



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**LAKE CHOTARD CABIN ON 0.52± ACRES**  
**WARREN COUNTY, MS**  
**\$89,999**



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# THE WARREN 0.52

## PROPERTY PROFILE

### LOCATION:

- 530 Laney Camp Road  
Vicksburg, MS 39183
- Warren County
- Lake Chotard
- 0.3± Miles to Public  
Boat Ramp
- 34± Miles N of I-20

### COORDINATES:

- 32.575, -91.0398

### PROPERTY USE:

- Residential
- Weekend Getaway
- Investment

### PROPERTY INFORMATION:

- 0.52± Acre Lot
- 1,022± SqFt Cabin
- 3 Bedrooms/2 Baths
- Water Front
- Screened-In Porch
- Selling As Is

### TAX INFORMATION:

2024: \$1,089.967

- Parcel # - 0124-05-9999-0011-00



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**LUKE SANDERS**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE WARREN 0.52

IF YOU HAVE BEEN SEARCHING FOR AN AFFORDABLE CAMP IN A PRIME LOCATION IN THE MISSISSIPPI DELTA, THIS ONE IS WORTH CONSIDERING! Situated on a 0.52± acre lot in Warren County, you will find a 1,022± square foot cabin overlooking the beautiful Lake Chotard. Built in 1978, with many stories to tell, the cabin offers three bedrooms, two baths, and a spacious screened-in back porch. Just picture early mornings drinking coffee with family and friends before a day of fishing and hunting. This camp is elevated, leaving the area underneath a perfect spot to store boats or any other items that need to stay out of the elements. The public boat ramp is located only about 0.3 miles from this property, which will have you fishing in no time! When the fishing weather is over and deer and duck season rolls back around, this camp will still be a hot spot with it being conveniently located to thousands of acres of some of Mississippi's best public land hunting. This is a sure place to make a lifetime of memories with family and friends for years to come! *DISCLAIMER: selling as is.*

**If you are interested in a private tour, contact Luke Sanders today!**



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land id. LINK



FLOOD MAP



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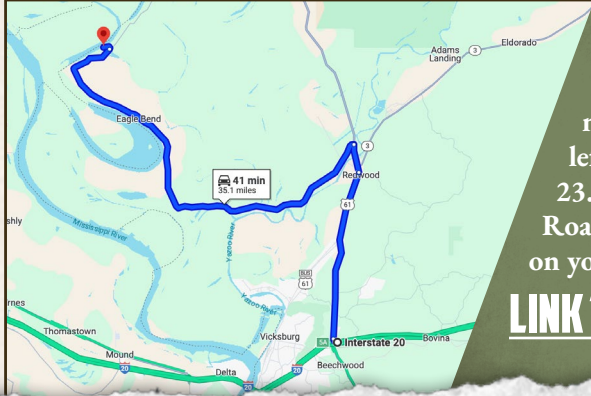
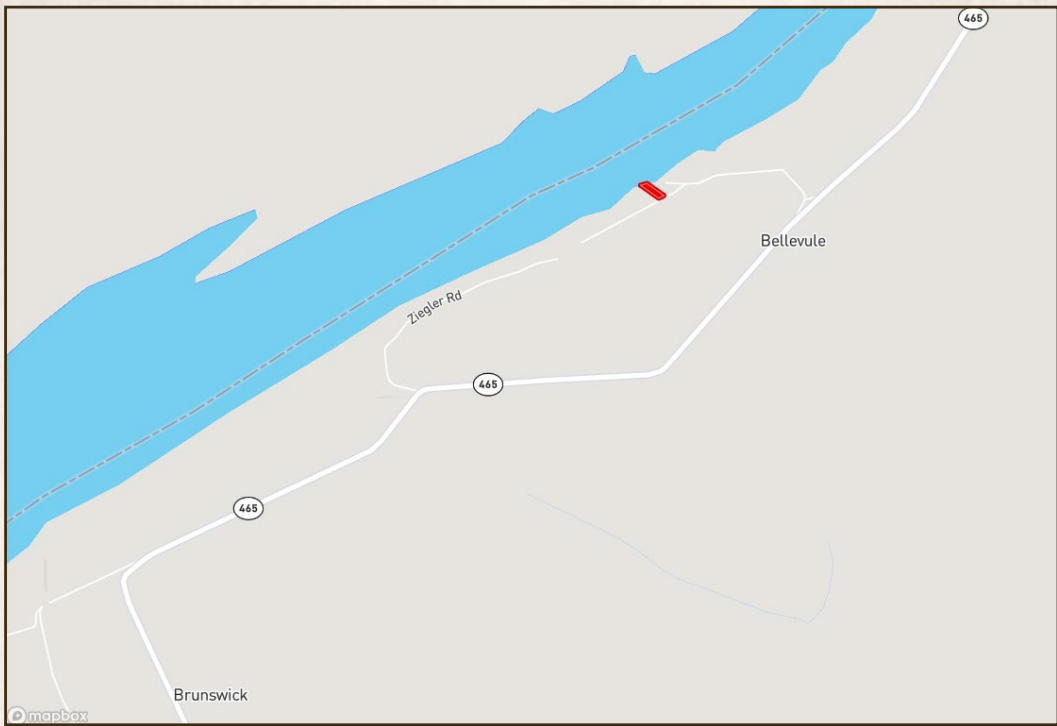
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Directions from I-20 in Vicksburg, MS: Take exit 5A onto Highway 61 north and continue for 10 miles. Turn left onto Highway 465 and proceed 23.7 miles. Turn left on Laney Camp Road and in 0.5 miles the camp will be on your right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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