

595 LANEY CAMP ROAD
VICKSBURG | WARREN COUNTY, MS
\$165,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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595 LANEY CAMP ROAD

PROPERTY PROFILE

LOCATION:

- 595 Laney Camp Road
Vicksburg, MS 39183
- Warren County
- Chotard Lake
- 9.3± Miles N of the Yore
Country Store at Eagle Lake
- 36± Miles NW of Vicksburg
- 77± Miles NW of Jackson
- 71± Miles S of Greenville

COORDINATES:

- 32.57388, -91.04144

PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing
- Investment

PROPERTY INFORMATION:

- 0.29± Acres Across 2 Lots
- 1,260± SqFt Cabin
- 3 Bedrooms/ 2 Full Baths
- Large Front Porch
- Legacy Cargo Lift
- Central Heat & Air
- Twin County EPA
- Community Water:
\$200 Annually
- Road Frontage

TAX INFORMATION:

- Parcel ID:
0123-05-2130-0019-00
- 024 Taxes: \$1,391.92



ADAM HESTER, ALC | ASSOCIATE BROKER
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CADEN STARNES | LAND SPECIALIST
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WELCOME TO 595 LANEY CAMP ROAD

WELCOME TO 595 LANEY CAMP ROAD AT LAKE CHOTARD IN VICKSBURG, MISSISSIPPI. This 1,260± square foot, custom-built cabin is set across two lots on 0.29± acres—the perfect blend of comfort and convenience. Built high on durable steel framing, this property offers peace of mind and the assurance that it did not flood during the 2011 Mississippi River flood.

The cabin features three bedrooms, two full baths, and an open kitchen and living room, making it a welcoming space for family and friends. Enjoy mornings or evenings on the large front porch with relaxing views of Chotard Lake, or unwind on the back porch, which has recently been replaced. A Legacy Cargo Lift sits at the side of the front porch for added convenience.



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MORE ABOUT 595 LANEY CAMP ROAD

Known as a famous fishing destination, Lake Chotard is a favorite spot for anglers from across the region. Beyond fishing, the area offers year-round use—from hunting in nearby WMAs to boating, bird watching, and peaceful weekends away. A public boat ramp is just down the road, making it easy to get on the water in minutes.

Quiet and peaceful, this cabin makes an ideal weekend retreat, fishing or hunting camp, or year-round getaway. Just minutes from Phil Bryant WMA and Mahannah WMA, outdoor opportunities are endless.

**To schedule a private showing, call
Adam Hester or Caden Starnes today!**



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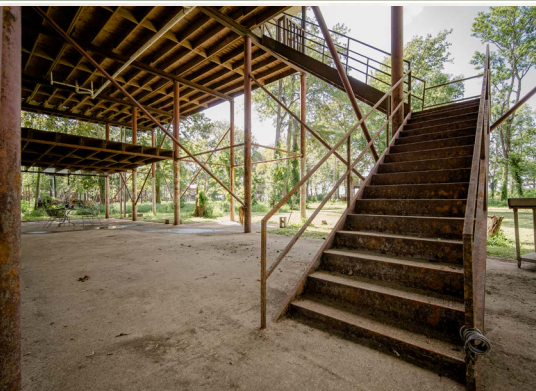


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Information is believed to be accurate but not guaranteed.



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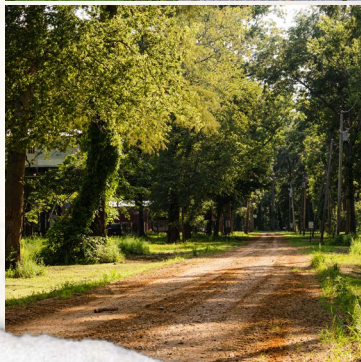
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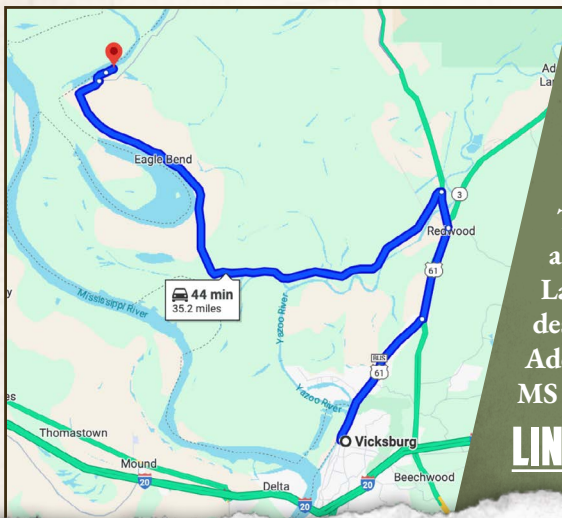
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Directions from US-61 North in Vicksburg, MS: Travel 0.1 mile north on US-61 N toward Redwood Road. Keep left to stay on US-61 N and continue 1.5 miles. Turn left on MS-465 N and proceed 23.7 miles. Turn left onto Laney Camp Road and continue 0.5 miles. Turn left onto Laney Camp Road and in 0.2 miles, the destination will be on the left. Physical Address: 595 Laney Camp Rd, Vicksburg, MS 39183

LINK TO GOOGLE MAP DIRECTIONS



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