAY LOT #27

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

BIG BAY LOT 27

PROPERTY PROFILE

LOCATION:

- Ella Point
Lumberton, MS 39455
- Red Canoe Phase I Subdivision
- Big Bay Lake
- Lamar County
- 18.5± Miles SW of Hattiesburg
- 62.4± Miles N of Gulfport

COORDINATES:

- 31.1947, -89.57365

PROPERTY USE:

- Home Site
- Weekend Getaway
- Waterfront Investment

TAX INFORMATION:

- Parcel ID 1472-26-002.004
- Tax Year 2025: \$2,615.82

PROPERTY INFORMATION:

- 0.47± Acre Lot (Lot #27)
- Professionally Built Seawall
- Quiet Cul-de-Sac Location
- Utilities Available
- Gate Fee/HOA: \$133.36
Monthly
- Approved House,
Garage, and Boat Dock
Plans Included



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DEWAYNE ATKINSON

LAND SPECIALIST

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dewayne@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO BIG BAY LOT 27

WELCOME TO YOUR FUTURE HOME SITE ON BIG BAY LAKE IN LAMAR COUNTY, MISSISSIPPI. Big Bay Lot 27 offers a premium waterfront setting in the Red Canoe Phase 1 Subdivision. Located on Ella Point at the end of a quiet cul-de-sac, this 0.47± acre lot provides wide open big-water views and a layout perfectly suited for a full-time home or a weekend retreat. The property includes a professionally-built seawall, giving buyers a major advantage over typical undeveloped waterfront lots. Even better, the sale includes a complete set of approved architectural plans—house plans, garage plans, and boat shed/dock plans—so the new owner can move directly into the building phase without delays or design expenses.

The lot features a generous building footprint with a gentle slope toward the water, surrounded by mature trees that offer privacy while still maintaining clear, unobstructed views across the lake. Red Canoe is one of the most desirable areas within Big Bay, known for its peaceful setting, protective covenants, and access to all the amenities that make this 1,000-acre private lake community one of Mississippi's premier destinations for boating, fishing, skiing, and year-round recreation.



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MORE ABOUT BIG BAY LOT 27

With the completed seawall, utilities available, and fully approved plans ready to hand over, Big Bay Lot 27 stands out as a true build-ready opportunity. It's rare to find a waterfront property that combines big-water views, a quiet location, and a streamlined path to construction.

Whether you're looking for a personal getaway or a long-term investment in a high-demand lake community, this lot delivers lasting value.

**Call Dewayne Atkinson today to learn more
and experience #TheSmallTownWay!**



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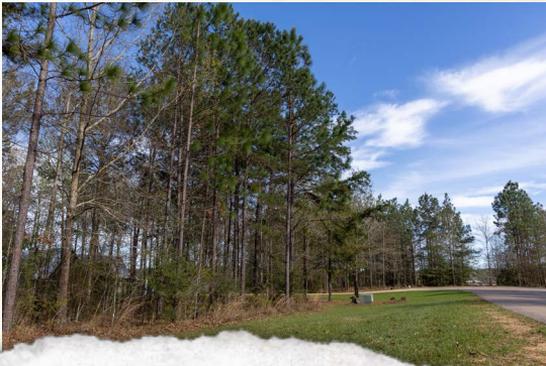
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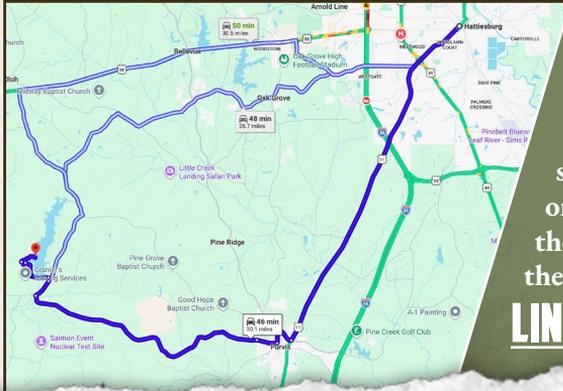
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LAMAR COUNTY, MISSISSIPPI

land id. LINK



Directions From Hattiesburg, MS:
Travel 5 miles west on US-98 W. Turn left on MS-589 S/Purvis-Columbia Road and continue 12.3 miles. Turn right on Big Bay Lake Road and follow signs for Red Canoe Phase I. Turn right on Ella Point and continue to the end of the cul-de-sac; the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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