

48.29+/- Acres with a Home

Lincoln County, MS



1619 Blackberry Trail
Bogue Chitto, MS 39629

\$499,900

Are you looking for a home with acreage that the whole family can enjoy? This 48.29+/- acre Lincoln County, MS property located in the Bogue Chitto School District is the one! Located in Bogue Chitto, this property features a spacious home with 3,150 sq ft of living space, an in-ground swimming pool and pine plantation. The two story, four bedroom, four bath home offers beauty from floor to ceiling. Three bedrooms are on the main floor while one bedroom is upstairs. Each bedroom features its own bath. A large bonus room is upstairs if a fifth bedroom is needed. The open concept floor plan has a spacious kitchen that flows into a large living room with a vaulted wood ceiling, adding so much warmth to the heart of this home. Step out back to the relaxing swimming pool that can be enjoyed all summer long. If grilling is your thing, enjoy a beverage on the back porch while the steaks are cooking and just enjoy the view. A spacious workshop, with a roll-up door and covered patio is perfect for the handyman. The acreage is covered in a well maintained pine tree plantation that would offer perfect hunting opportunities or a place to enjoy riding ATVs. The property has road frontage on Blackberry Trail. Do not miss your opportunity to own this dream home! Call Eli today!

Directions from Bogue Chitto, MS: From the Bogue Chitto exit on I 55 travel west on Bogue Chitto Road approximately 4.5 miles and turn left onto Summit Drive. Travel 1.5 miles on Summit Drive and turn right onto Blackberry Trail. Travel 1 mile and the property will be on your left.

Address: 1619 Blackberry Trail Bogue Chitto, MS 39629



TRINITY WEBB, REALTOR®
Trinity@TomSmithHomes.com
601.990.5070 office | 769.218.7860 cell



Expect More. Get More.

call us today!



ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell

TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.



TRINITYWEBB, REALTOR®
Trinity@TomSmithHomes.com
601.990.5070 office | 769.218.7860 cell



Expect More. Get More.

call us today!



ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TRINITYWEBB, REALTOR®
Trinity@TomSmithHomes.com
601.990.5070 office | 769.218.7860 cell



Expect More. Get More.

call us today!



ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TRINITYWEBB, REALTOR®
Trinity@TomSmithHomes.com
601.990.5070 office | 769.218.7860 cell



Expect More. Get More.

call us today!



ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TRINITYWEBB, REALTOR®
Trinity@TomSmithHomes.com
601.990.5070 office | 769.218.7860 cell



Expect More. Get More.

call us today!



ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Aerial Map



TRINITYWEBB, REALTOR®
Trinity@TomSmithHomes.com
601.990.5070 office | 769.218.7860 cell



Expect More. Get More.

call us today!

