



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

116.98± ACRES WITH A HOME
LINCOLN COUNTY, MS
\$686,000



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

THE LINCOLN 116.98

PROPERTY PROFILE

LOCATION:

- 971 Somerset Road SE
Bogue Chitto, MS 39629
- Lincoln County
- 13± Miles S of Brookhaven

COORDINATES:

- 31.431085, -90.424134

PROPERTY INFORMATION:

- 116.98± Acres
- Road Frontage with a Gate
- 1,945± SqFt Farmhouse
 - 3 Bedrooms/2 Baths
- Large Metal Shop
- Internal Trail System
- Transmission Line & Pipeline
- Established Food Plots
- Diverse Terrain and Habitat
- 20-Year-Old Pine Plantation
- Areas of Mixed Hardwood
- Frontage on Myers Creek
- Power and Water

PROPERTY USE:

- Residential
- Deer & Turkey Hunting
- Outdoor Recreation
- Timber Investment

TAX INFORMATION:

- \$769.00 for 2024
 - Parcel 85-3-05-013
 - Parcel 85-3-05-013.01
 - Parcel 85-3-05-018.03



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

dennis@smalltownproperties.com

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

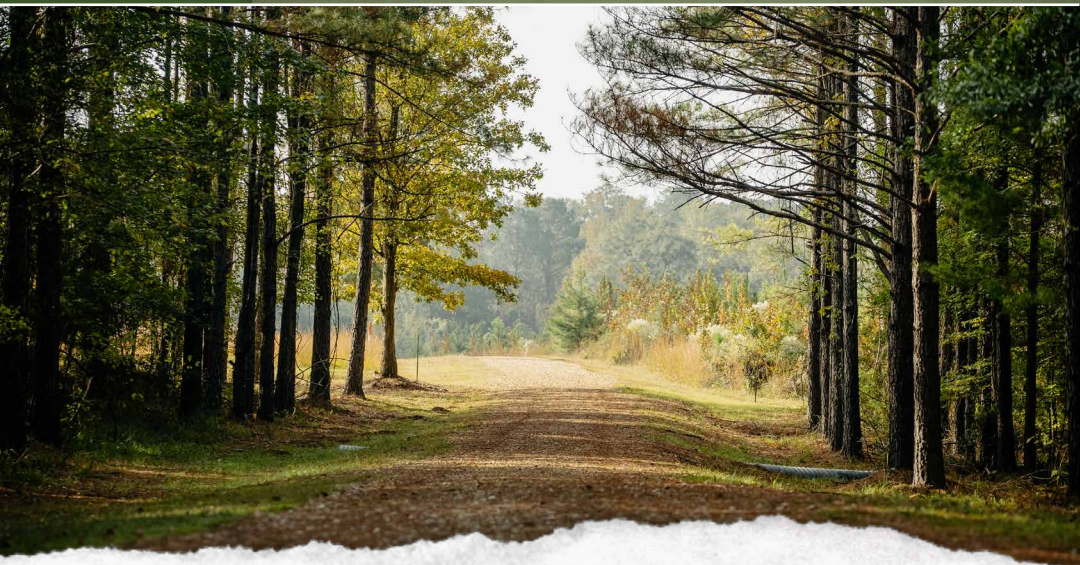
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WELCOME TO THE LINCOLN 116.98

WELCOME HOME TO YOUR NEW COUNTRY ESTATE IN THE BEAUTIFUL LINCOLN COUNTY, MISSISSIPPI! This 116.98± acre property combines the best of timber investment, recreation, and rural comfort. Whether you're looking for a private homestead, a weekend retreat, or a turnkey hunting property, this tract has everything you need.

The land features a well-managed 20-year-old loblolly pine plantation that's growing strong and ready for future income. Myers Creek meanders along the north property line—a shallow, gravel-bottomed stream that adds scenic beauty and year-round water for wildlife. There are scattered pockets of mature hardwood along the creek and drain areas, adding both diversity and excellent wildlife habitat.

The property's layout is ideal for hunting and recreation. A transmission line and pipeline run north to south through the west side, creating long, open corridors perfect for food plots and shooting lanes. Several established food plots, along with a network of interior and perimeter trails, make it easy to access and enjoy every acre. The deer and turkey hunting are exceptional, and the habitat is well-balanced between timber, edge, and open ground.



