

24.08 Acres in the Heart of Wesson
2001 David Britt St
Wesson, MS 39191

\$325,000
24.080± Acres
Copiah County



24.08 Acres in the Heart of Wesson Wesson, MS / Copiah County

SUMMARY

Address

2001 David Britt St

City, State Zip

Wesson, MS 39191

County

Copiah County

Type

Lot, Timberland, Undeveloped Land, Farms, Recreational Land

Latitude / Longitude

31.711559 / -90.398204

Acreage

24.080

Price

\$325,000

Property Website

<https://www.mossyoakproperties.com/property/24-08-acres-in-the-heart-of-wesson-copiah-mississippi/90083/>



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PROPERTY DESCRIPTION

24.08 Acres in the Heart of Wesson – Prime Mixed-Use Development Opportunity

This rare 24.08-acre tract inside the Wesson city limits offers endless potential for developers, investors, or families seeking both convenience and opportunity. With **city water, sewer, and power already on site**, the property is shovel-ready and positioned for multiple uses.

One of the few properties in the city where **mobile homes are allowed**, this land is ideal for a **mobile home park**. The gently rolling terrain requires minimal dirt work to support up to **25 mobile homes right away**, with capacity for **100+ units** long-term. For buyers looking beyond mobile homes, the property is equally suited for **traditional homes, patio homes, or even a tiny home community**.

The seller is willing to **negotiate site prep and dirt work** tailored to the buyer's vision, making this an even more flexible investment. Beyond development, the property holds value with **mature pine and hardwood timber**, adding another layer of return.

Located in a **highly convenient spot within the sought-after Wesson School District**, this tract combines strong investment potential with family-friendly appeal.

Highlights:

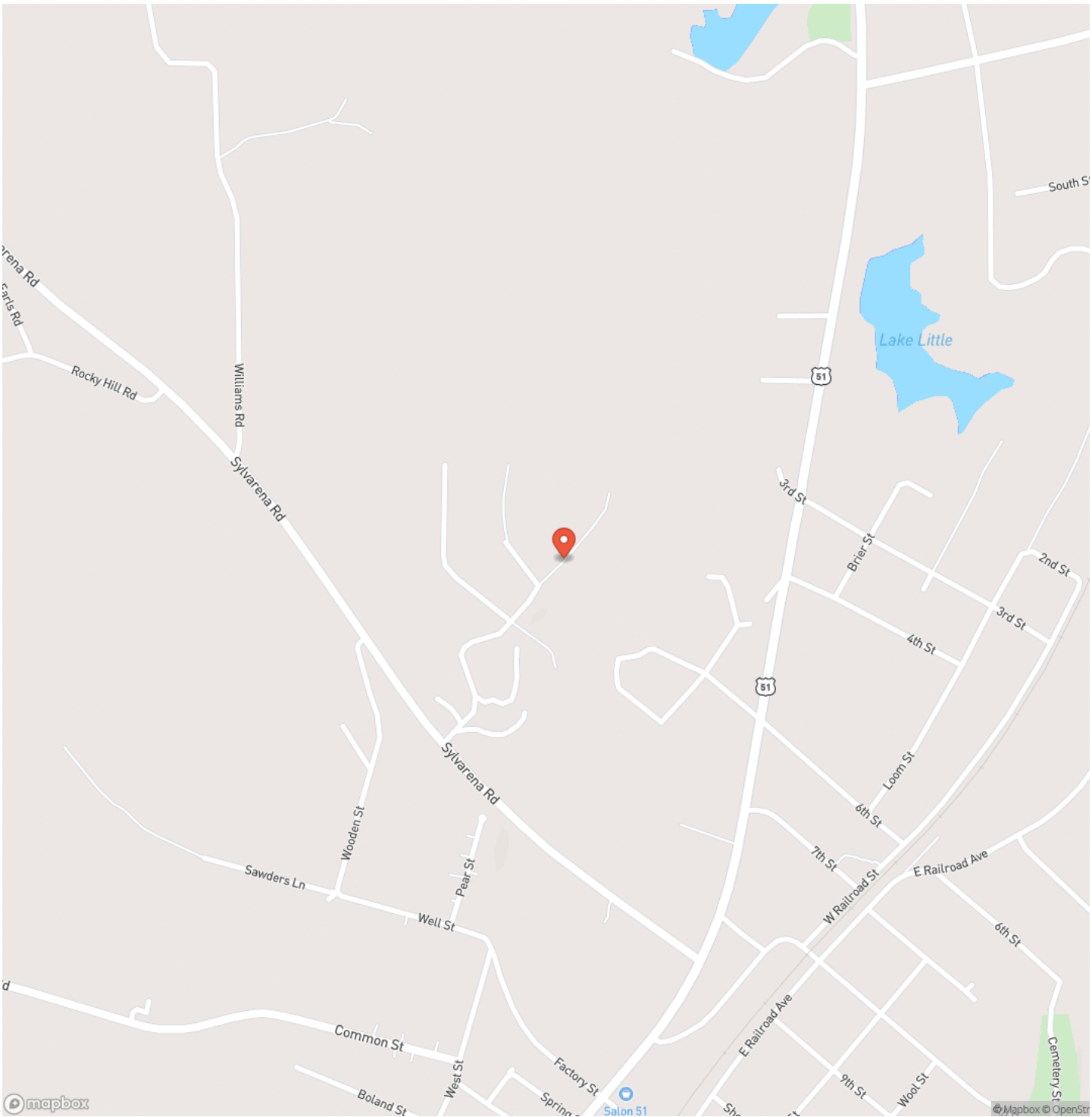
- 24.08 acres inside Wesson city limits
- Zoned for mobile homes, traditional homes, patio homes, or tiny homes
- City water, sewer, and power on site
- Minimal dirt work needed; seller willing to assist with prep
- Room for 25–100+ mobile homes
- Valuable timber with mature pine and hardwood
- Convenient location in Wesson School District

