

28± Acre Home Estate

Lincoln County, MS

612 Southeast Hwy 51, Bogue Chitto, MS 39629



\$1,497,000



TOM SMITH

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Information is believed to be accurate but not guaranteed.

Property Information

Location:

- 612 Southeast Hwy 51,
Bogue Chitto, MS 39629

Coordinates:

- 31.52350, -90.46640

Property Use:

- Residential
- Pastureland
- Investment
- Cattle Operation

Property Highlights

- 28± Acres
- 4 Bedrooms, 3.5 Bathrooms
- 5,000± Sq Ft
- Two Spacious Living Areas
- Completely Remodeled in 2023
- Office
- Heated & Cooled Three-Car Garage
- Fully Fenced Pastureland
- Barn, Catch Pens, Head Gates, & Chutes
- Lake Site
- Five Rental Units that Generate Strong Annual Returns
- Rent Rolls Available Upon Request

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The Home Estate

28± Acres

Welcome to 612 Southeast Highway 51 in Bogue Chitto, Mississippi, a remarkable twenty-eight-acre property that perfectly blends country living, agricultural potential, and income-producing opportunity. The approximately 5,000± square-foot main home was completely remodeled in 2023 and offers four bedrooms and three and a half baths, along with two spacious living areas. The large family room showcases a stacked stone gas fireplace, while the formal dining room, coffered ceilings, plantation shutters, built-in bookcases, and custom details throughout add warmth and character. The well-appointed kitchen includes granite countertops, Jenn-Air stainless steel appliances, double gas ovens, and a five-burner cooktop with pot filler, coffee bar, arched pantry entry, and abundant storage. The oversized laundry and utility room offers a half bath, sink, extensive cabinetry, freezer space, and convenient access both outside and to the three-car garage. A heated and cooled office just off the garage provides flexible space for work or hobbies. Outdoors, you're greeted with 28 acres of rolling, fully fenced pastureland that's ready for livestock, complete with a barn, catch pens, head gates, and chutes, ideal for a cattle operation. There's also an excellent lake site positioned for beautiful views from the main home and rental units. Speaking of income, the property includes five rental units that generate strong annual returns; rent rolls available upon request. Altogether, this property offers a rare mix of refined country living, productive pastureland, livestock facilities, and investment potential.



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The Residence



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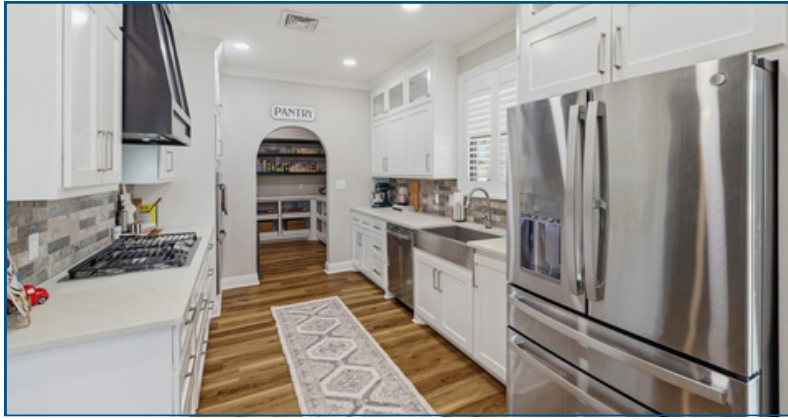
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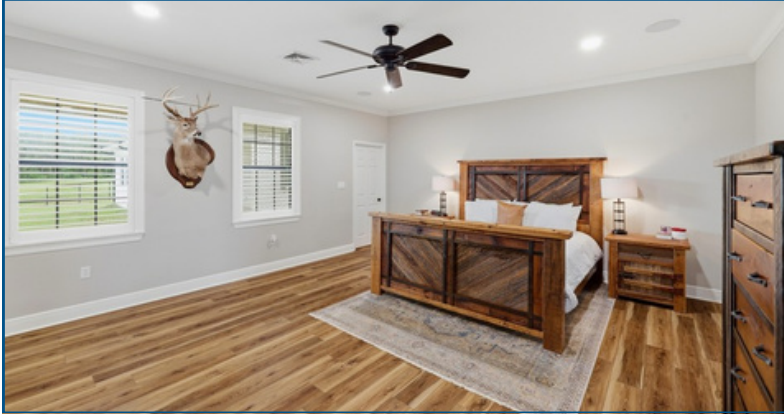
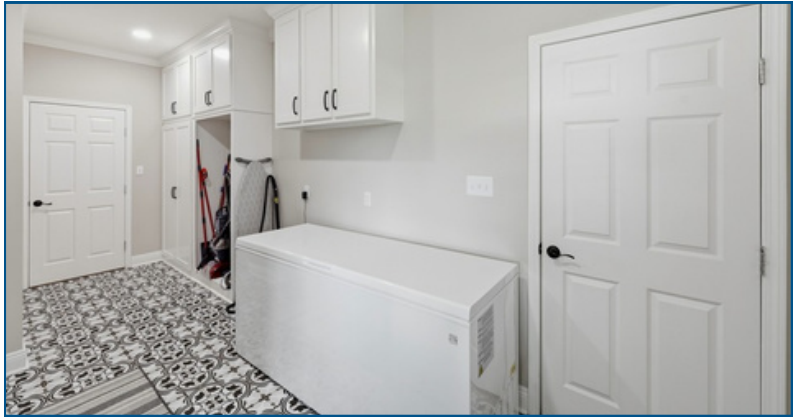
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Unit #1



