

10± ACRES
LINCOLN COUNTY, MS
\$100,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE LINCOLN 10

PROPERTY PROFILE

LOCATION:

- 3410 Maple Lane SW
Summit, MS 39666
- Lincoln County
- 6.9± Miles N of Summit
- 7.2± Miles S of Bogue Chitto
- 64± Miles N of Hammond
- 107± Miles NE of Baton Rouge
- 117± Miles NW of New Orleans

COORDINATES:

- 31.3739, -90.4804

PROPERTY USE:

- Residential

PROPERTY INFORMATION:

- 10± Surveyed Acres
- 300± Feet Gravel Road Frontage
- Young Pine Timber
- Home Site
- Established Trails
- Electricity: Magnolia EPA
- Lincoln County School
District - Bogue Chitto

TAX INFORMATION:

- 2024 - \$30.11
- Parcel #: 75-8-27-008.02



LEE WHITE | LAND SPECIALIST
C: 601-600-1395 | lee@smalltownproperties.com

ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
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Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE LINCOLN 10

WELCOME TO THE LINCOLN 10, LOCATED BETWEEN BOGUE CHITTO AND SUMMIT, MS. The 10± acre Lincoln County surveyed tract is west of Interstate 55 with 300± feet of gravel road frontage on Maple Lane SW. A gravel drive traverses the property and leads to an open area that will make a great house site. Additionally, a gravel pad is in place for a manufactured home. You will find young pine timber and established trails around the property lines. Take advantage of the convenience of being ready to move a manufactured home onto the property, without having the expense of road and pad building. This property is located in the Lincoln County School District - Bogue Chitto. The central location between several towns makes this an ideal place to call home.

Call Lee or Alinda White today to schedule a showing.



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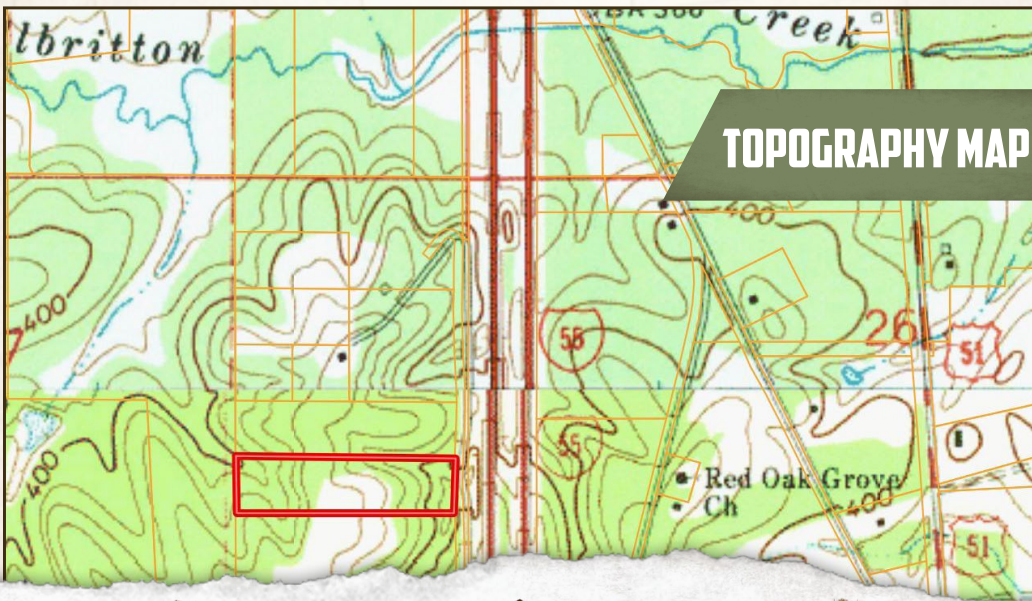
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LINCOLN COUNTY, MISSISSIPPI

FLOOD MAP



TOPOGRAPHY MAP



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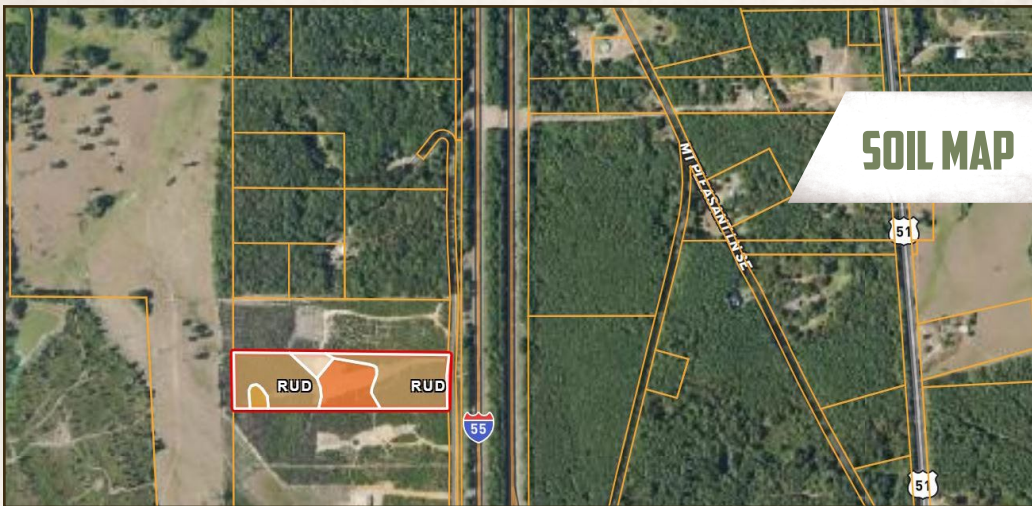
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SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP
RuD	Ruston soils, 8 to 12 percent slopes (smithdale)	6.73	70.69%	-	56	4e
BuB2	Bude silt loam, 2 to 5 percent slopes, eroded	2.04	21.43%	-	48	3e
OaB2	Ora silt loam, 2 to 5 percent slopes, eroded (providence)	0.44	4.62%	-	41	2e
OaB	Ora silt loam, 2 to 5 percent slopes (providence)	0.31	3.26%	-	48	2e



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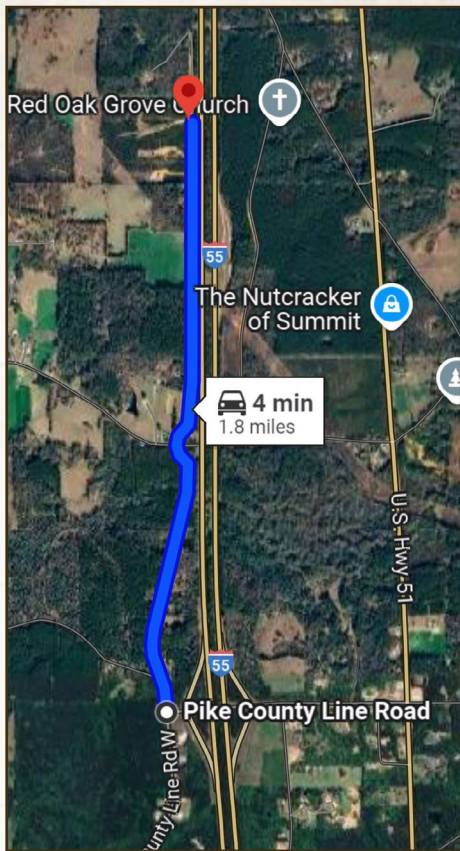
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LINCOLN COUNTY, MISSISSIPPI

land id. LINK



Directions From Exit 24 on I-55 in Summit, MS: Turn right on Maple Lane SW and travel 1.8 miles north to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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