

Copiah 88 +/-  
9010 Raymon Rd  
Crystal Springs, MS 39059

**\$312,000**  
98± Acres  
Copiah County



**Copiah 88 +/-  
Crystal Springs, MS / Copiah County**

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**SUMMARY**

**Address**

9010 Raymon Rd

**City, State Zip**

Crystal Springs, MS 39059

**County**

Copiah County

**Type**

Hunting Land, Lot, Recreational Land, Timberland, Undeveloped Land

**Latitude / Longitude**

31.946786 / -90.433777

**Acreage**

98

**Price**

\$312,000

**Property Website**

<https://www.mossoakproperties.com/property/copiah-88-copiah-mississippi/100193/>



## **PROPERTY DESCRIPTION**

Embark on an extraordinary journey to discover the vast potential of Copiah 98 +/-, a remarkable 88-acre tract nestled in the heart of Crystal Springs, Mississippi. This expansive property presents a unique blend of opportunity, from a thriving timberland investment to an idyllic recreational retreat, beckoning those with a vision for the future. Whether you dream of crafting a private hunting paradise or exploring diverse development ventures, this land offers a pristine canvas awaiting your personal touch.

### **Location**

Conveniently situated in Crystal Springs, within the scenic Copiah County, this property benefits from the charm and tranquility of a desirable Mississippi locale. Its strategic position offers both peaceful rural living and accessible proximity to local amenities, creating an ideal balance for various pursuits. Less than 2 miles from Lake Copiah makes this tract an investment that can be enjoyed throughout the entire year.

### **Land and terrain**

Spanning 88 acres, the land offers a diverse and captivating landscape, perfect for a multitude of uses. The topography presents an inviting blend of features, providing ample scope for creative development or the establishment of a private sanctuary. Buyers will appreciate the freedom to shape this natural expanse to their specific desires, envisioning anything from rolling meadows to strategically cultivated timber stands.

### **Improvements and infrastructure**

This property offers a pristine opportunity for new beginnings, free from pre-existing structures, allowing for complete creative freedom in development. The absence of current improvements means that any future infrastructure can be tailored precisely to the new owner's vision, whether for a custom home, recreational facilities, or strategic commercial ventures.

### **Water and utilities**

The future owner will have the opportunity to design and implement water and utility solutions that perfectly match their specific needs and development plans. This freedom ensures that infrastructure can be precisely tailored, providing modern conveniences in a serene natural setting.

### **Wildlife and vegetation**

A haven for nature enthusiasts, this property is teeming with abundant wildlife, including Small Game, Turkey, and Whitetail Deer, making it an exceptional destination for hunting and wildlife observation. The diverse vegetation naturally supports this vibrant ecosystem, offering a rich and varied landscape for both recreation and environmental enjoyment.

### **Current and potential use**

Currently recognized as a solid Investment, the future possibilities for this 88-acre tract are boundless. Imagine the potential for Commercial ventures, thoughtful Development, a premier Hunting ground, strategic Industrial applications, expansive Recreational use, or even a visionary Subdivision. This land truly offers a versatile foundation for any grand aspiration.

### **Access and easements**

Enjoy excellent accessibility with frontage along a County Road, ensuring convenient entry to the property. The Asphalt road type further enhances ease of access, making it simple to reach this secluded yet connected parcel.

