



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

**15.3± ACRE ESTATE**  
**COPIAH COUNTY, MS**  
**\$1,199,000**

- ✓ Main Home
- ✓ Guest House
- ✓ Barn
- ✓ Shop

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# THE COPIAH 15.3

## PROPERTY PROFILE

### LOCATION:

- 2139 Warren Hood Road  
Hermanville, MS 39086
- Borders the Copiah  
County WMA
- Copiah County
- 19± Miles W of Hazlehurst
- 52± Miles SW of Jackson

### COORDINATES:

- 31.8433, -90.65795

### PROPERTY USE:

- Residential
- Recreational
- Agricultural
- Equestrian

### PROPERTY INFORMATION:

- 15.3± Acres
- 7,200± SqFt Main Home
  - 6 Bedrooms/4.5 Baths
  - Large Kitchen
  - Walk-In Pantry
  - Granite Countertops
  - Large Living Room
  - High Ceilings

- Stone Fireplace
- Gun Room
- Full Bar Area
- Private Balconies
- Big Front Porch
- Multiple Back Porches
- 2-Car Detached Garage
  - Office Area
  - Upstairs Apartment
  - Storage Room
- 2,800± SqFt Guest House
  - 4 Bedrooms/2 Baths
- Fiber Optic Internet
- Concrete Driveway
- Gated Entrance
- Mixed Timber
- Pole Barn
- Large Shop
- 3-Stall Horse Barn
- 2 Fenced Pastures

### TAX INFORMATION:

- 2025 Taxes: \$6,408.36
- Parcel 1: 1-119-13-003.00
- Parcel 2: 1-119-13-003.03



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# WELCOME TO THE COPIAH 15.3

**INTRODUCING THE COPIAH 15.3 IN HERMANVILLE, MISSISSIPPI.** This property brings together a spacious custom home, equestrian improvements, and direct access to outdoor recreation in a setting designed for both everyday living and entertaining. Whether you're looking for a private family estate in Copiah County or a country retreat, the combination of quality improvements and location creates an opportunity that is difficult to replicate.

At the heart of the Copiah 15.3 is a custom two-story brick residence offering six bedrooms and four-and-a-half bathrooms, including two primary suites. The main living area is centered around a floor-to-ceiling stone fireplace and features brick flooring that adds warmth and character throughout the home. A custom full bar creates an ideal space for entertaining, while the spacious kitchen is equipped with granite countertops, stainless steel appliances, abundant custom cabinetry, a walk-in pantry, and generous workspace. Additional interior features include a large laundry room, powder room, and dedicated gun room.



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# MORE ABOUT THE COPIAH 15.3

The downstairs primary suite provides comfort and convenience with double vanities, a jetted soaking tub, and a tiled walk-in shower with a glass enclosure. Upstairs, the second primary suite offers a more private retreat, complete with its own balcony overlooking the property. Heated tile bathroom floors, separate his-and-her bathrooms, a freestanding soaking tub, a tiled shower, and walk-in closets complete the space. Four additional bedrooms are thoughtfully arranged with Jack-and-Jill bathrooms on both levels, each finished with tile flooring and granite countertops.

Separate from the main residence, a detached two-car garage includes dedicated office space along with a private apartment above, providing flexibility for guests, extended family, or a home-based business. The property is further complemented by a separate four-bedroom, two-bath guest house, creating additional accommodations for family, visitors, or potential rental opportunities.

Outdoor living is equally impressive. A gated entrance and concrete driveway lead to the home, where a brick courtyard, welcoming front porch, multiple rear porches, and two concrete balconies connected by a metal staircase create inviting spaces to gather and enjoy the surrounding landscape. Mature oak and pine trees provide shade and privacy, while high-speed internet offers the convenience of modern connectivity in a rural setting.



