**Copiah 22**
**9009 Raymond Rd**
**Hazlehurst, MS 39059**

**$245,000**
**21.9± Acres**
**Copiah County**

**MORE INFO ONLINE:**

**https://mossyoakproperties.com/**

## SUMMARY

**Address**
9009 Raymond Rd

**City, State Zip**
Hazlehurst, MS 39059

**County**
Copiah County

**Type**
Hunting Land, Recreational Land

**Latitude / Longitude**
31.948712 / -90.43197

**Dwelling Square Feet**
544

**Bedrooms / Bathrooms**
2 / 1

**Acreage**
21.9

**Price**
$245,000

**Property Website**
https://www.mossyoakproperties.com/property/copiah-22-copiah-mississippi/116367/

## PROPERTY DESCRIPTION

Turnkey Recreational & Investment Property Near Lake Copiah 21.9 Acres

Copiah County, Mississippi | Just Minutes from Lake Copiah

Here is a rare opportunity to own a turnkey recreational and investment property in Copiah County, Mississippi, located less than a mile from the highly desirable Lake Copiah. Thoughtfully improved and ready to enjoy from day one, this property offers an exceptional combination of recreation, privacy, infrastructure, and long-term investment potential.

A well-developed internal road system provides excellent access throughout the property, making it easy to navigate the acreage and access the recreational areas, timber, and other portions of the tract. The internal roads are a significant improvement and add tremendous functionality and value for both recreational use and future development.

At the heart of the property is a brand-new two-bedroom, one-bath tiny home designed for comfortable weekend getaways or extended stays. The home features a full kitchen, living area, bedrooms, bathroom, and modern conveniences, providing a true turnkey setup for hunting, fishing, family retreats, or simply escaping to the country.

The tiny home is protected by a substantial pole-barn structure, providing covered space and additional utility around the residence. The property also includes a CONEX storage container building, offering secure storage for equipment, recreational gear, tools, ATVs, and other necessities.

This is the type of property that allows a new owner to bring the family, bring the toys, and start enjoying it immediately without the time and expense of developing the basic infrastructure from scratch.

Its proximity to Lake Copiah - less than one mile away - adds another layer of recreational appeal, with opportunities for boating, fishing, hunting, and outdoor activities all within easy reach.

Property Highlights

- Recreational and investment opportunity

- Less than one mile from Lake Copiah

- Excellent internal road system

- Brand-new 2-bedroom, 1-bath tiny home

- Full kitchen

- Pole barn constructed over the tiny home

- CONEX storage container building

- Turnkey improvements

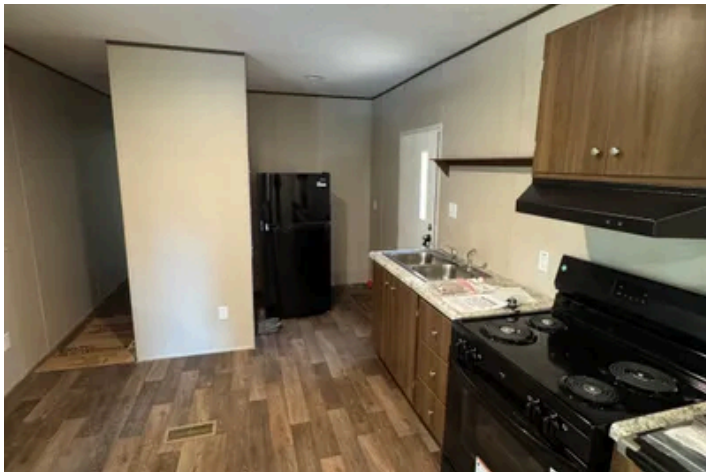
- Excellent property for a hunting camp, weekend retreat, family getaway, or investment