### **Showing instructions and contact**

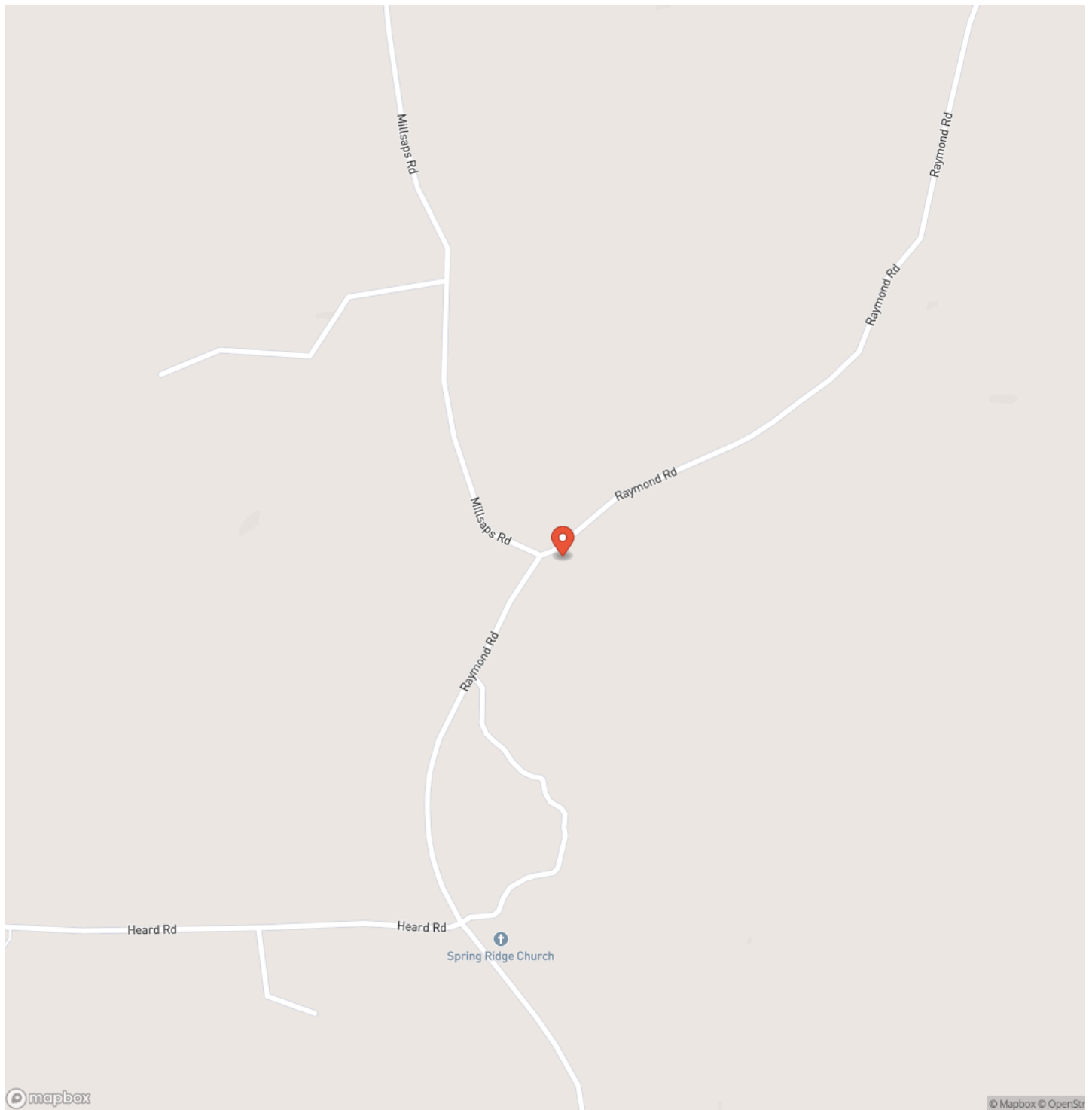
Contact us today to learn more or to schedule a visit and explore the remarkable potential of Copiah 88 +/-.

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Crystal Springs, MS / Copiah County

