



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

311± ACRES
LINCOLN COUNTY, MS
\$1,399,500



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE LINCOLN 311

PROPERTY PROFILE

LOCATION:

- Arlington Road
- Bogue Chitto, MS 39629
- Lincoln County
- 12± Miles SE of Brookhaven
- 20± Miles NW of McComb
- 64± Miles SW of Jackson
- 126± Miles NW of NOLA

COORDINATES:

- 31.45695, -90.52915

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 311± Total Acres
- 225± Acres Plantation Pine
- 83± Acres Bottomland Hardwoods
- Big Creek Frontage
- Established Food Plots
- Deer, Duck, & Turkey
- Small Game
- Internal Road System
- Paved Road Frontage
- Multiple Entrances
- Multiple Building Sites
- Bogue Chitto School District
- Utilities Available Nearby

TAX INFORMATION:

- \$1,188.21 (2025)



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BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LINCOLN 311

WELCOME TO THE LINCOLN 311, JUST OUTSIDE OF BROOKHAVEN IN BOGUE CHITTO, MISSISSIPPI. This $311\pm$ acre Lincoln County hunting tract is a rare find, located about seven miles from I-55 and loaded with diversity that consistently produces wildlife.

The property includes $162\pm$ acres of recently thinned, merchantable plantation pines with excellent internal road access, multiple loading sites, and long shooting lanes that are perfect for establishing food plots. These open, well-maintained pines provide ideal habitat for spring gobblers and hold turkeys year after year. The upland pines transition into $86\pm$ acres of naturally regenerating bottomland hardwoods within a Streamside Management Zone, featuring sloughs, wetlands, and natural islands that create secure bedding and sanctuary areas for mature whitetail bucks.



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MORE ABOUT THE LINCOLN 311

Duck hunting on this tract is going to be above average for this county, with wood ducks regularly using several wetland areas across the property. An additional 63± acres of approximately 12.5-year-old plantation pines sit between the wetlands and Big Creek, which runs the entire eastern boundary with over one mile of creek frontage. Numerous fishing holes are scattered throughout the tract, making this a true year-round recreational property.

Large, well-rounded hunting tracts like this are seldom available in this part of Lincoln County, making this an ideal opportunity for a great recreational property or a future homesite in the Bogue Chitto School District.

Contact Braden Smith today to schedule a private showing and experience #TheSmallTownWay.