Unit #1 Features

- 2 Bedrooms, 1 Bathroom
- 1,100± Sq Ft
- Electric Appliances
- Washer & Dryer
- Central Heat & Air
- Granite Countertops



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Unit #2



Unit #2 Features

- 2 Bedrooms, 1 Bathroom
- 980± Sq Ft
- Electric Appliances
- Washer & Dryer
- Central Heat & Air
- Granite Countertops



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Unit #3



Unit #3 Features

- 2 Bedrooms, 2 Bathrooms
- 1,200± Sq Ft
- Electric Appliances
- Washer & Dryer
- Central Heat & Air
- Granite Countertops
- Garage



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Unit #4



Unit #4 Features

- 2 Bedrooms, 1 Bathroom
- 1,150± Sq Ft
- Electric Appliances
- Washer & Dryer
- Central Heat & Air
- Granite Countertops
- Garage



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Unit #5



Unit #5 Features

- 1 Bedroom, 1 Bathroom
- 900± Sq Ft
- Rustic Decor
- No Dishwasher

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The Barn



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Aerial Photos



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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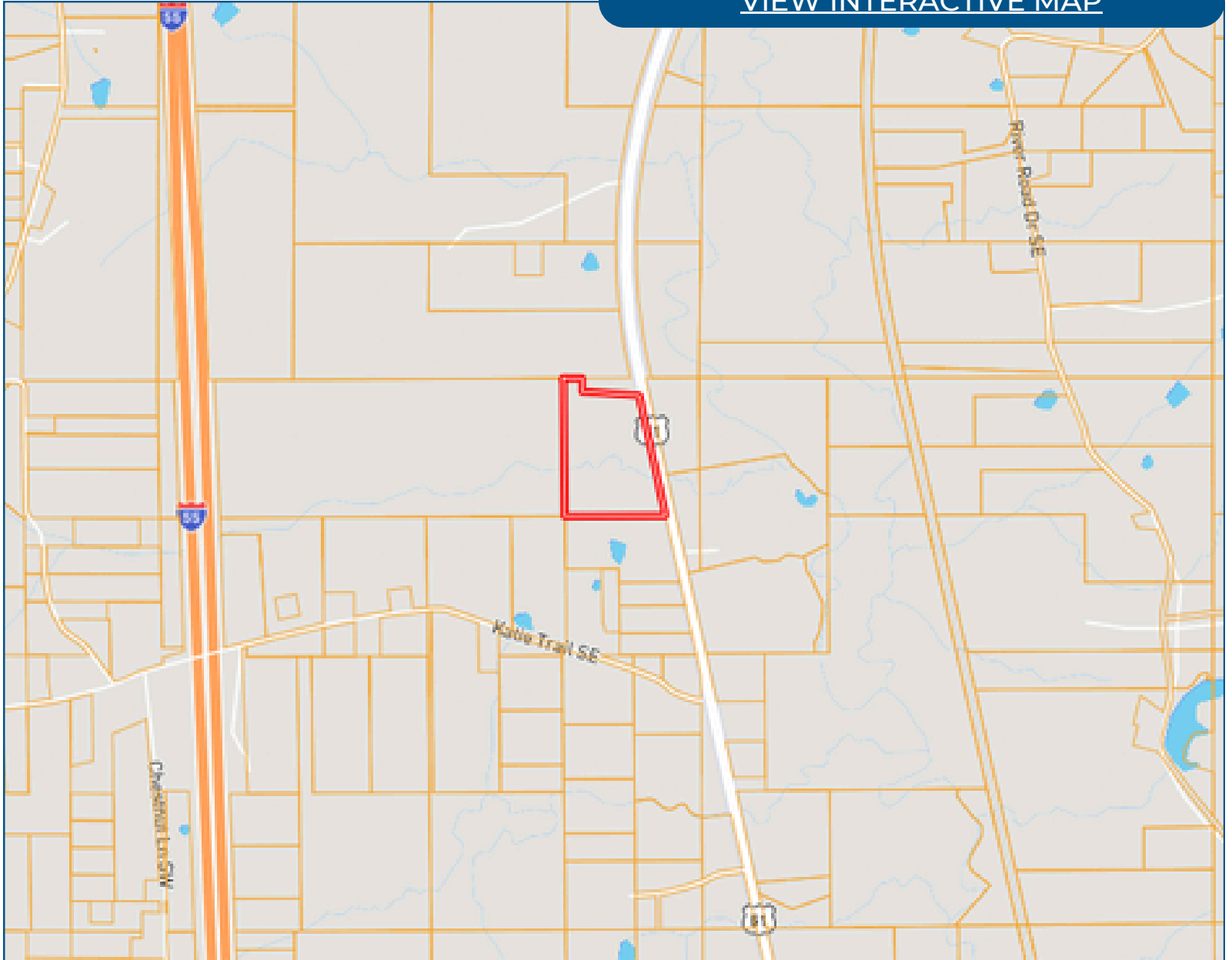