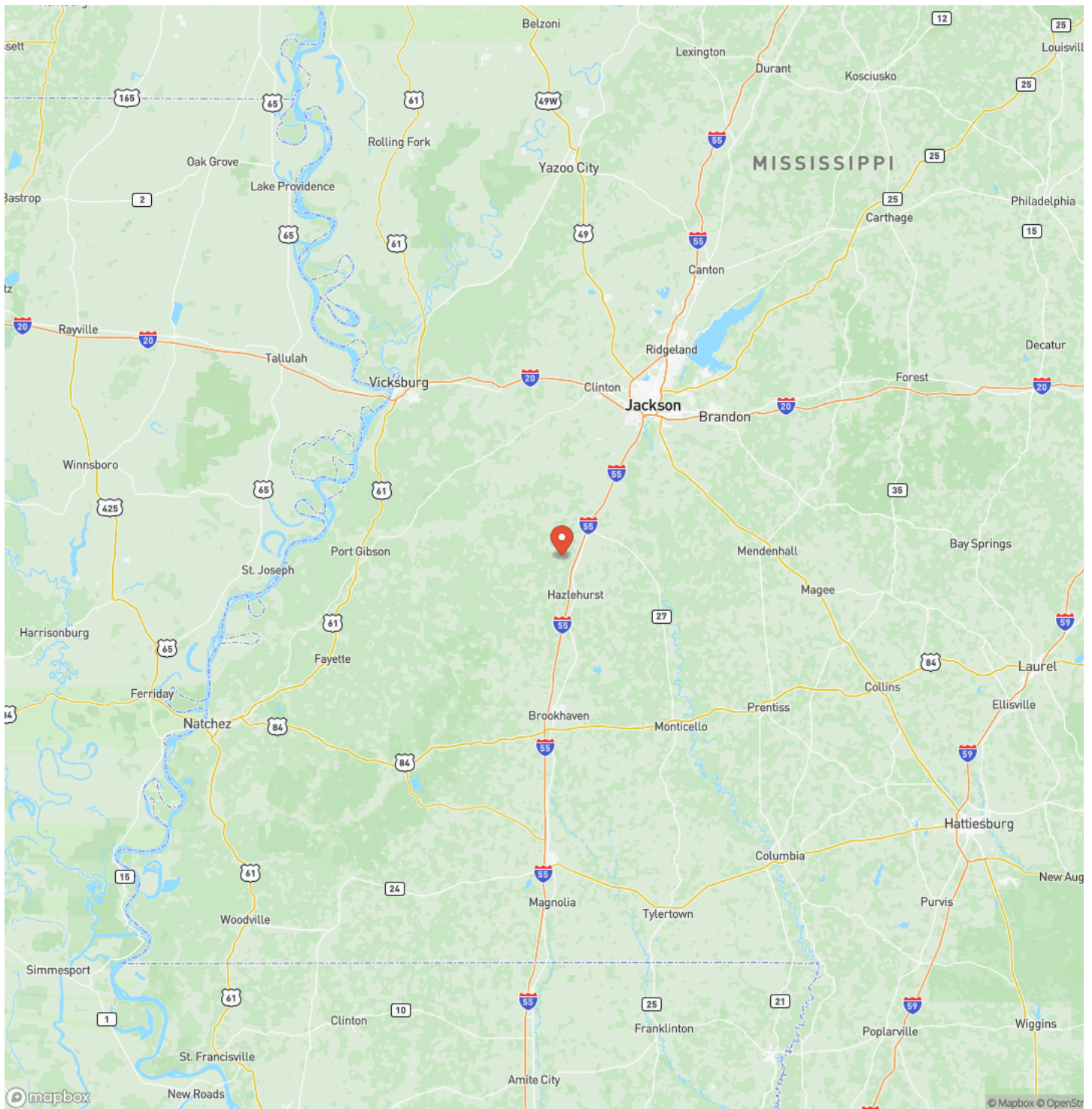
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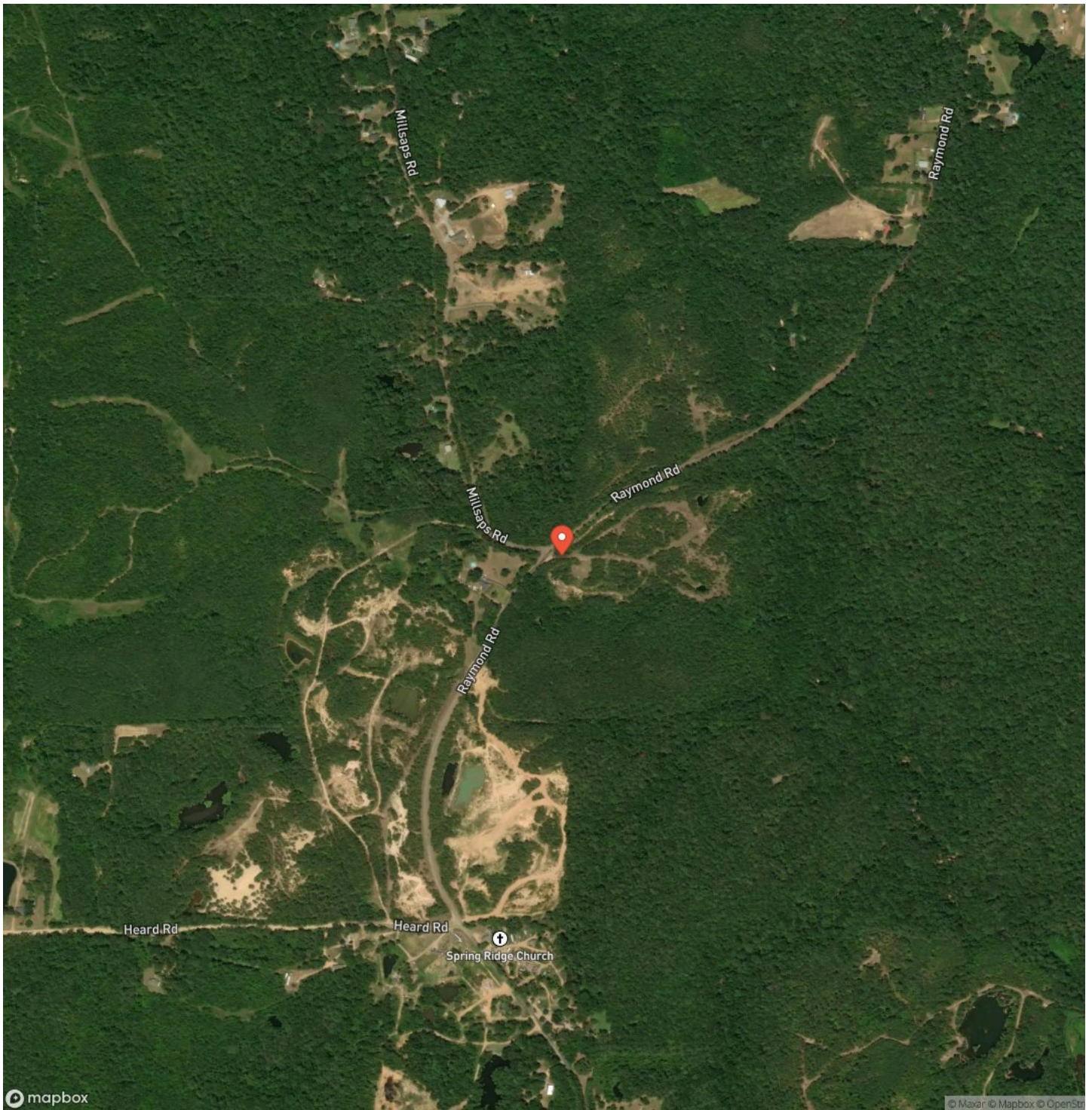
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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