- Convenient access to the abundant outdoor recreation of Copiah County

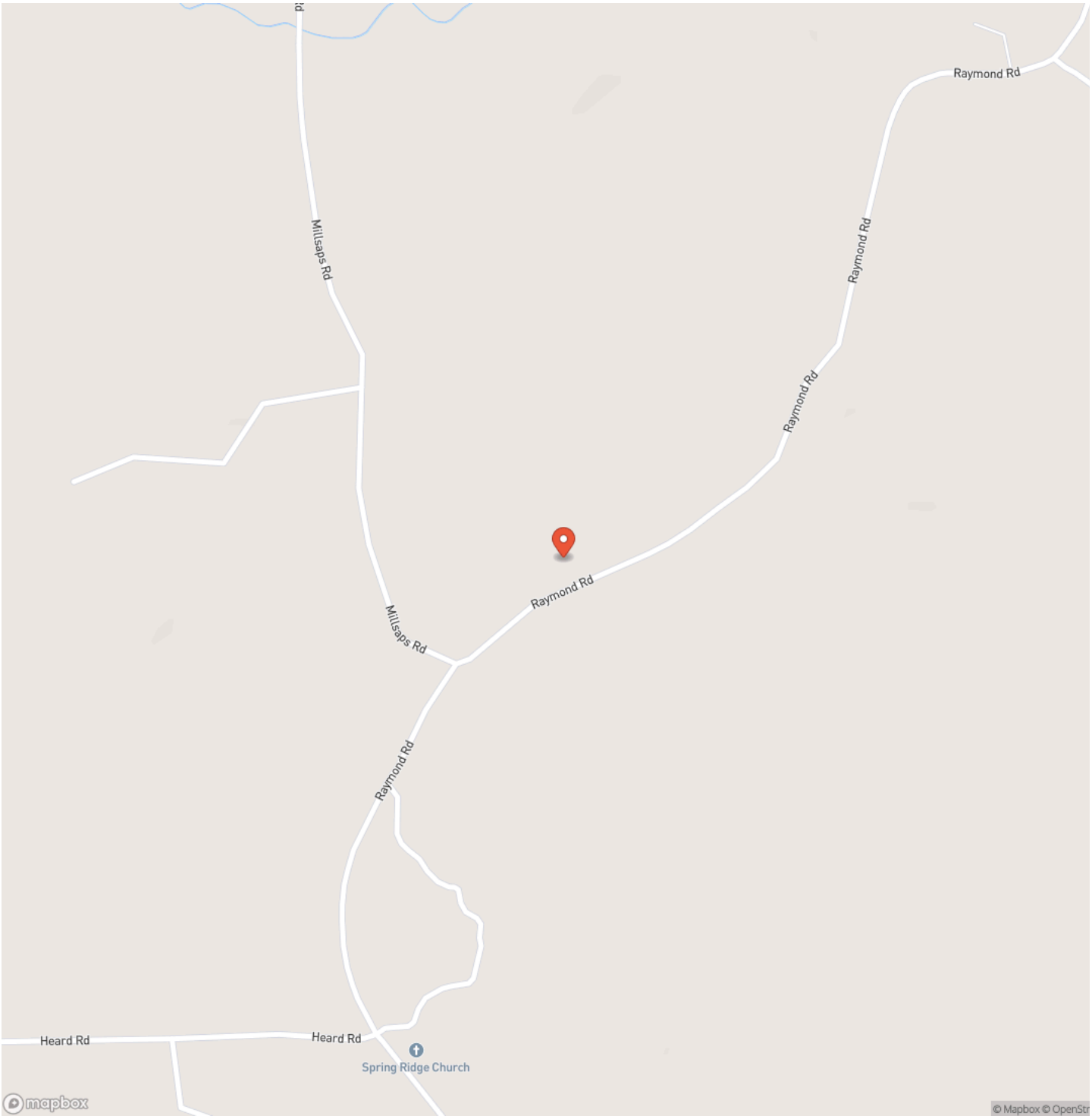
- Infrastructure already in place, saving the next owner significant time and expense

Whether you're looking for a private recreational retreat, a turnkey hunting property, a family getaway, or an investment tract with substantial improvements already in place, this Copiah County property deserves a close look.

Properties with this level of existing infrastructure, recreational appeal, and proximity to Lake Copiah are increasingly difficult to find. The groundwork has already been done - simply bring your family, your equipment, and your plans for the future.