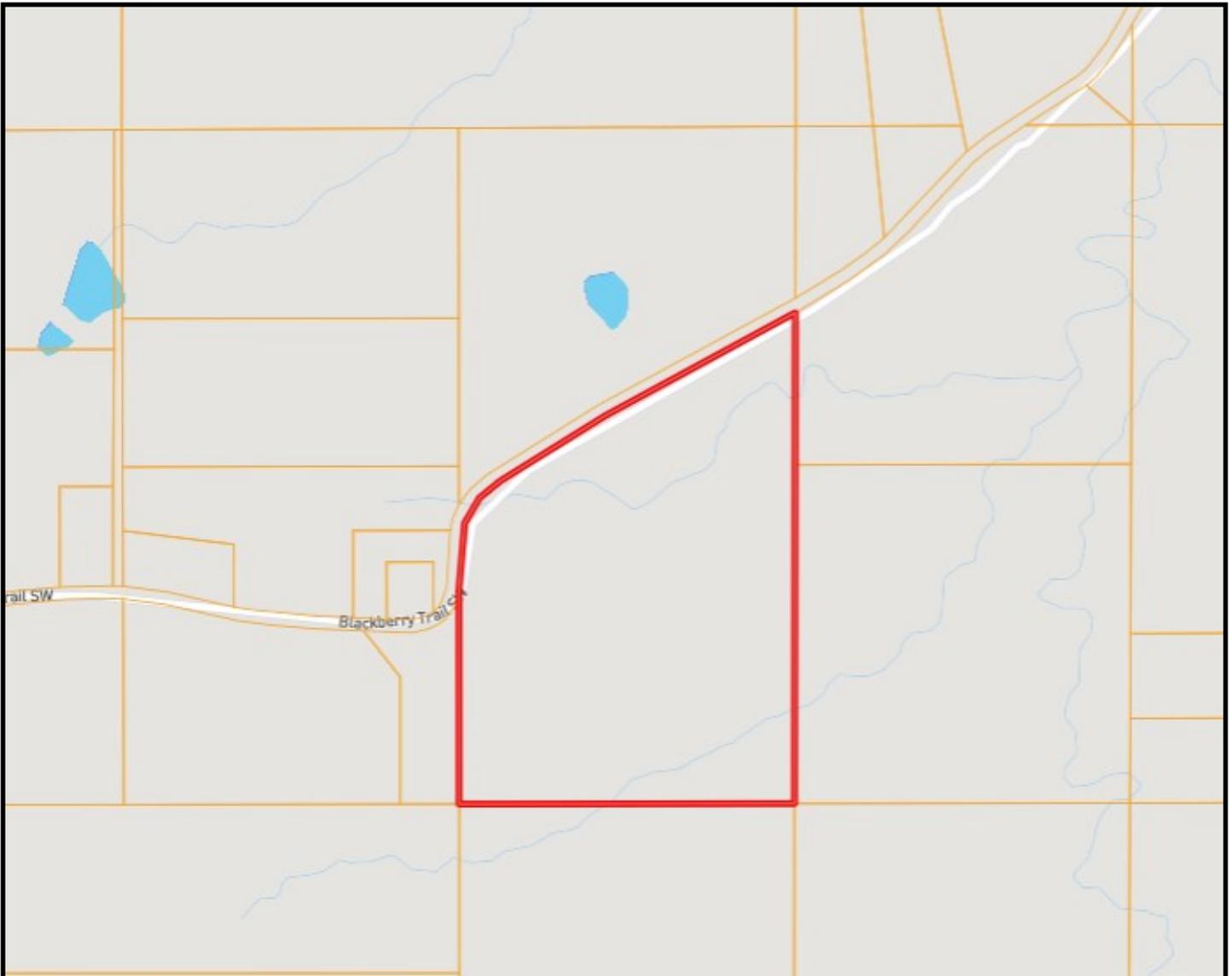


ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Ownership Map



TRINITYWEBB, REALTOR®
Trinity@TomSmithHomes.com
601.990.5070 office | 769.218.7860 cell



Expect More. Get More.

call us today!