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MORE ABOUT THE LINCOLN 116.98

A 3-bedroom, 2-bath traditional Southern farmhouse sits tucked back on the property, offering privacy and charm. Enjoy morning coffee on the front porch or quiet evenings on the back porch, where French doors from the dining area open to a peaceful view of the countryside. The home is equipped with a propane generator for backup power, ensuring comfort in any season. A large metal shop sits nearby with a concrete parking and driveway area, providing ample space for equipment, vehicles, or hobbies.

Whether you're managing timber, maintaining food plots, or just enjoying rural life, this place is built for convenience and function. The Lincoln County property offers the perfect blend of income potential, recreation, and country living. With frontage on Myers Creek, timber, wildlife, and a beautiful home with modern comforts, 971 Somerset Road SE is a strong choice!

Contact Dennis West today to schedule a personal tour and experience #TheSmallTownWay!



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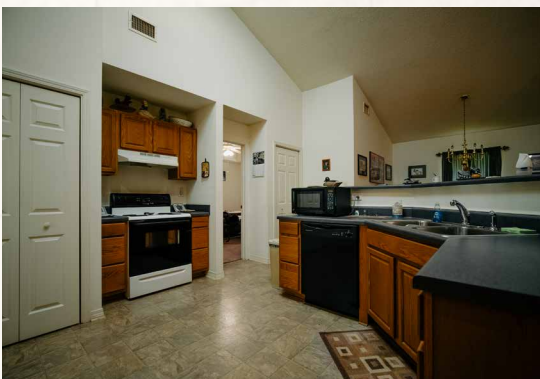
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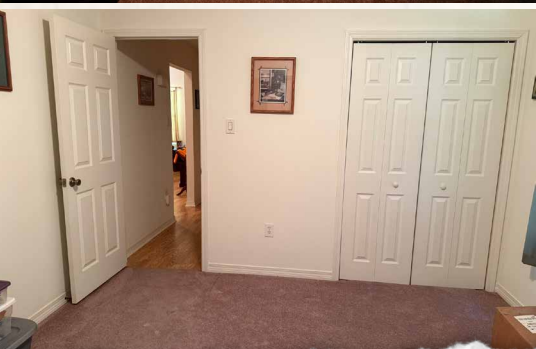
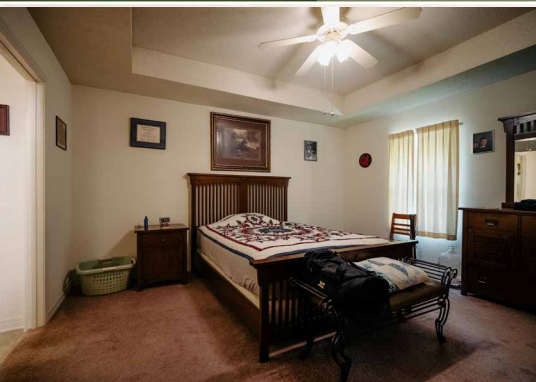
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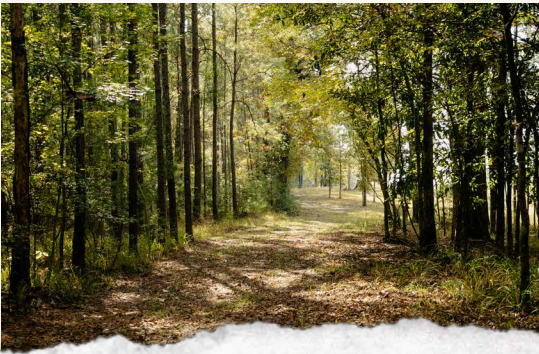
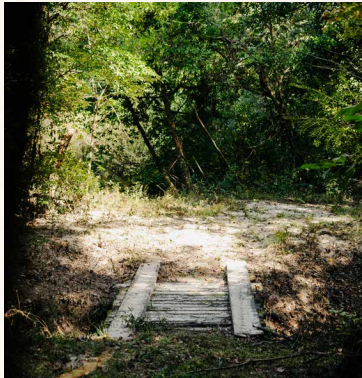
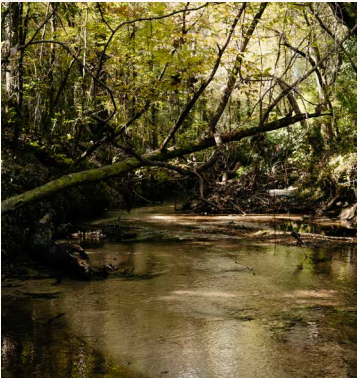
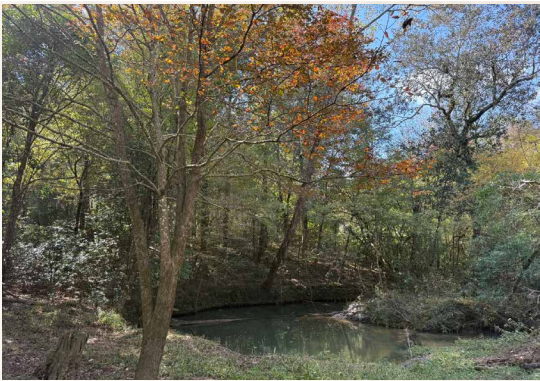
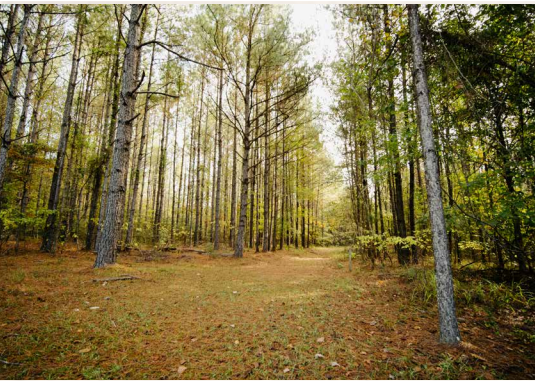
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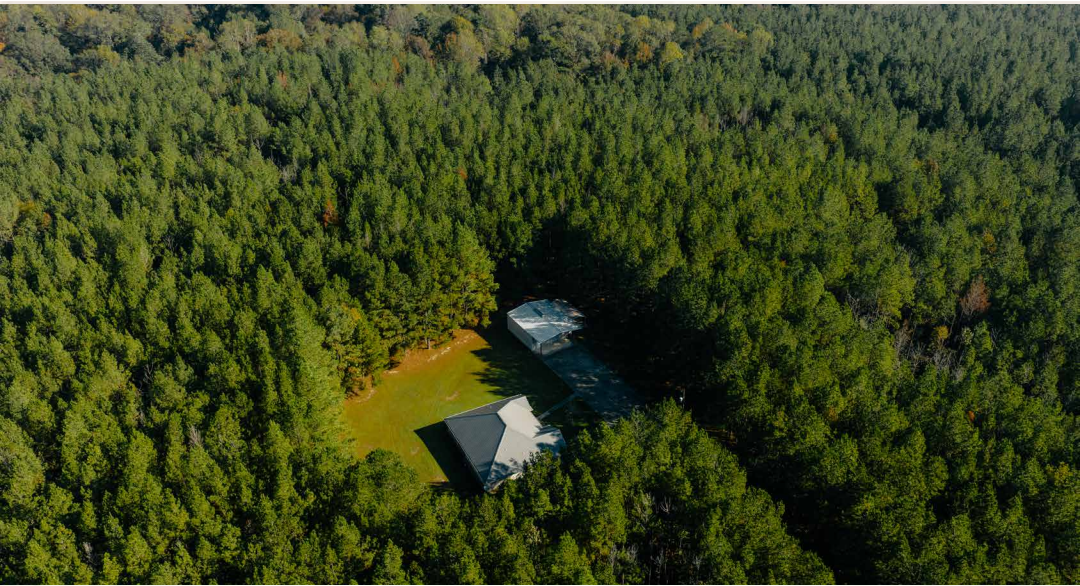
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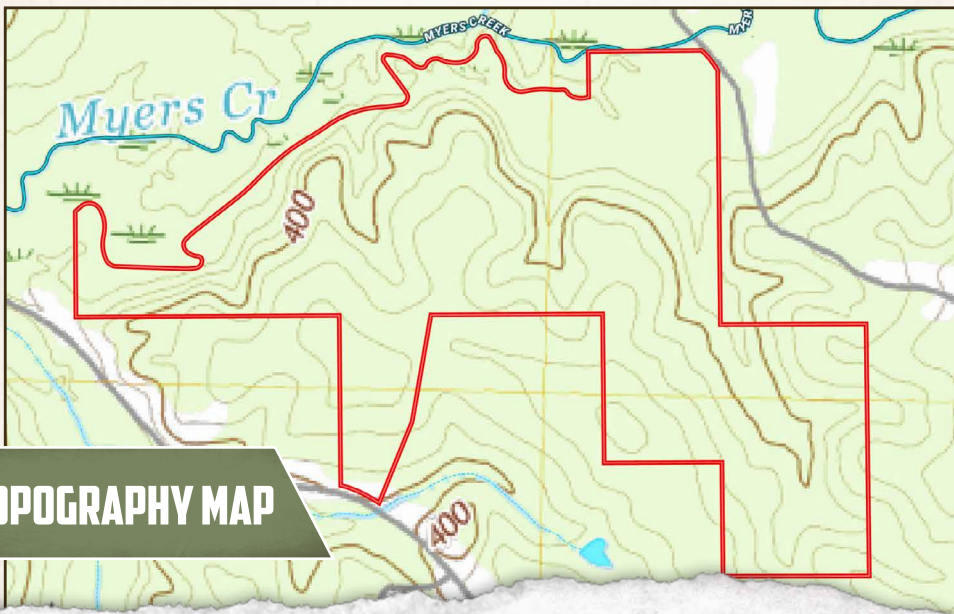
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INFRARED MAP