# Locator Map



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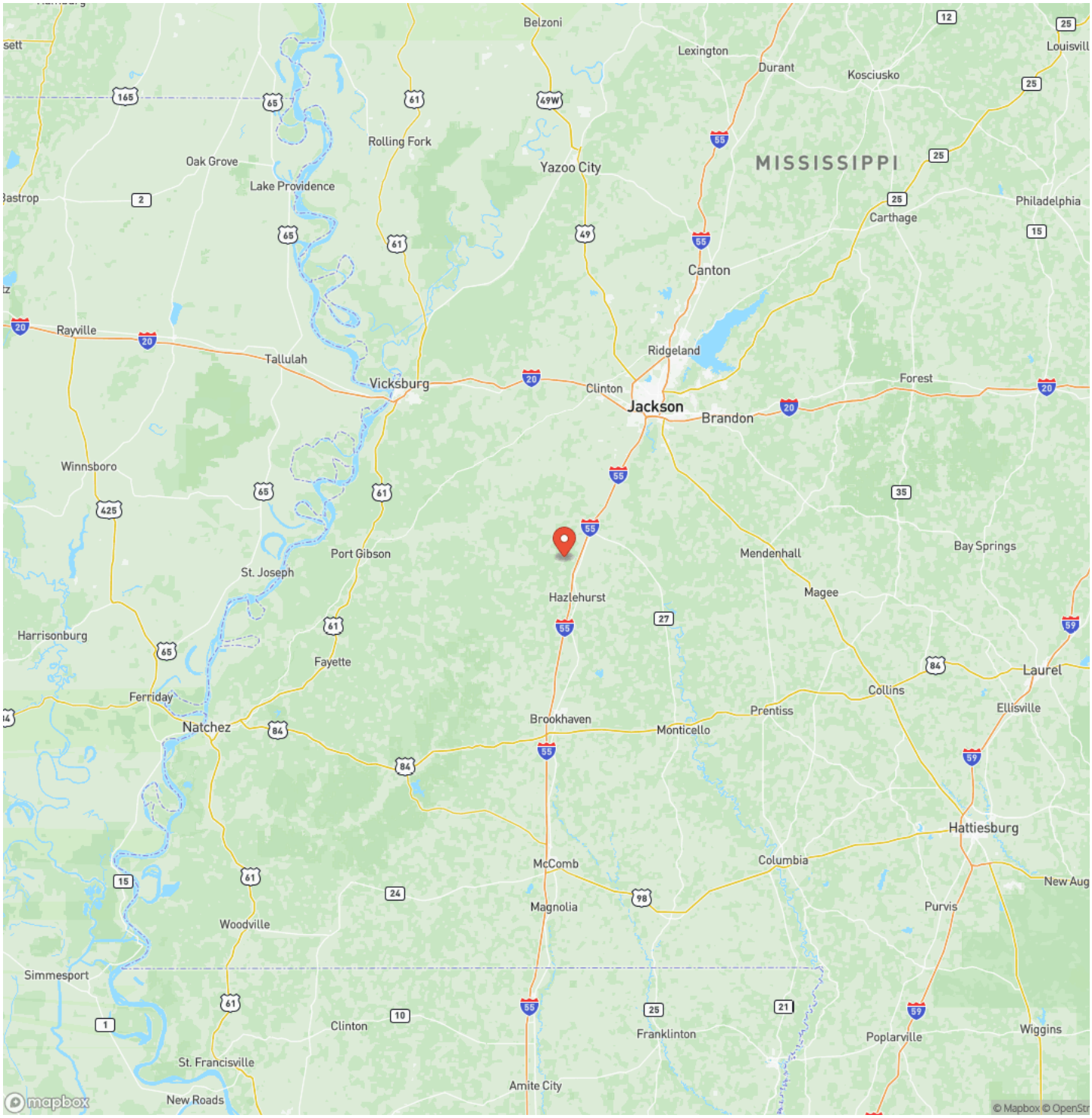
# Locator Map