This is a rare opportunity to own one of the most versatile development tracts in Wesson. Whether your vision is residential, commercial, or mixed-use, this property checks all the boxes.

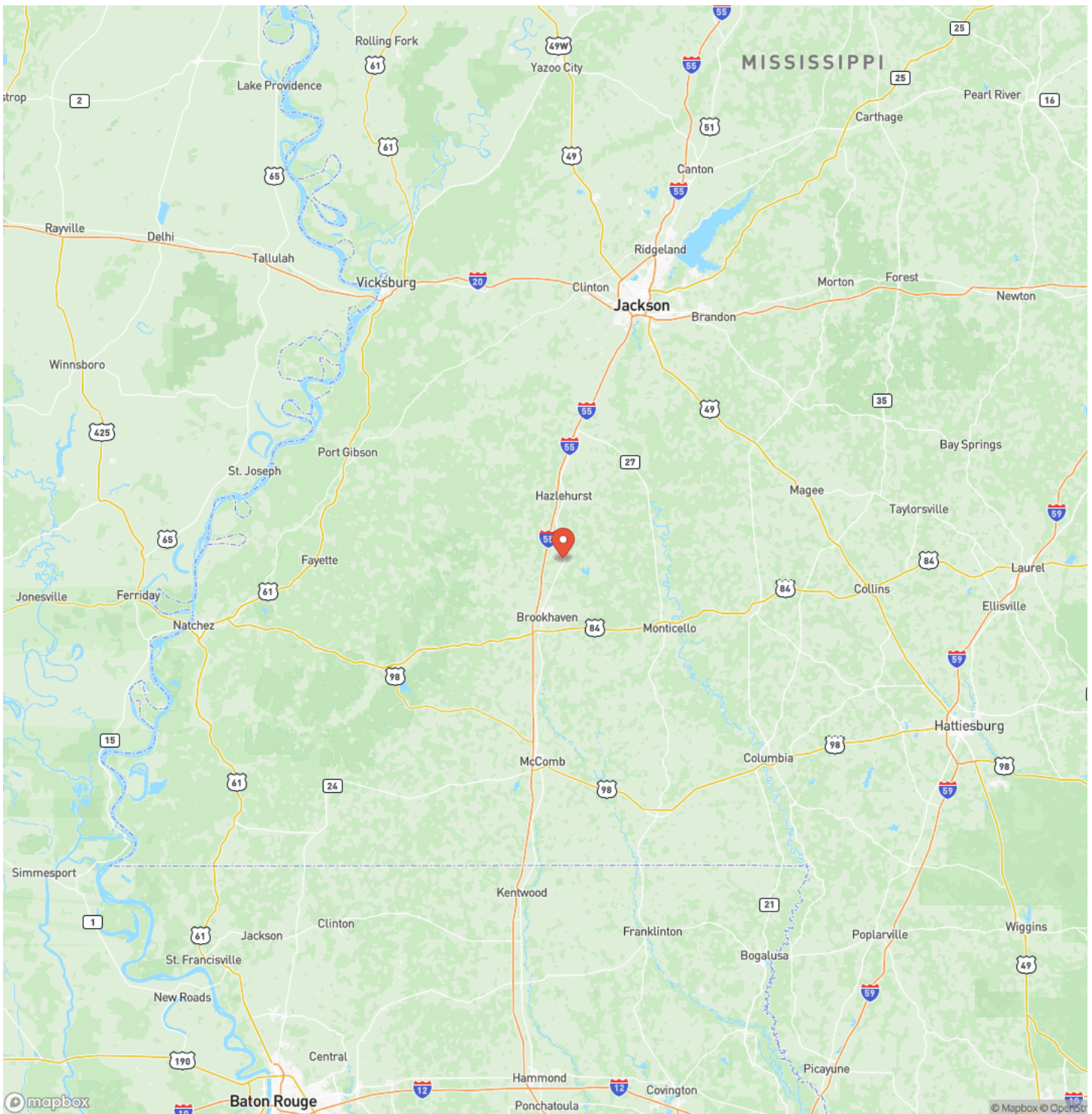
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Locator Map

