

# **18.32± ACRES WITH A FARMHOUSE** **COPIAH COUNTY, MS**

**\$260,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE COPIAH 18.32

## PROPERTY PROFILE

### LOCATION:

- 1184 Poplar Springs Road  
Hazlehurst, MS 39083
- Copiah County
- 14.4± Miles E of Hazlehurst
- 15.4± Miles NE of Wesson
- 21.2± Miles SE of Crystal Springs

### COORDINATES:

- 31.7882, -90.2327

### PROPERTY USE:

- Recreation
- Residential
- Hunting
- Investment

### PROPERTY INFORMATION:

- 18.32± Total Acres
- 2.5± Acres of Fenced Pasture
- 2± Acre Stocked Pond
- 1,830± SqFt Farmhouse
  - Built in 1935
  - 3 Bedrooms/2 Bath
  - Beautiful Yard
- Established Roads
- Barn
- Mixed Hardwood and Pine
- Deer & Turkey
- Sold As-Is

### TAX INFORMATION:

- 2024 - \$898.35
- 1-139-31-010.00



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**LUKE SANDERS**

LAND SPECIALIST

C: 601-953-3535

O: 769-888-2522

[luke@smalltownproperties.com](mailto:luke@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE COPIAH 18.32

**WELCOME HOME TO 1184 POLAR SPRINGS ROAD IN HAZLEHURST, MISSISSIPPI.** This beautiful 18.32± acre property offers a little bit of everything you need to enjoy country living, including a home! Situated far enough from town for seclusion yet with convenient access to Hazlehurst and Wesson, the location is perfect.

Enter the Copiah County property, and you will be greeted with beautiful oak trees lined all the way down the driveway with more scattered throughout. A 2.5± acre fenced pasture ready for your livestock is on one side of the driveway. You'll also find interior trails, a barn, and plenty of room to enjoy the outdoors. One of the highlights of this property is a 2± acre pond stocked with largemouth bass, bream, and crappie; whether you're fishing or just relaxing by the water, this will be a favorite year-round spot.



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# MORE ABOUT THE COPIAH 18.32

A 1935 farmhouse offers 1,830± square feet with three bedrooms and two baths. Come in and make this home just as you would like. Utilities are already in place, with Copiah Water and Southern Pine EPA having you set up and ready to go!

This place has good bones and tons of potential: pasture, hardwoods, trails, a stocked pond, and a farmhouse waiting on you! Whether you're looking for a weekend getaway or a forever home, this place is worth considering.

**Contact Luke Sanders today to set up a private tour.**

*DISCLAIMER: This property is being sold as-is.*



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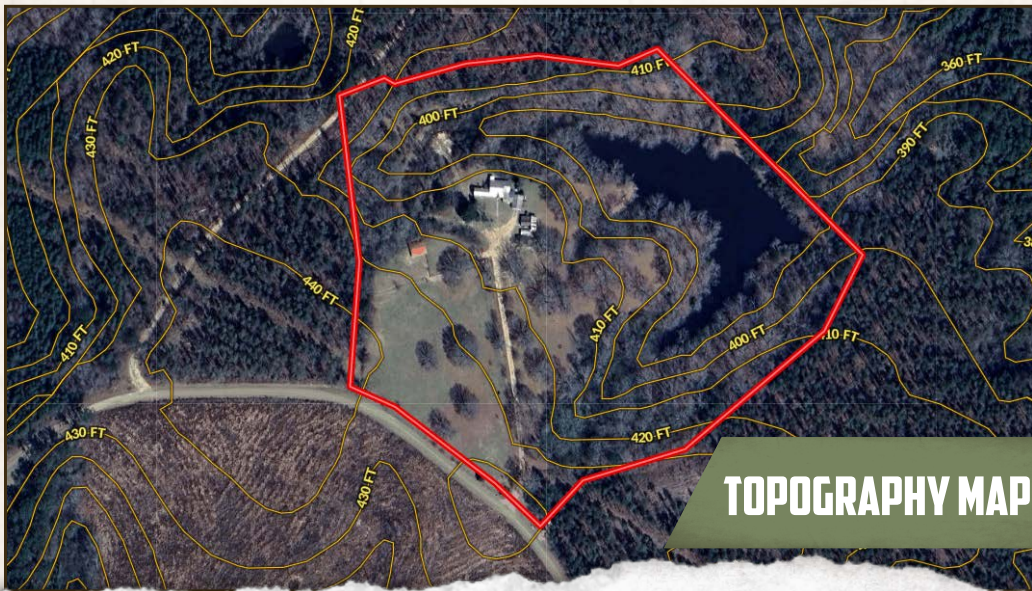
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land id. LINK