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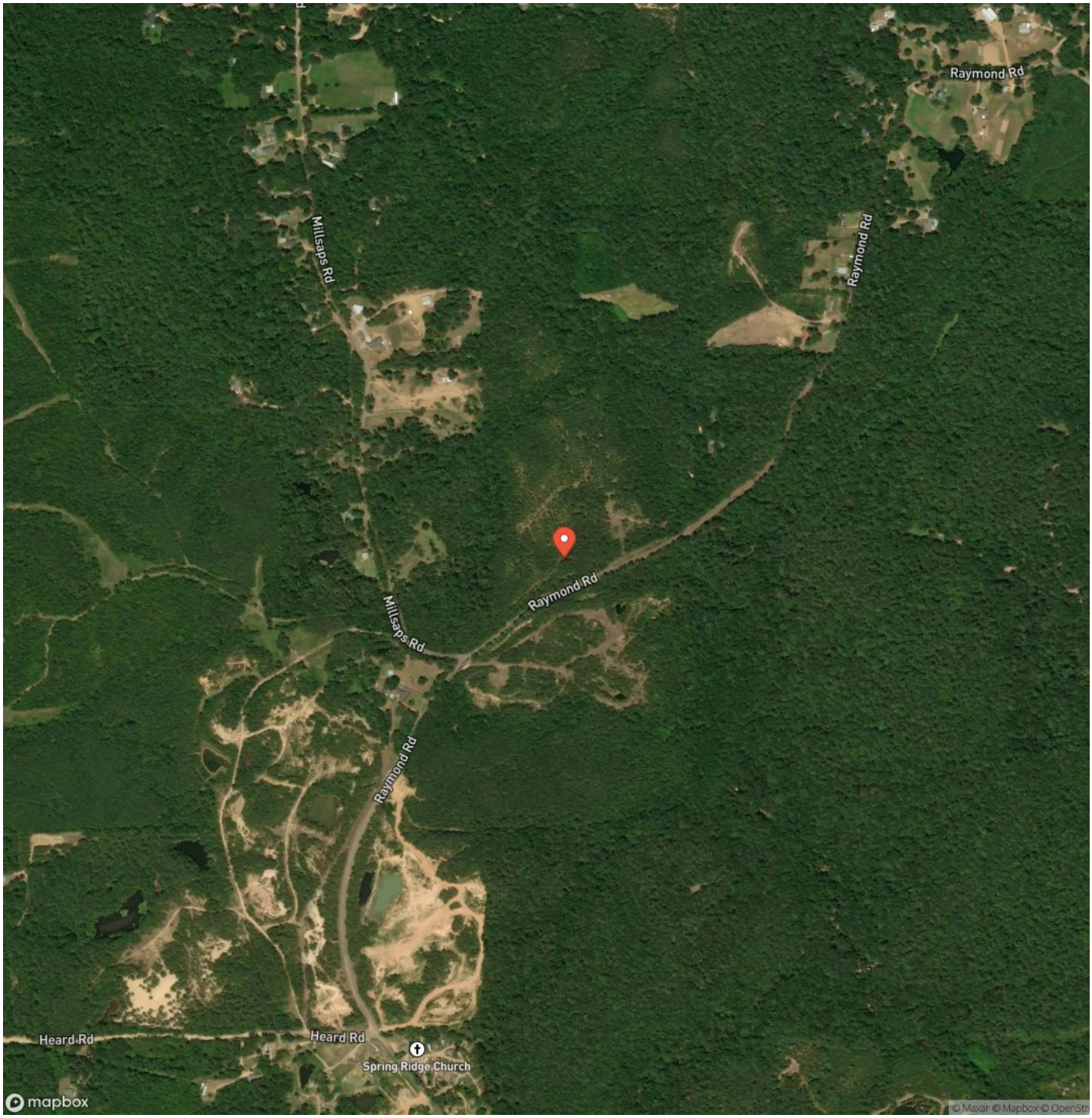
# Satellite Map






MOSSY OAK PROPERTIES LAND INVESTMENTS LLC

**MORE INFO ONLINE:**

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## NOTES

**NOTES**



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