

Copiah 22
9009 Raymond Rd
Hazlehurst, MS 39059

\$245,000
21.9± Acres
Copiah County



Copiah 22
Hazlehurst, MS / Copiah County

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.

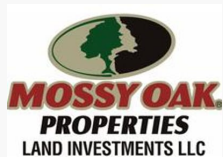
Its proximity to Lake Copiah — less than one mile away — adds another layer of recreational appeal, with opportunities for boating, fishing, hunting, and outdoor activities all within easy reach.

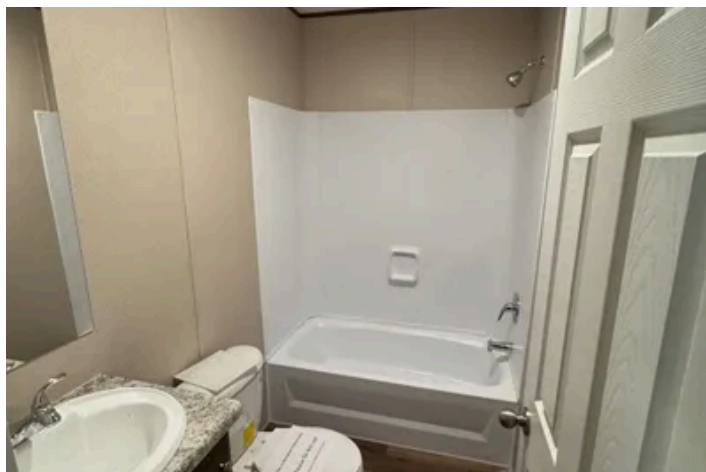
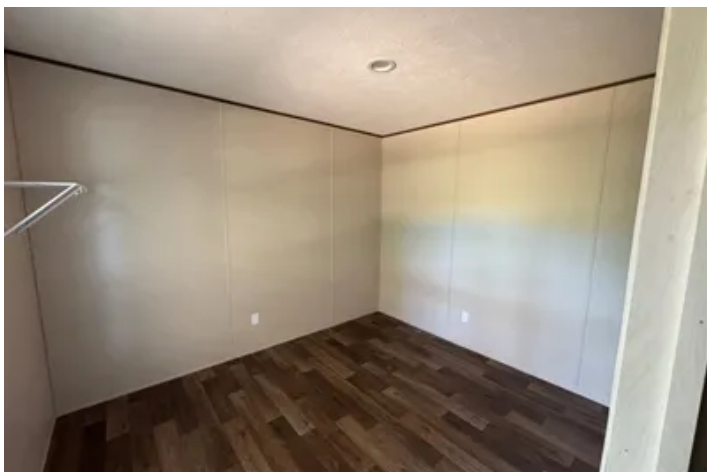
Property Highlights

- 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

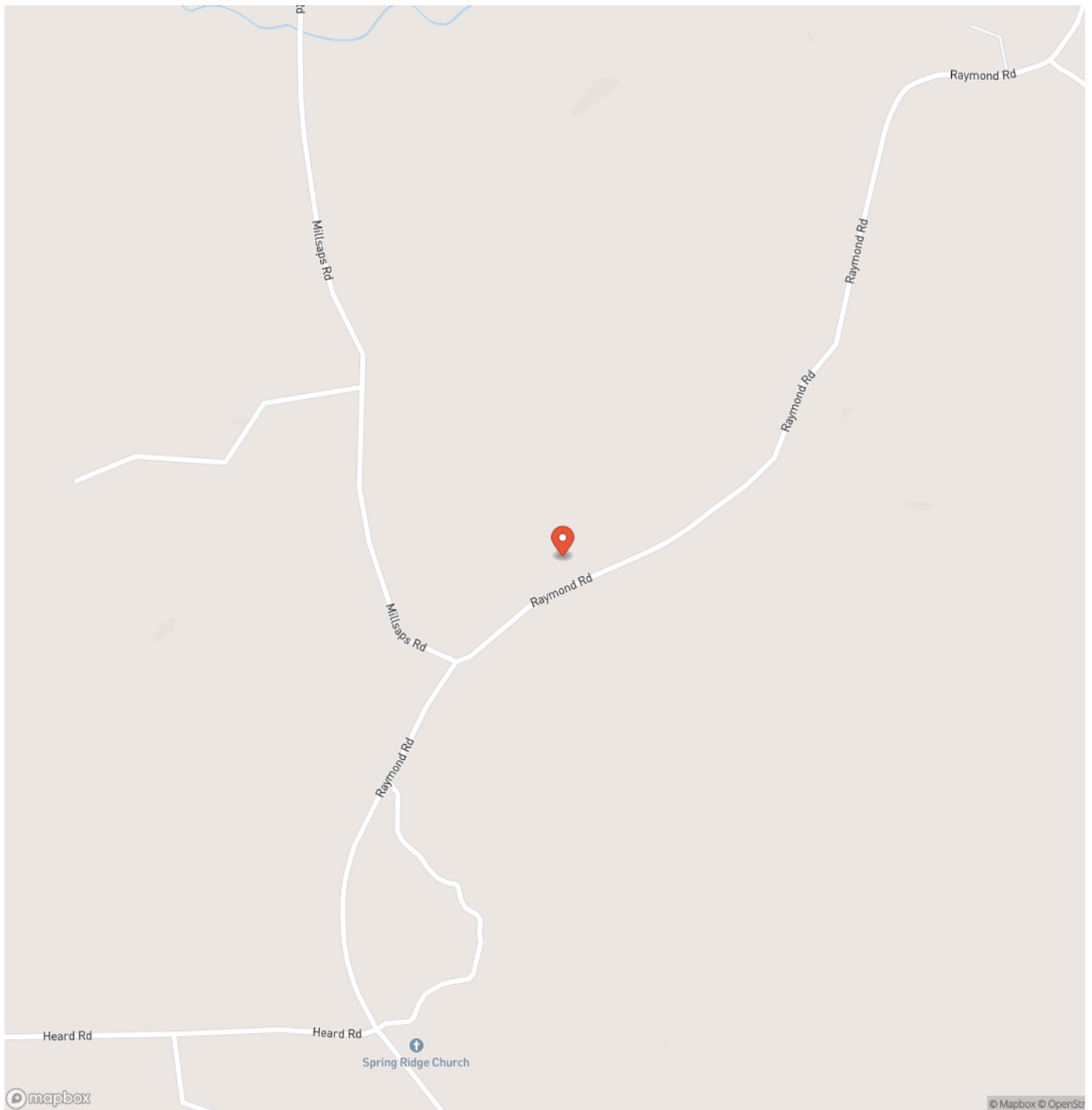
Whether you're looking for a private recreational retreat, a turnkey hunting property, a family getaway, or an investment tract with substantial improvements already in place, this Copiah County property deserves a close look.