TOPOGRAPHY MAP



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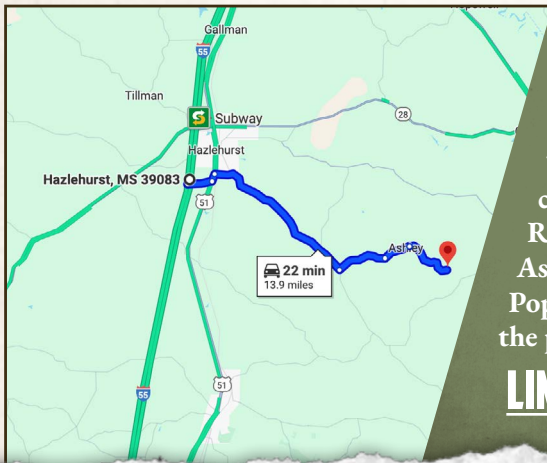
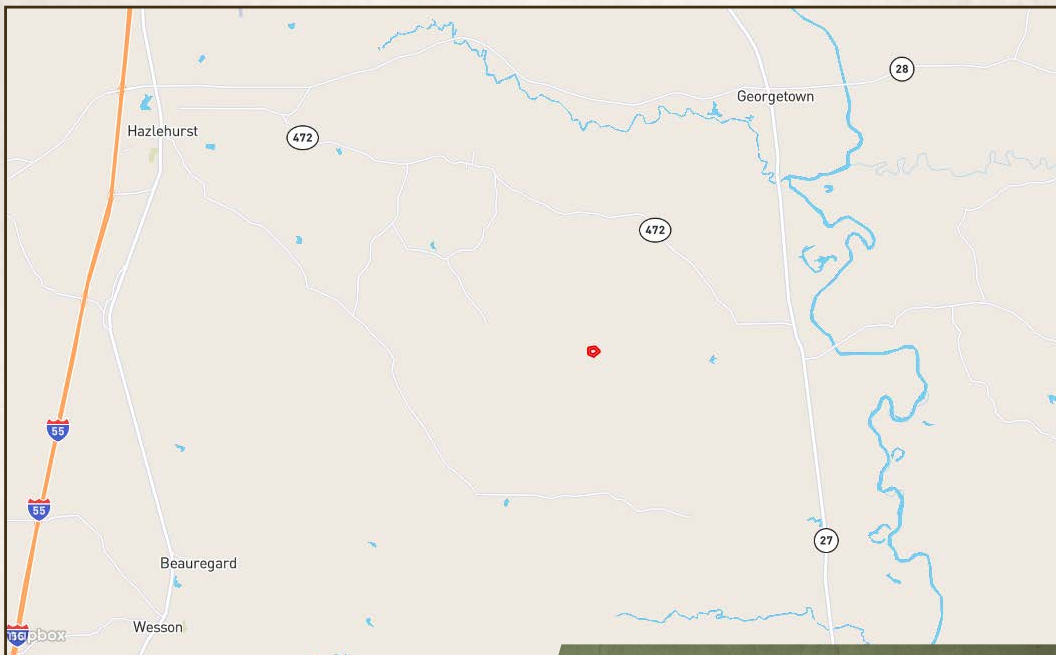
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Directions From Exit #59 Off I-55 S in Hazlehurst, MS: Turn left on County Farm Road and travel 1.2 miles. Turn left on US-51 and proceed 0.3 miles. Turn right on Monticello Road and continue 6.9 miles. Turn left on McCordle Road and travel 2.1 miles. Continue on Ashley Road for 1.2 miles. Turn right on Poplar Springs Road and travel 2.2 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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