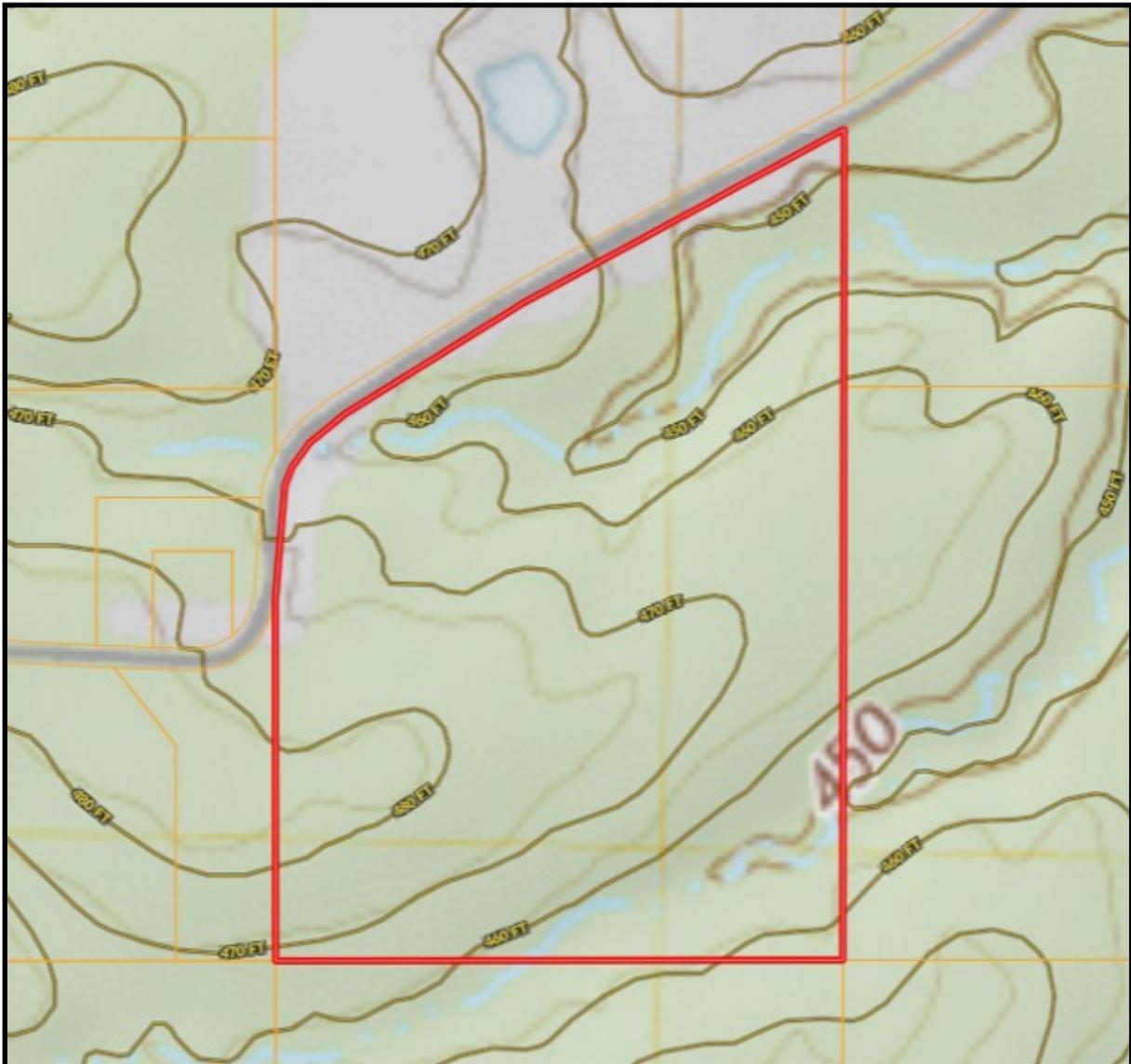


ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Topography Map



TRINITYWEBB, REALTOR®
 Trinity@TomSmithHomes.com
 601.990.5070 office | 769.218.7860 cell



Expect More. Get More.

call us today!

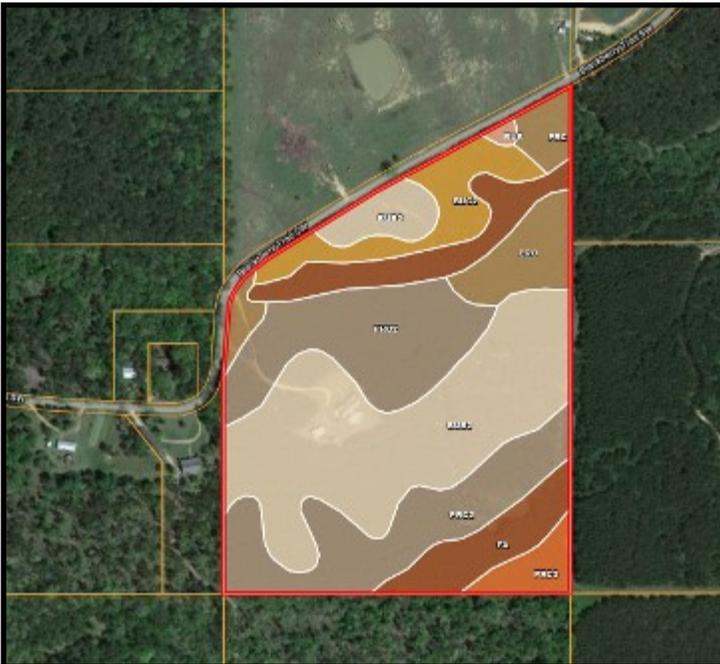


ELI FERGUSON, REALTOR®
 Eli@TomSmithLand.com
 601.990.5070 office | 601.757.7117 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





CODE	DESCRIPTION	ACRES	%	CAP
PrC	Providence silt loam, 5 to 8 percent slopes	4.4	9.3%	3e
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	1.4	2.9%	4e
BuB2	Bude silt loam, 2 to 5 percent slopes, eroded	16.8	35.4%	3e
BuC2	Bude silt loam, 5 to 8 percent slopes, eroded (providence)	3.6	7.6%	3e
Fa	Falaya silt loam (oaklimeter)	6.3	13.4%	2w
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	14.7	31%	3e
BuB	Bude silt loam, 2 to 5 percent slopes	0.2	0.4%	3e

Soil Map



TRINITY WEBB, REALTOR®
 Trinity@TomSmithHomes.com
 601.990.5070 office | 769.218.7860 cell