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Ownership Map

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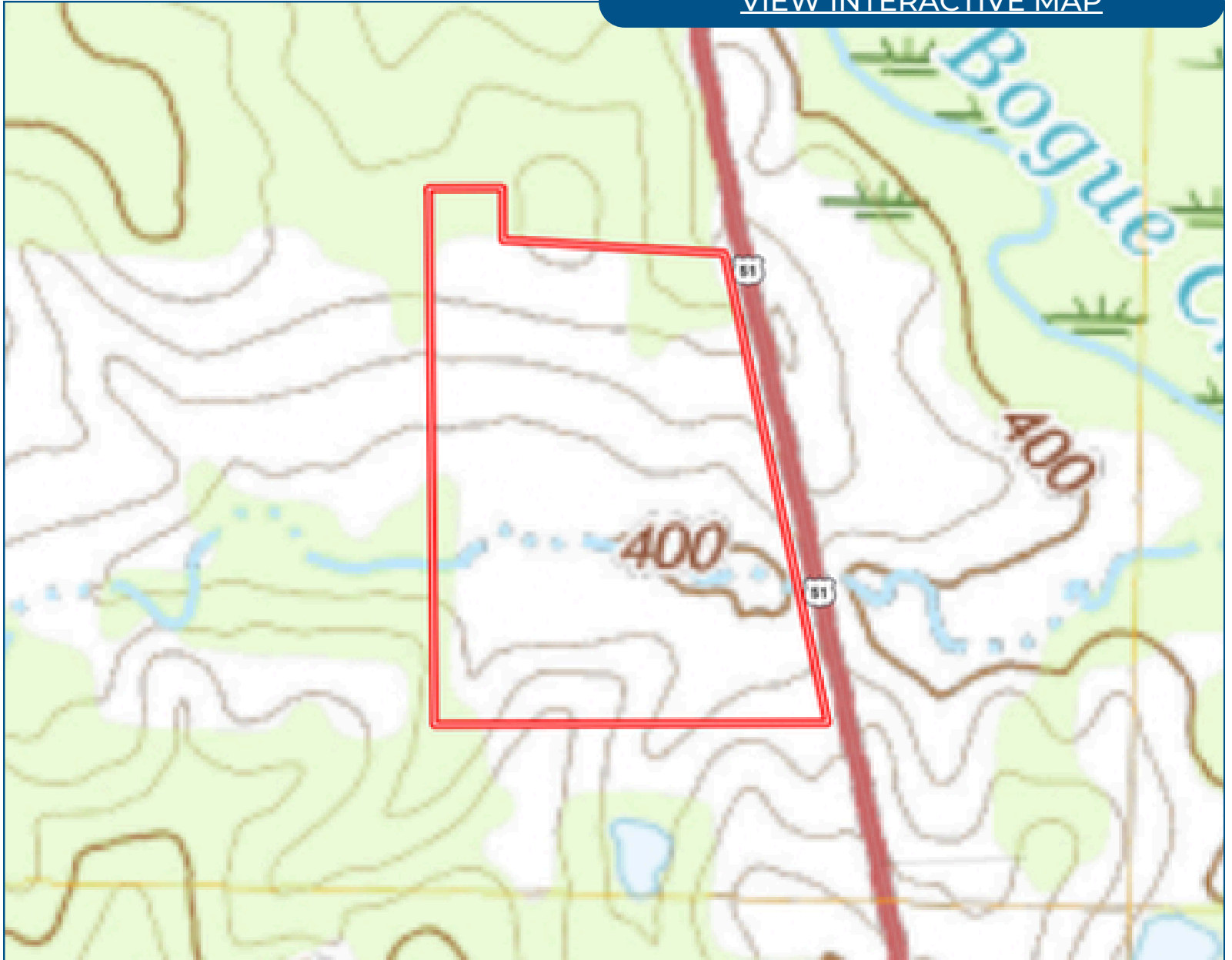