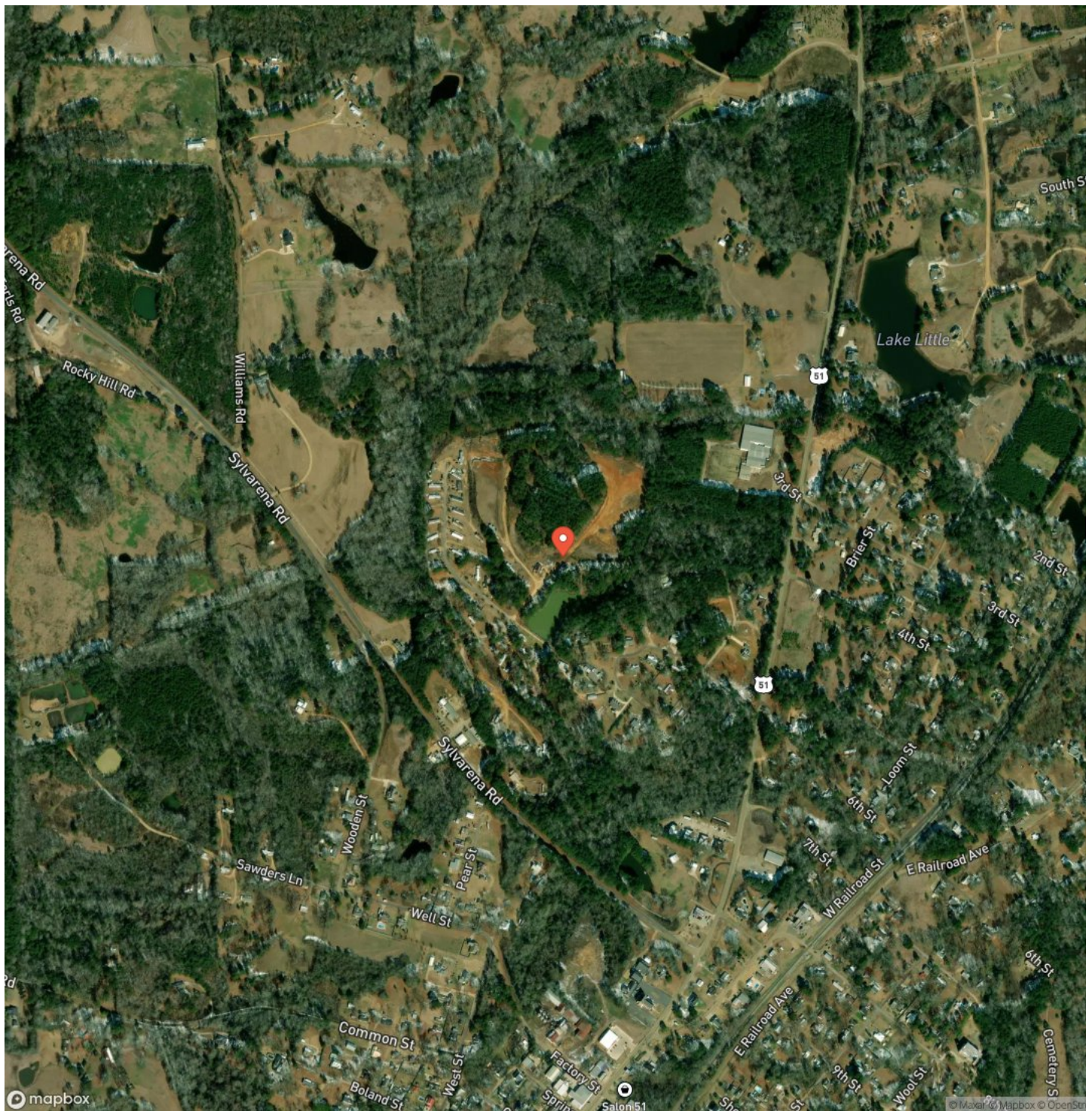


Locator Map



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Satellite Map



MORE INFO ONLINE:
MossyOakProperties.com

**24.08 Acres in the Heart of Wesson
Wesson, MS / Copiah County**

LISTING REPRESENTATIVE

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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
MossyOakProperties.com

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