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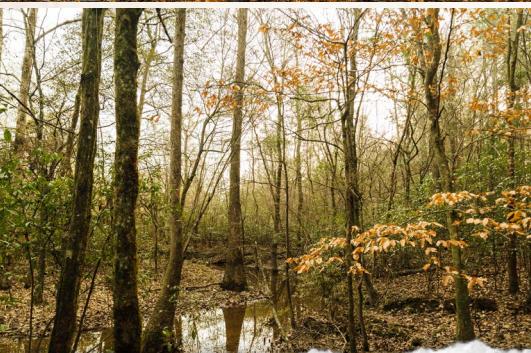
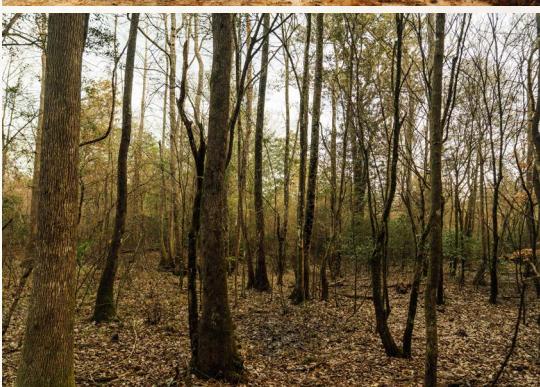
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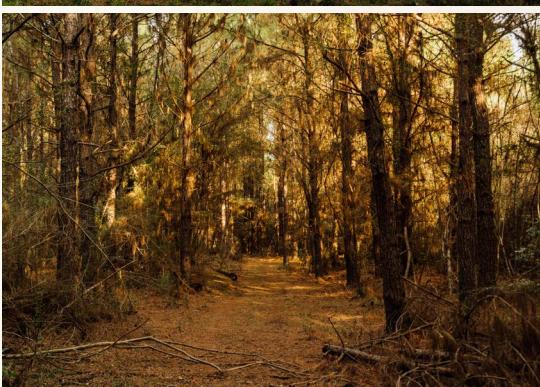
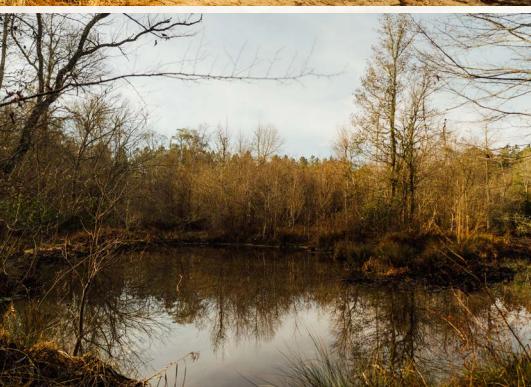
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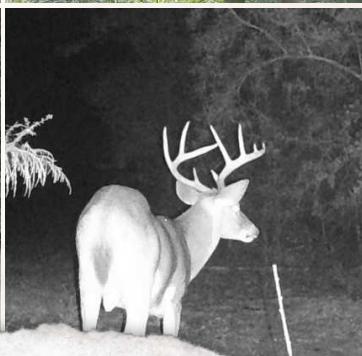
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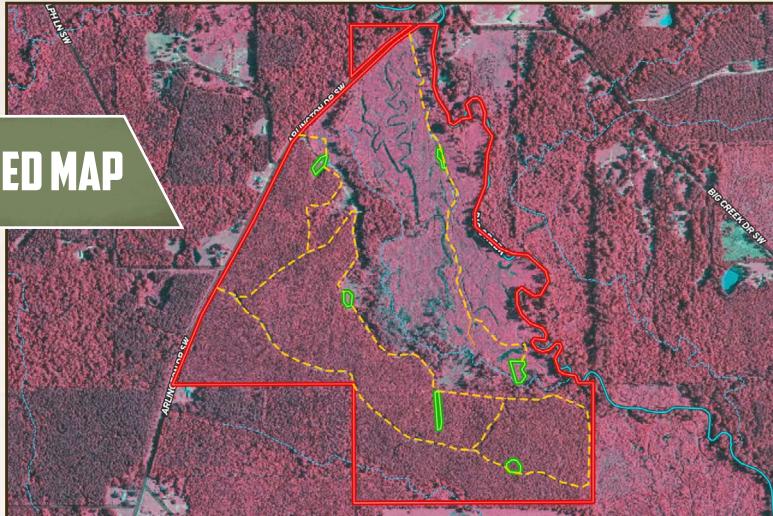


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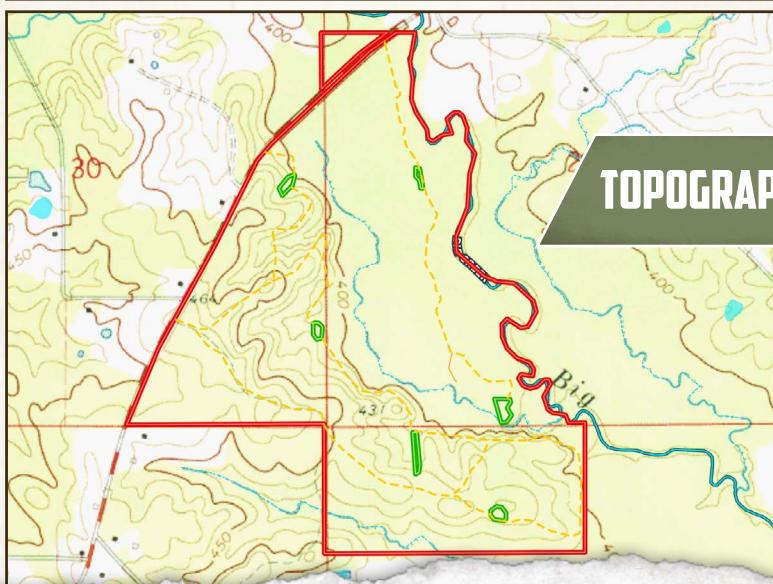
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INFRARED MAP



