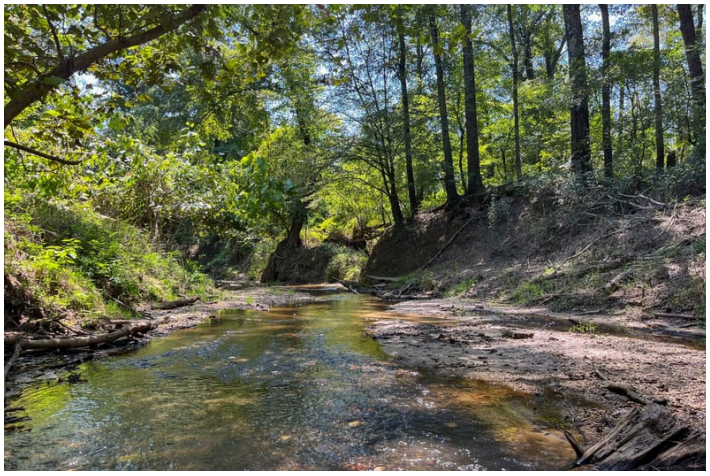
91.7+/- acres Copiah County
Highway 27
Hazlehurst, MS 39083

$261,345
91.7± Acres
Copiah County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
Highway 27

City, State Zip
Hazlehurst, MS 39083

County
Copiah County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
31.798186 / -90.15748

Taxes (Annually)
$240

Acreage
91.7

Price
$261,345

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

91.7 Acres on Highway 27 - Copiah County, Mississippi

This 91.7 acre tract in Copiah County offers a great combination of location, access, timber, water, and recreational opportunities. Located directly on **Highway 27**, the property has substantial road frontage on **both sides of the highway**, providing excellent access to multiple areas of the tract.

Property Features

- **91.7 acres**
- Excellent frontage on **both sides of Highway 27**
- Multiple access points
- Established **internal road system**
- **Potato Branch Creek** frontage
- **Keys Creek** frontage
- Several small ponds throughout the property
- Mix of **mature hardwood and pine timber**
- **Power and water available**
- Located within a **flood zone**

Hunting & Recreation

The combination of mature timber, creek frontage, ponds, and natural cover provides good habitat for deer and other wildlife. The internal road system and multiple access points make it easy to reach different areas of the property and create good opportunities for hunting anc recreation.

With its highway frontage, established access, timber, and multiple water sources, this property offers a great opportunity for someone looking for a **recreational hunting tract or private rural property** in Copiah County.