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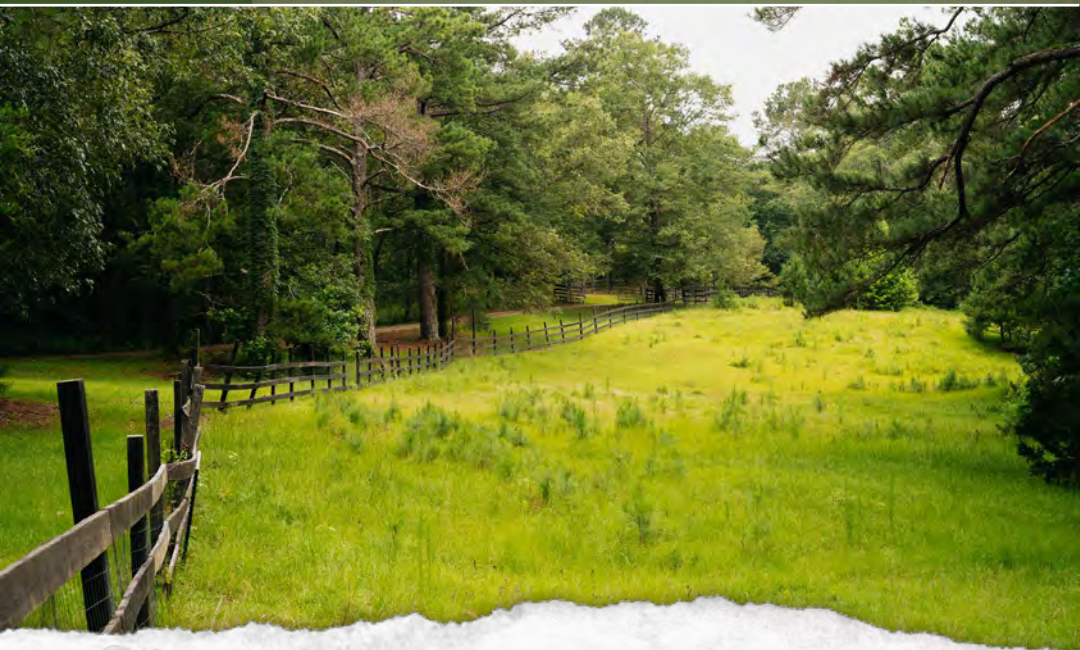
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# MORE ABOUT THE COPIAH 15.3

For horse owners, the Copiah 15.3 is equipped with a functional horse barn featuring three stalls, a tack room, and two fenced pastures, making it well-suited for recreational riding or small-scale equestrian use. A large shop and additional pole barn provide ample space for equipment storage, projects, or agricultural operations.

Adding to the property's appeal, it borders the Copiah County Wildlife Management Area, offering immediate access to exceptional hunting and outdoor recreation. Whether your interests include horseback riding, wildlife, hunting, or simply enjoying the peace and privacy of country living, the Copiah 15.3 offers an exceptional combination of residential comfort, functional improvements, and recreational opportunity in one complete package.

**Contact Cadan or Melanie Starnes today to schedule a private showing and experience #TheSmallTownWay.**



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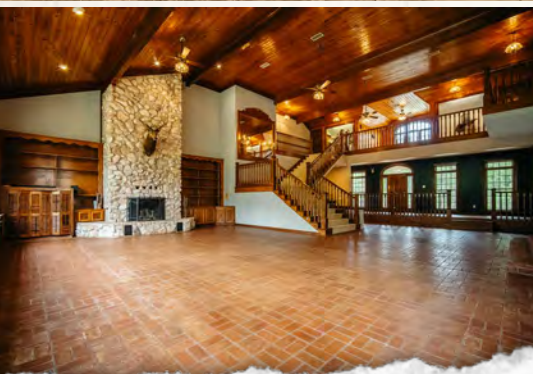