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Topo Map

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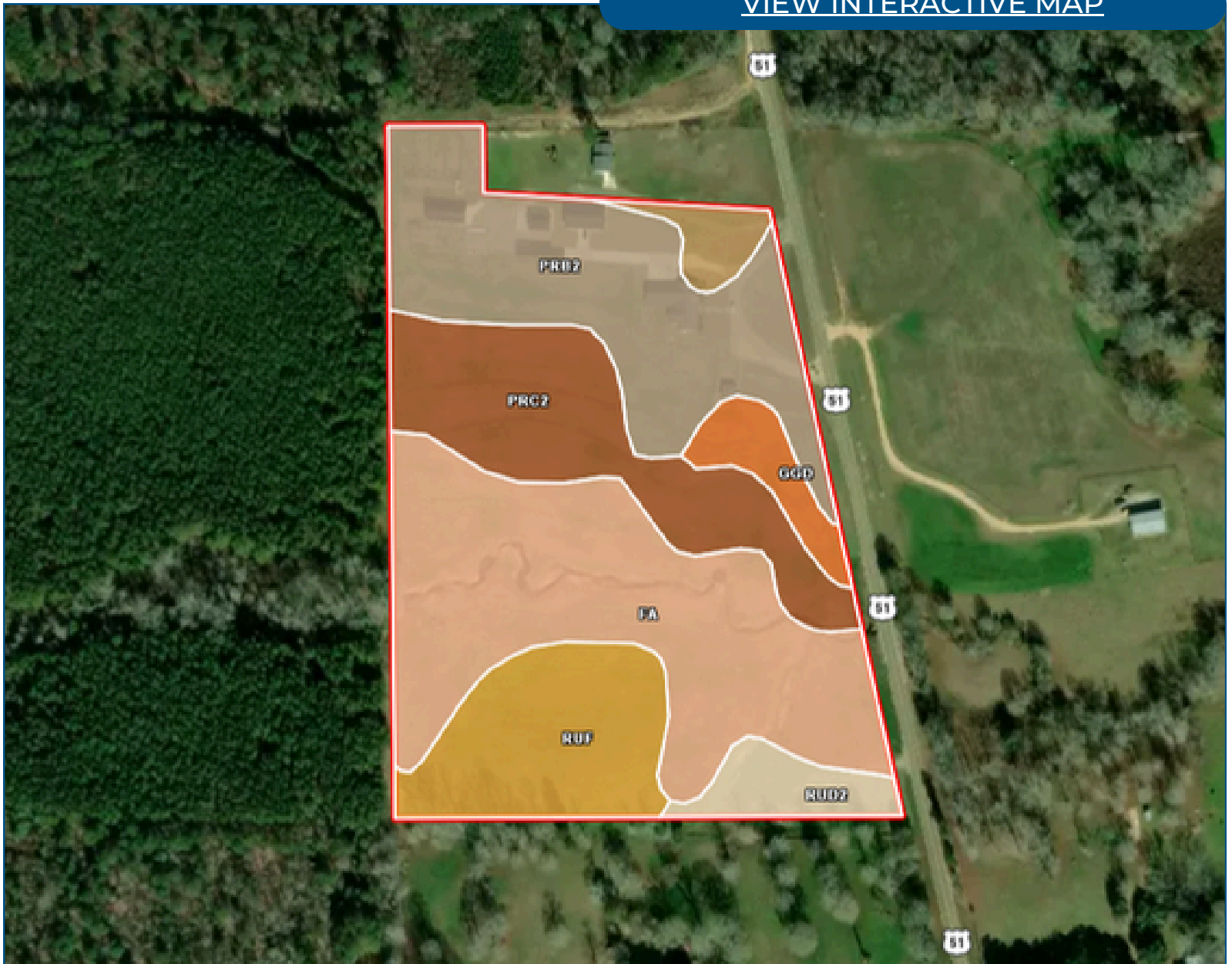