Will Waits

Certified Land Specialist

Licensed in MS

Office: 662-495-1121

Cell: 769-572-2267

Email: wwaits@mossyoakproperties.com





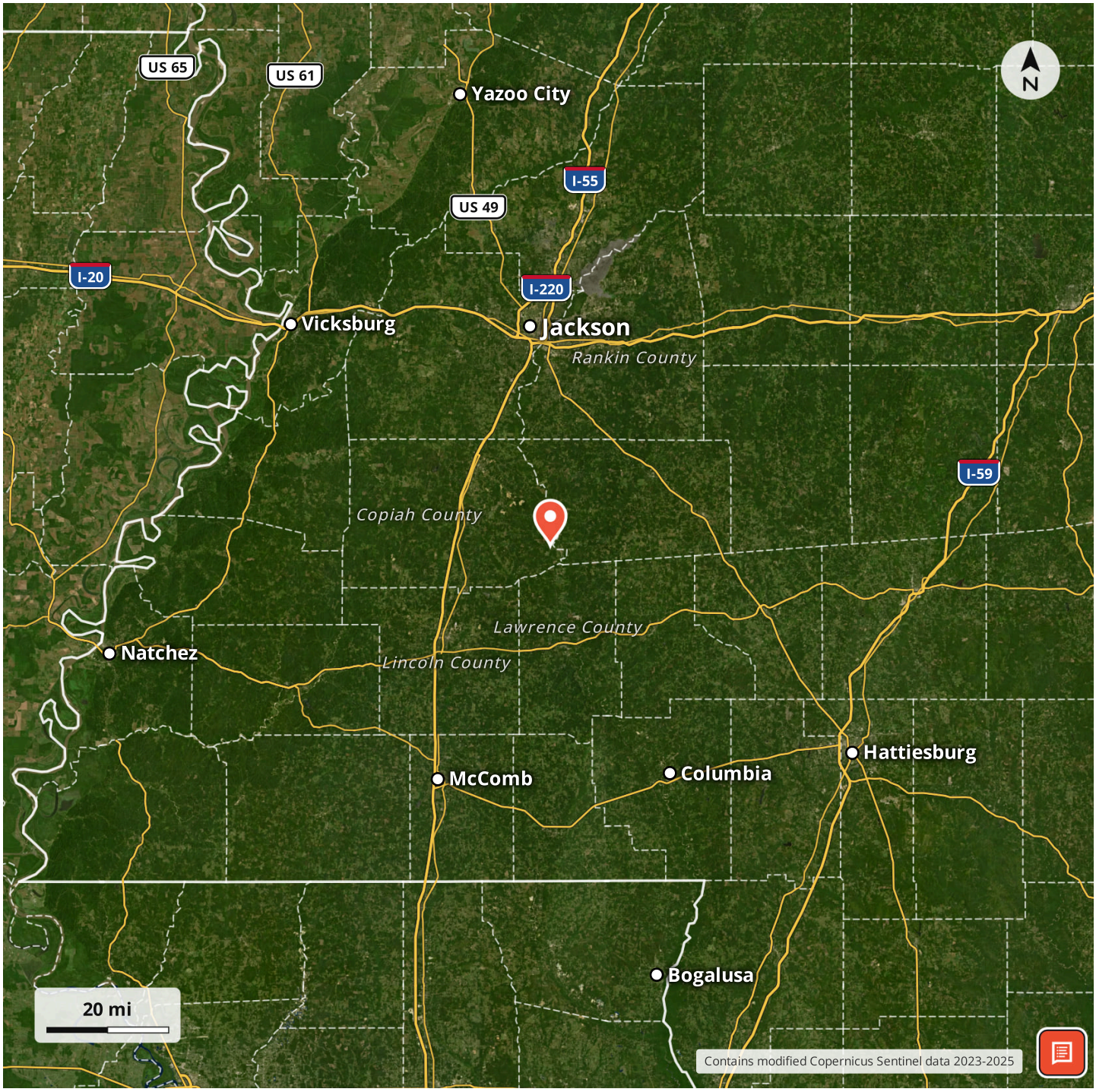




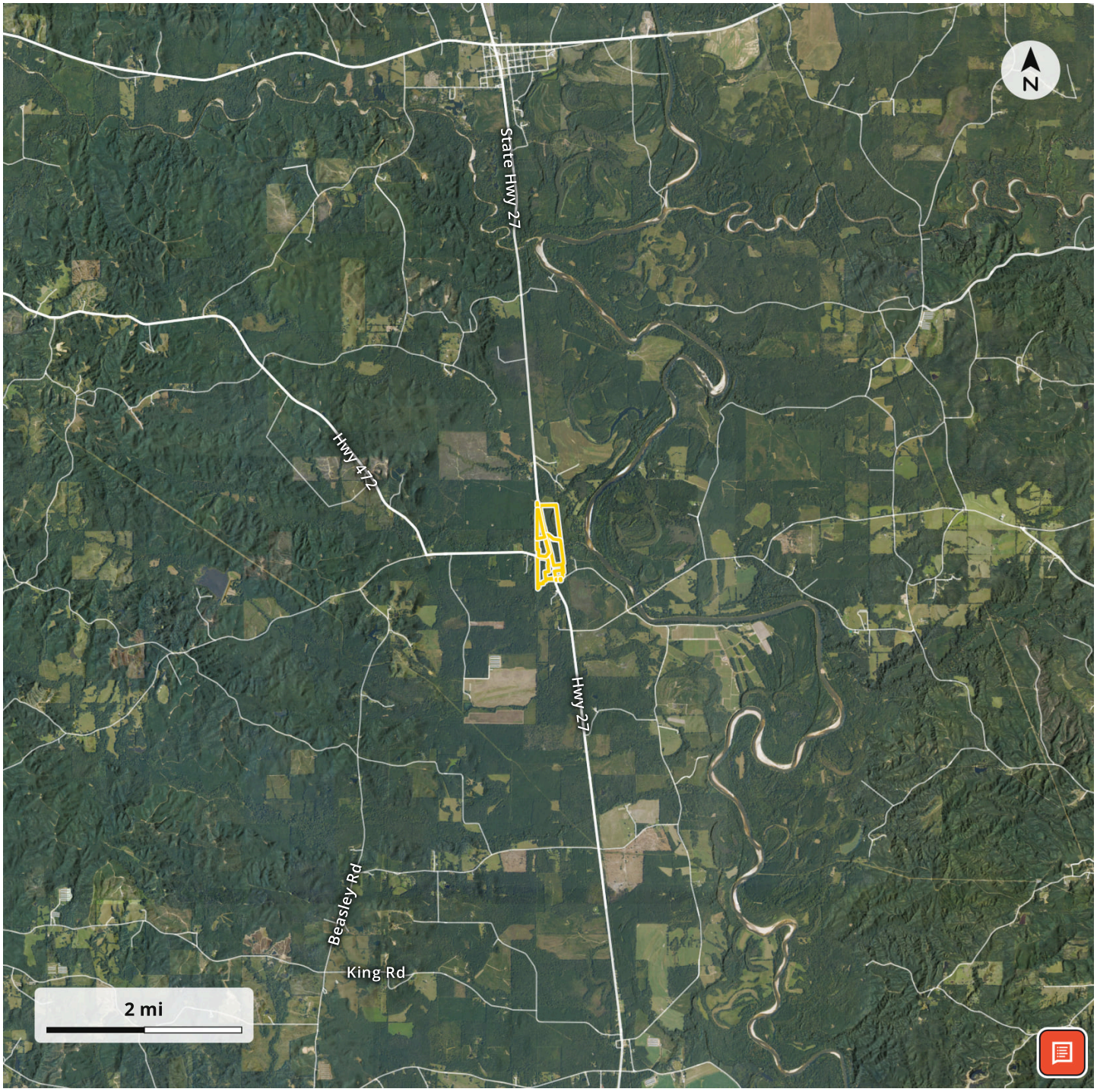




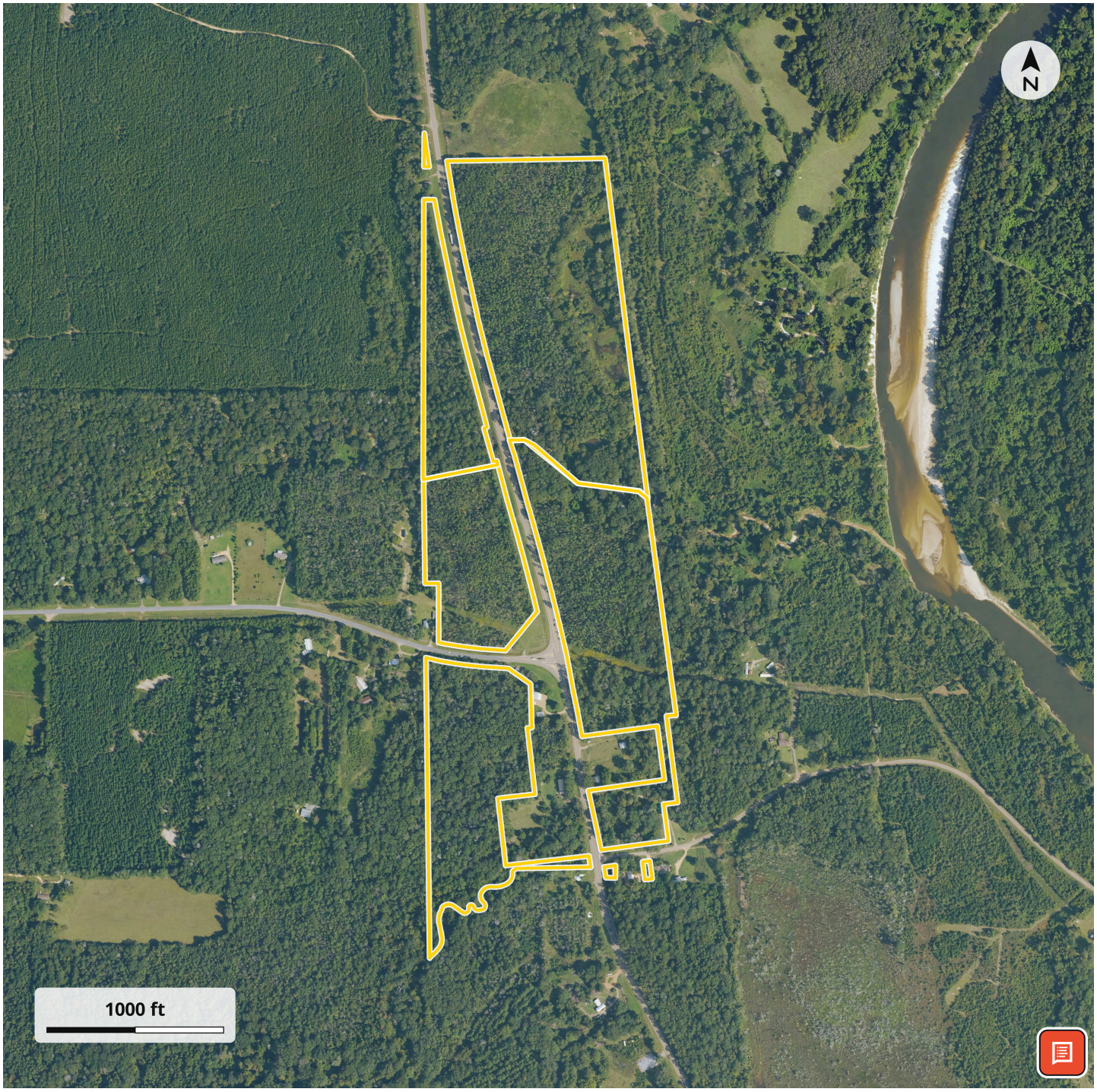
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Will Waits

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NOTES

NOTES

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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