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.

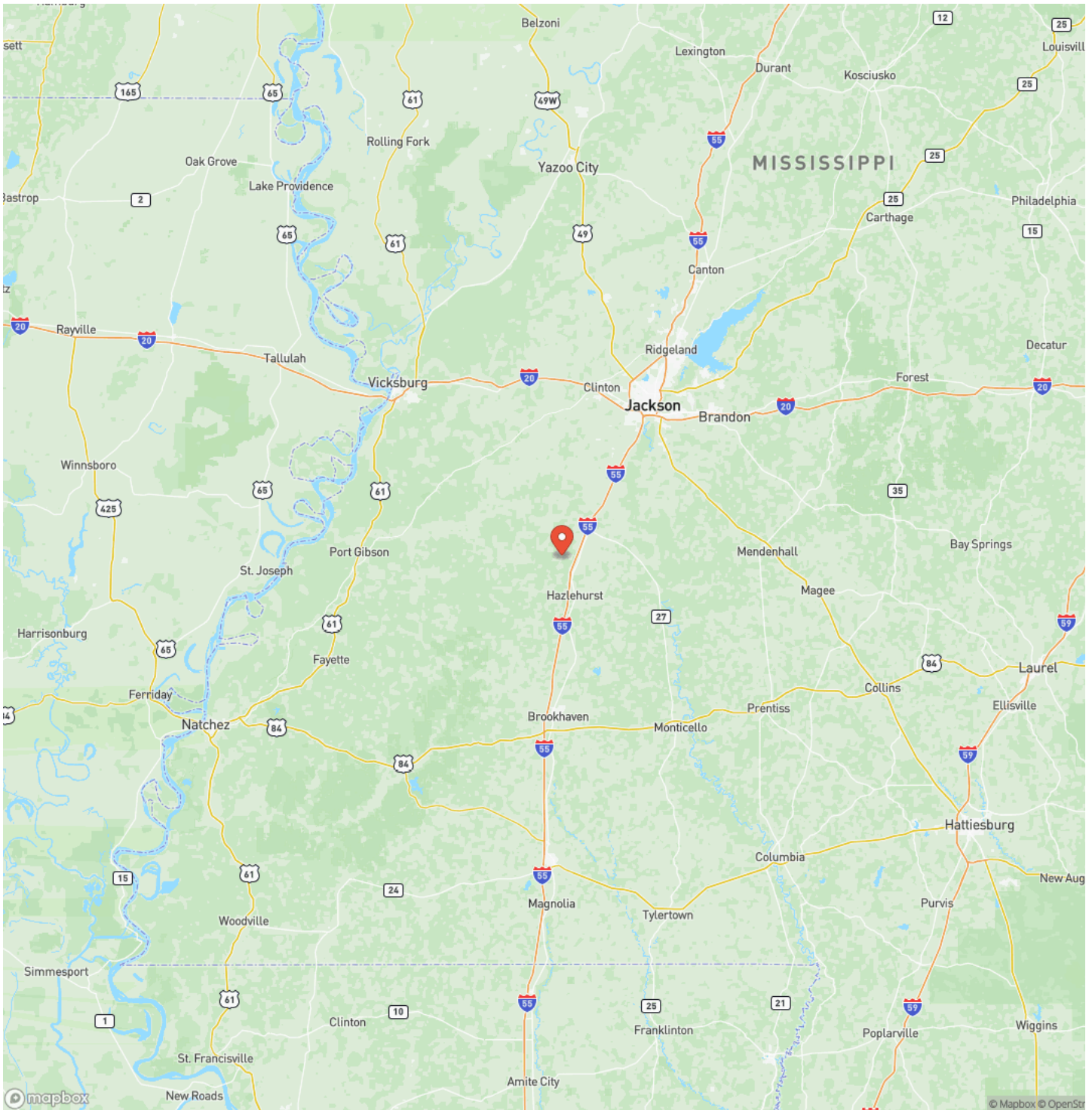




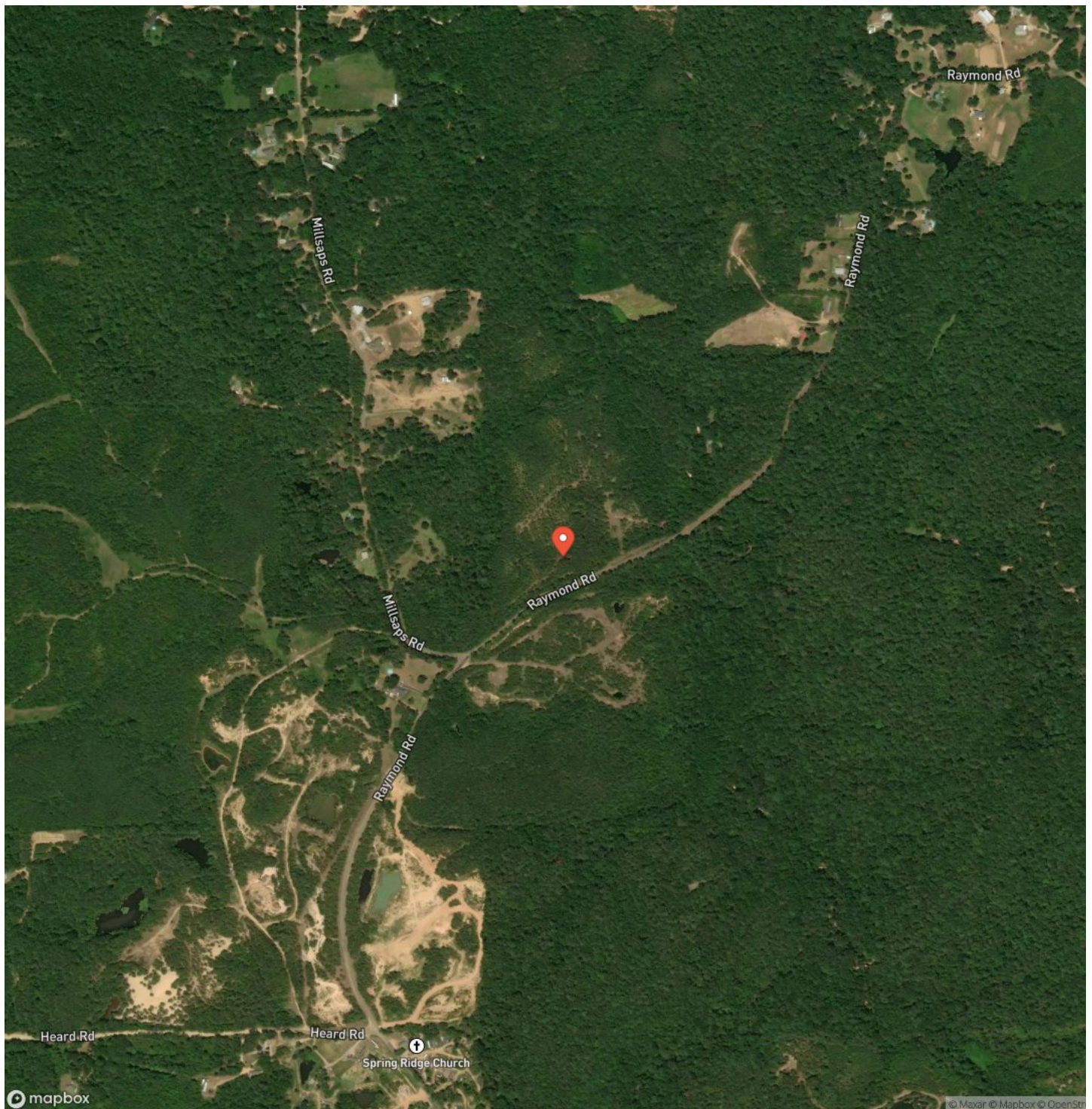
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Wes Middleton

Mobile

(601) 597-3546

Office

(601) 304-0744

Email

wmiddleton@mossyoakproperties.com

Address

112 Main Street

City / State / Zip

Natchez, MS 39120

NOTES

[illegible]

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.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Land Investments
1985 Lakeland Blvd Suite 201
Jackson, MS 39216
(601) 362-0059
<https://mossyOakproperties.com/>

