

The Busby Farm 359+- acres in Bogue Chitto  
US hwy 51  
Bogue Chitto, MS 39629

\$1,500,000  
359± Acres  
Lincoln County

 **359 +/- Acres in  
Lincoln County** **MOSSYOAK<sup>®</sup>  
PROPERTIES**  
Posey Land Company



**The Busby Farm 359+- acres in Bogue Chitto  
Bogue Chitto, MS / Lincoln County**

**SUMMARY**

**Address**

US hwy 51

**City, State Zip**

Bogue Chitto, MS 39629

**County**

Lincoln County

**Type**

Hunting Land, Timberland, Riverfront, Undeveloped Land, Farms

**Latitude / Longitude**

31.447175 / -90.455378

**Acreage**

359

**Price**

\$1,500,000

**Property Website**

<https://www.mossyoakproperties.com/property/the-busby-farm-359-acres-in-bogue-chitto-lincoln-mississippi/98922/>



## **The Busby Farm 359+- acres in Bogue Chitto Bogue Chitto, MS / Lincoln County**

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### **PROPERTY DESCRIPTION**

This ±359-acre tract located in Bogue Chitto is a rare opportunity to own a truly special, multi-generational family property that has been carefully cared for and thoughtfully maintained over the years. From the moment you enter the property, it's evident that this land has been respected, managed with intention, and improved through long-term ownership.

The property offers excellent access, with road frontage on Highway 51 as well as convenient access from downtown Bogue Chitto via Johnson Street. Multiple entry points provide flexibility and ease of use, whether for recreation, management, or future planning. Adding to its uniqueness, the property also includes a boat ramp with direct access to the Bogue Chitto River, further enhancing both recreational and practical value.

A well-established and well-maintained internal road system allows for smooth travel throughout the property. The land features beautiful, well-managed timber with a healthy mix of pine and hardwood, reflecting years of responsible stewardship and pride of ownership. The terrain and layout make the property both functional and enjoyable to experience.

The Bogue Chitto River flows through the property, creating a scenic natural feature and providing additional recreational opportunities. Combined with the diverse habitat, the property offers ample hunting opportunities for both large and small game, making it an exceptional recreational retreat as well as a strong long-term investment.

This is the kind of land that families hold onto for generations - a property with history, character, and lasting value. Whether you are looking for a recreational retreat, timber investment, or legacy property to be enjoyed and passed down, this tract offers size, quality, access, and natural features that are difficult to find.

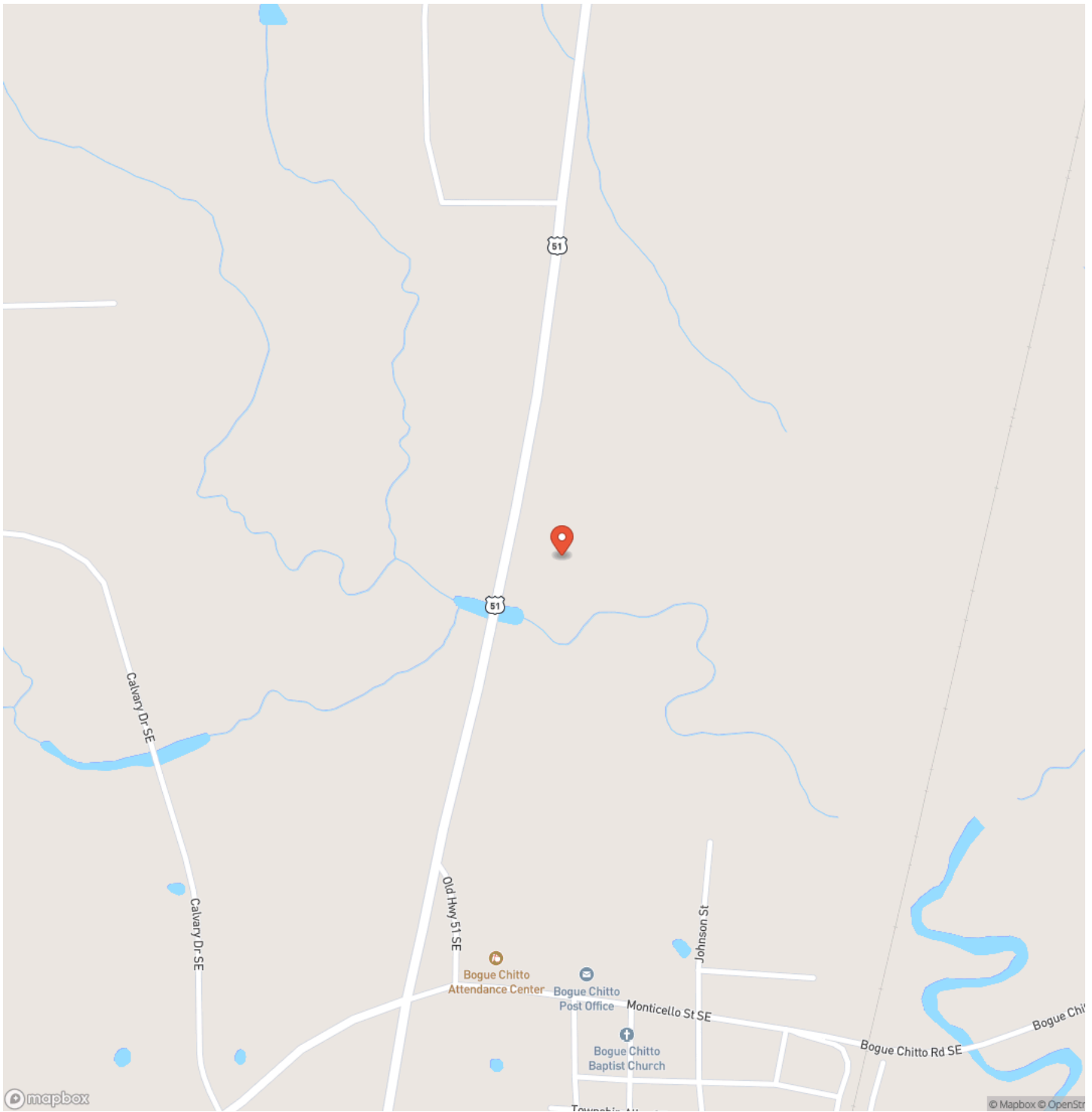
Properties of this caliber and care rarely come available. This is more than just acreage - it is a property with a story, ready to be appreciated and stewarded by the next generation.