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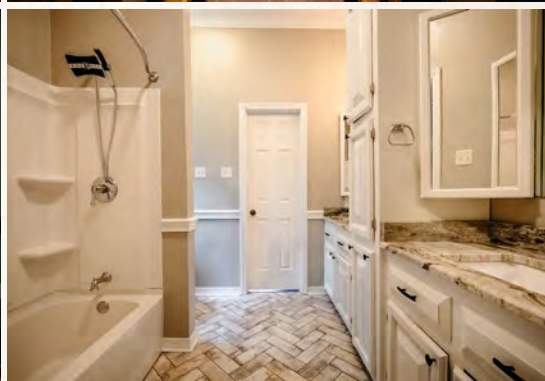
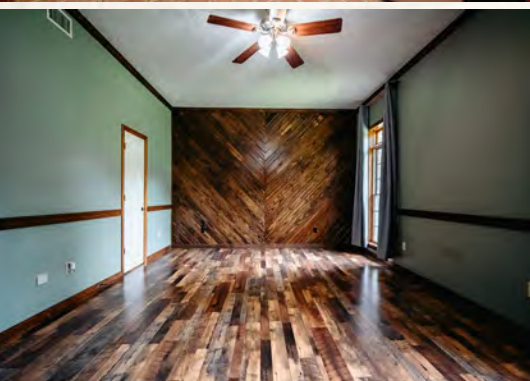
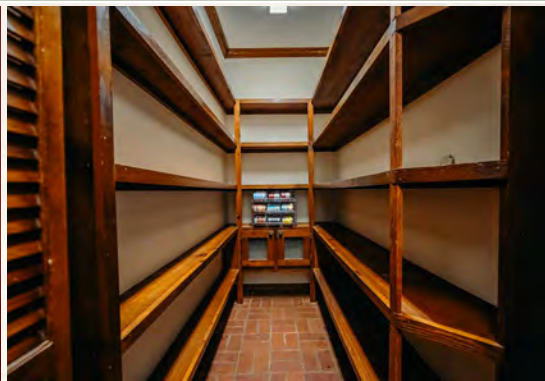
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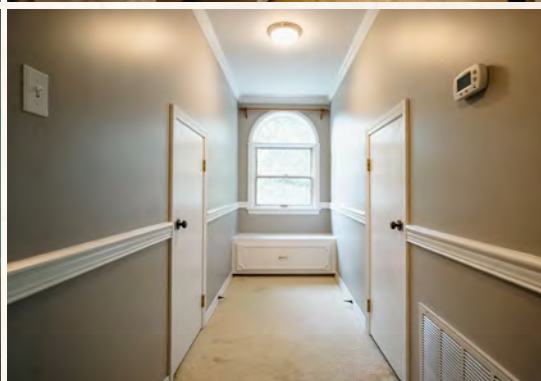
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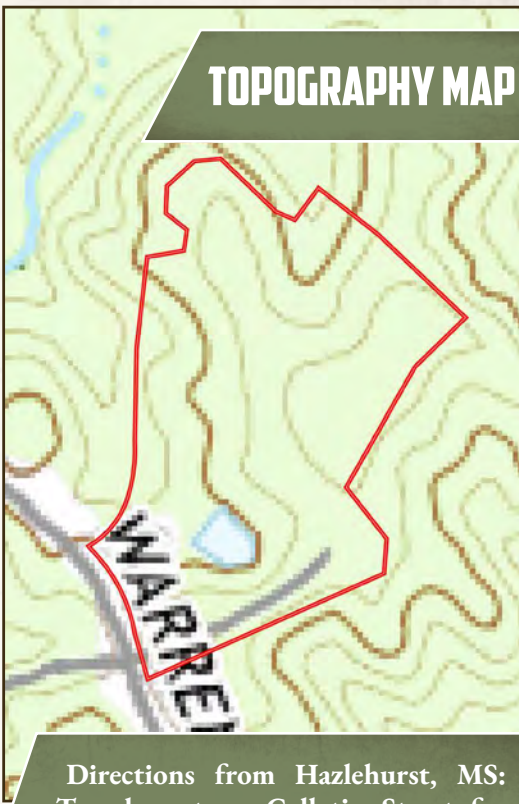
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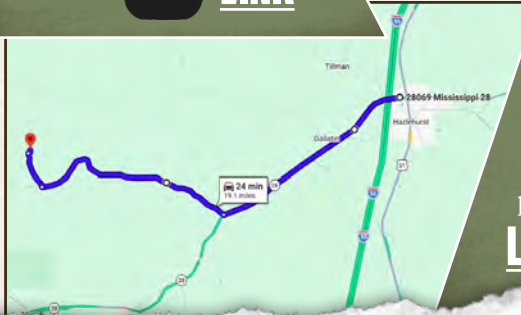


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## TOPOGRAPHY MAP

land id. **LINK**



Directions from Hazlehurst, MS:  
Travel west on Gallatin Street for 3 miles. Turn left onto Highway 28 W and continue for 5.6 miles. Turn right onto Barlow Road and travel for 8.6 miles. Turn right onto Warren Hood Road and proceed 1.5 miles to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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