TOPOGRAPHY MAP



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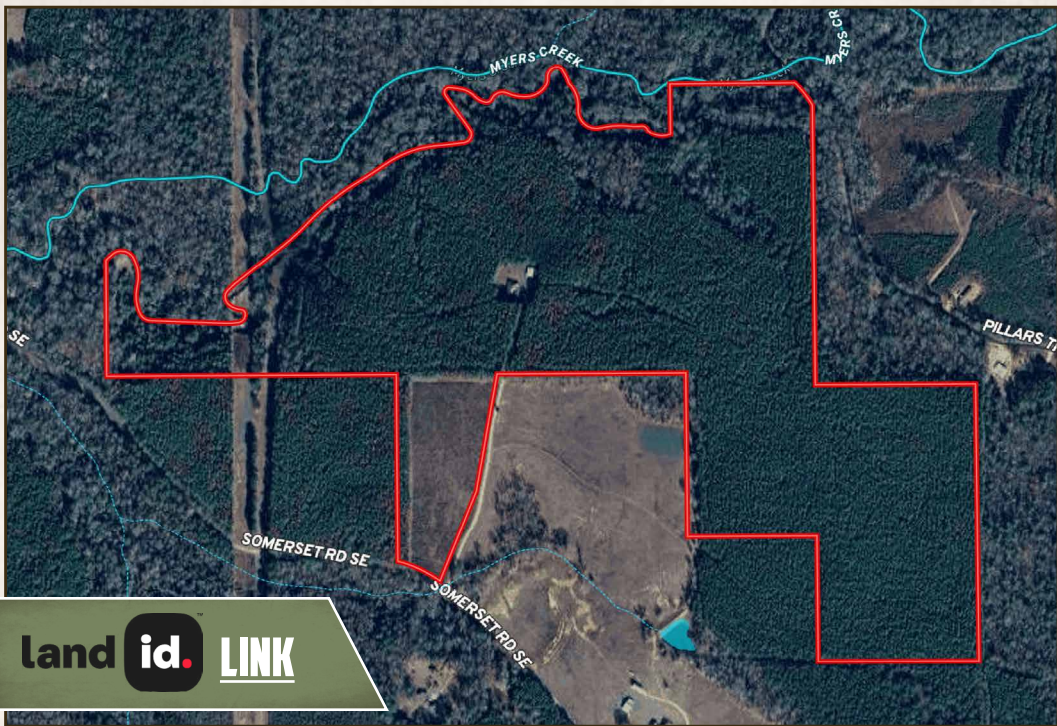
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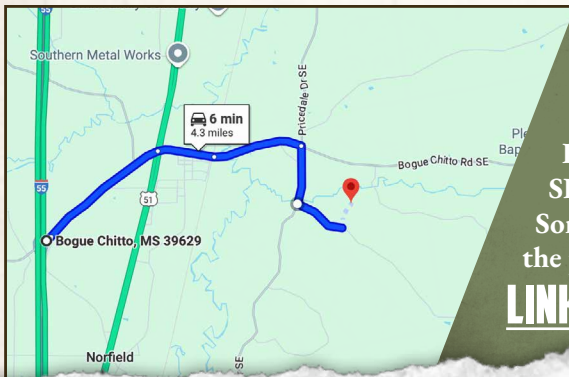
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land id. LINK



Directions From Exit #33 off I-55 in Bogue Chitto, MS: Take the exit and travel 3.1 miles east on Bogue Chitto Road SE. Turn right on Pricedale Drive SE and continue 0.6 miles. Turn left on Somerset Road SE and travel 0.6 miles to the property on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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