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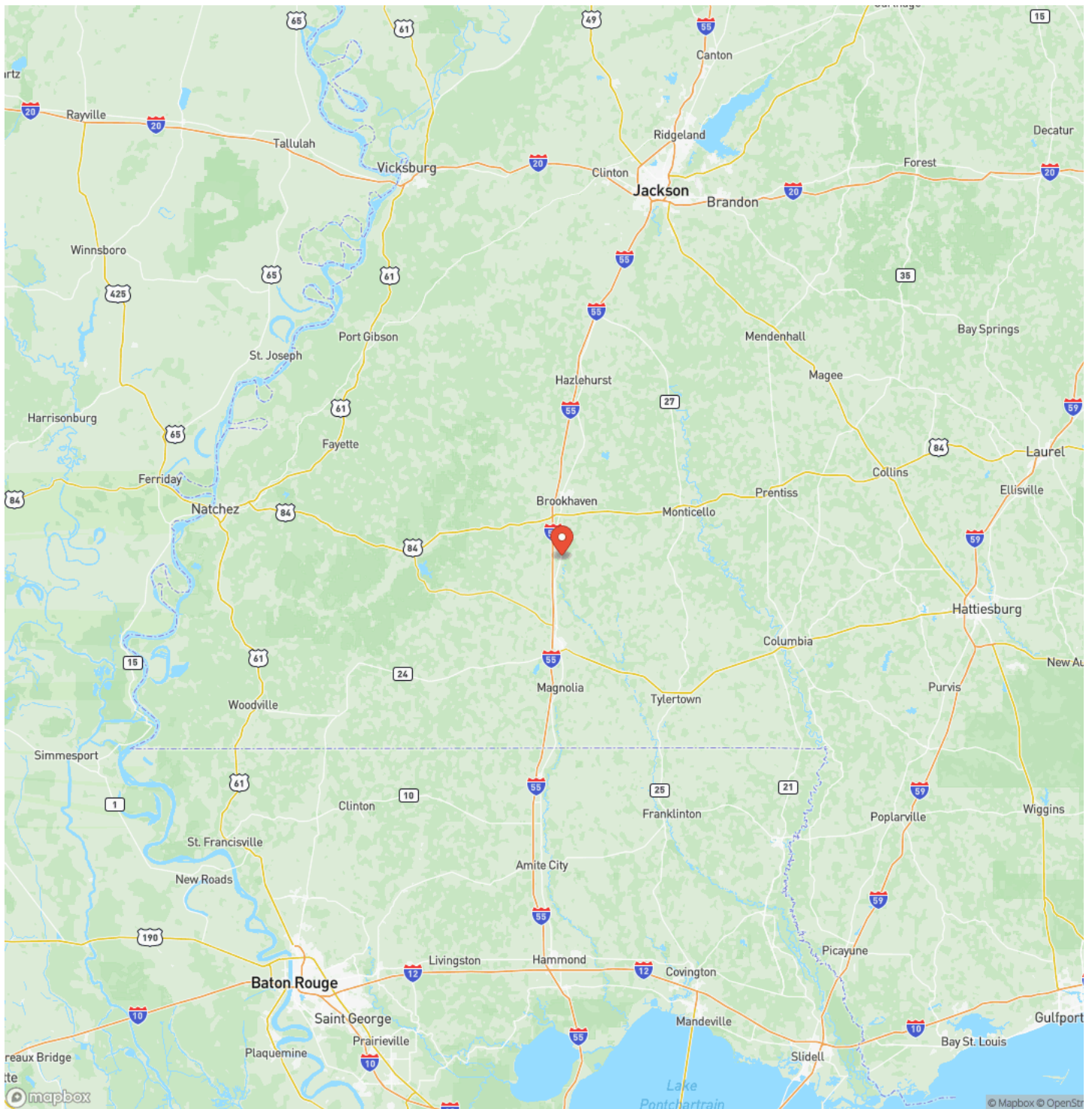
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## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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