TOPOGRAPHY MAP



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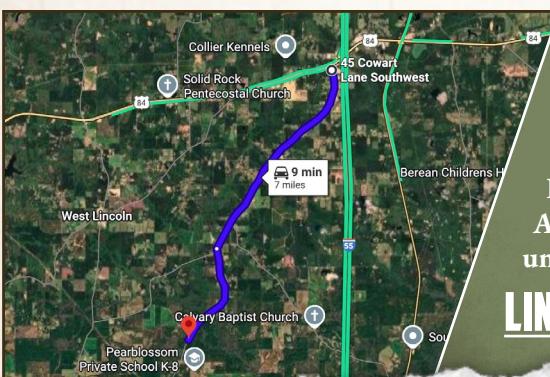
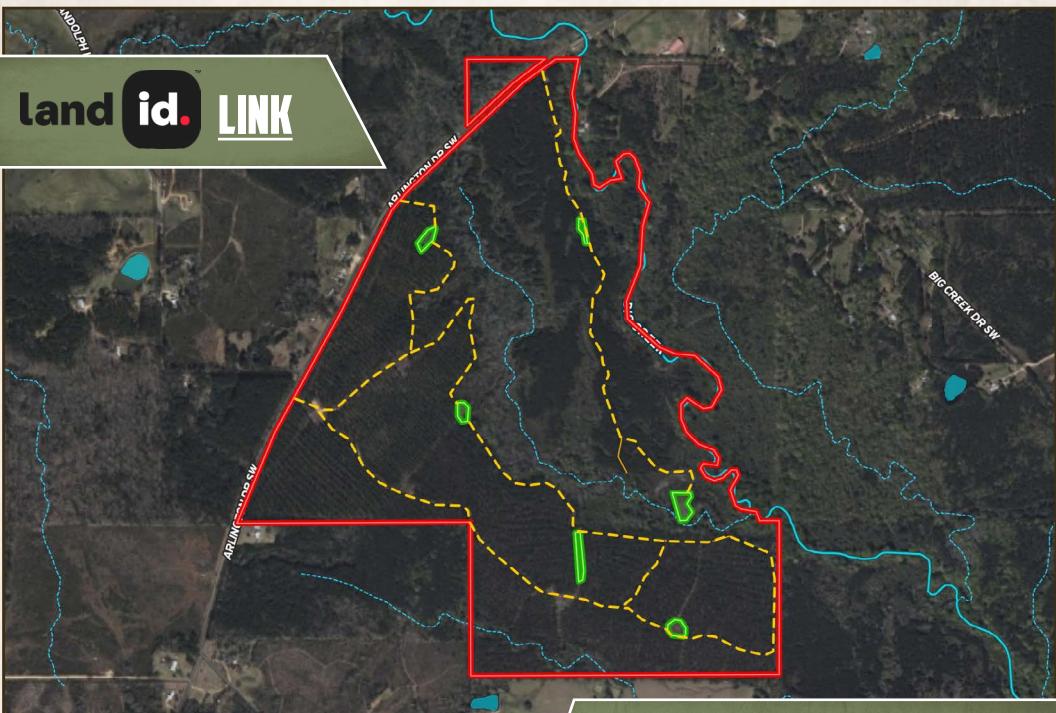
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Directions From Brookhaven, MS:
Travel on MS-583 S for 2.4 miles.
Turn right onto US-84 W and proceed
for 2.8 miles. Turn left onto Coward
Lane SW and continue onto Auburn
Drive SW for 4.8 miles. Turn left onto
Arlington Drive and travel for 2.3 miles
until you reach the destination.

LINK TO GOOGLE MAP DIRECTIONS



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