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Soil Map

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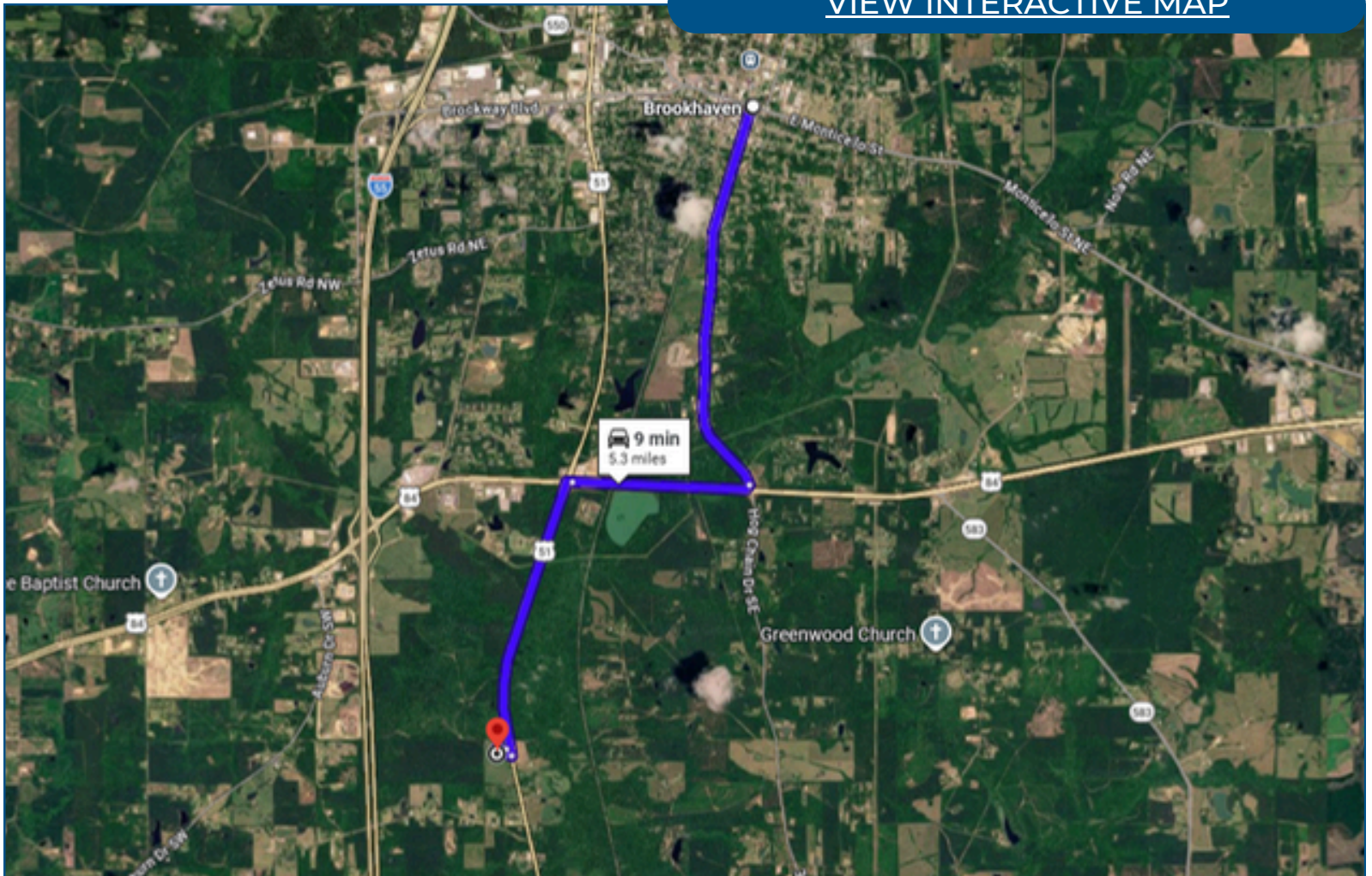


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Directional Map

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Directions from Brookhaven, MS:

Head toward S 1st St for 36 ft, and then turn left onto MS-583 S for 2.4 miles. Turn right onto US-84 W for 1.1 miles, and then turn left onto US-51 S for 1.7 miles. Take a sharp right in 295 ft, and turn left in 305 ft. The destination will be on the left.



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