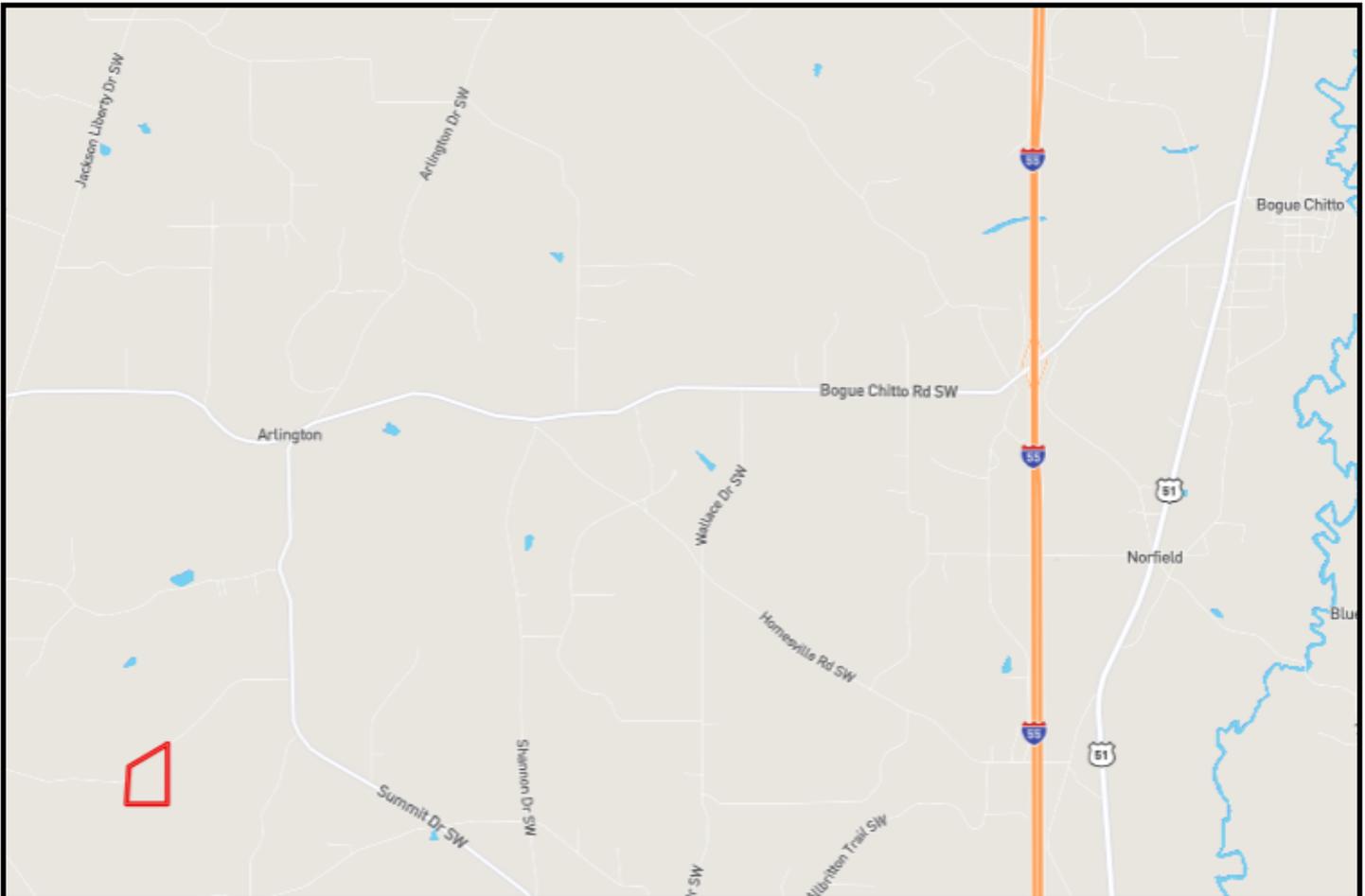
Expect More. Get More.

call us today!



ELI FERGUSON, REALTOR®
 Eli@TomSmithLand.com
 601.990.5070 office | 601.757.7117 cell





Directional Map

Directions from Bogue Chitto, MS: From the Bogue Chitto exit on I 55 travel west on Bogue Chitto Road approximately 4.5 miles and turn left onto Summit Drive. Travel 1.5 miles on Summit Drive and turn right onto Blackberry Trail. Travel 1 mile and the property will be on your left.

Address: 1619 Blackberry Trail Bogue Chitto, MS 39629



TRINITYWEBB, REALTOR®
Trinity@TomSmithHomes.com
601.990.5070 office | 769.218.7860 cell



Expect More. Get More.

call us today!



ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

