



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

345.48± ACRES WITH A HOME
COPIAH COUNTY, MS
\$1,750,000

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE COPIAH 345.48

PROPERTY PROFILE

LOCATION:

- 1108 Peachtree Road
Georgetown, MS 39078
- Copiah County
- 15± Miles E of I-55 in Hazlehurst
- 16.5± Miles SE of I-55
in Crystal Springs
- 40± Miles S of Jackson
- 156± Miles N of Baton Rouge, LA
- 194± Miles N of Houma, LA

COORDINATES:

- 31.8676, -90.1749

TAX INFORMATION:

- 2025 - \$4,191.78
- Parcel #1: 1-100-02-012.00
- Parcel #2: 4-100E-02-004.02
- Parcel #3: 1-100-02-013.00
- Parcel #4: 1-100-11-007.00
- Parcel #5: 1-100-11-009.00
- Parcel #6: 1-101-10-001.00
- Parcel #7: 1-101-03-030.00

PROPERTY USE:

- Recreation
- Hunting
- Residential
- Investment

PROPERTY INFORMATION:

- 345.48± Total Acres
- 170± Acres of Mature
Pine and Hardwoods
- 7± Acre Pond
- Frontage on 3 Roads
- 1+ Miles of Frontage
on Copiah Creek
- Several Small Ponds
- Pasture
- 3,200± SqFt Home
 - 3 Bedrooms/4 Bathrooms
- Equipment Shed
- Several Out Buildings
- Camper Hookups



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LUKE SANDERS

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE COPIAH 345.48

IF YOU HAVE BEEN LOOKING FOR AN EXTREMELY DIVERSE RECREATIONAL TRACT THAT CHECKS TONS OF BOXES, LOOK NO FURTHER THAN THE COPIAH 345.48! Opportunities to own a property of this size and quality and offering such diversity are becoming rare, especially with over a mile of frontage on Copiah Creek. Located in Georgetown, Mississippi, this remarkable 345.48± acre tract offers an incredible combination of recreation, investment potential, timber, water features, and country living.

The Copiah County property boasts over 2,000 feet of frontage along Highway 27, approximately 2,000 feet on Cooper Road, and more than 500 feet along Peachtree Road, providing excellent access from multiple directions, making for endless possibilities.

At the heart of the property sits a well-maintained 3,200± square foot home offering three bedrooms and four bathrooms, surrounded by several pole barns, equipment sheds, and additional outbuildings. Behind the home, you'll find a spacious yard shaded by a beautiful pecan orchard that creates the perfect setting for family gatherings, relaxing afternoons, and enjoying the peaceful country atmosphere.



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MORE ABOUT THE COPIAH 345.48

One of the most impressive features is a 7± acre pond, along with numerous smaller ponds scattered throughout. Even more remarkable is over one mile of frontage on Copiah Creek, a clear, gravel-bottom creek that flows directly through the center of the property, naturally dividing it into two distinct landscapes. The north side of the creek is made up of gently rolling to flat terrain consisting of open fields, mature pine and hardwood timber, multiple ponds, and all of the residential and supporting structures. This area offers endless possibilities for farming, livestock, recreation, or future improvements. South of Copiah Creek, the landscape transitions into more hill ground covered with mature hardwood and pine timber, creating excellent wildlife habitat for both deer and turkey. Copiah Creek itself is not worth missing. With year-round clear water and a gravel bottom, it provides endless opportunities for swimming, fishing, and riding side-by-sides. Private ownership along this highly sought-after creek is rare; owning over a mile of frontage is almost unheard of.



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The land was once home to the Copiah Creek Campgrounds; for many years, families and friends came here to camp, ride four-wheelers, and enjoy the outdoors. Several of the original structures remain, including the former admissions building and general store, giving the right buyer an opportunity to revive the campground concept and create a one-of-a-kind income-producing recreational property.

Whether you're searching for a private family retreat, a hunting and recreational paradise, a timber investment, a campground opportunity, or long-term legacy property, the Copiah 345.48 offers unique possibilities! An exceptional tract such as this is a rare find—take advantage of an outstanding opportunity today.

**Contact Luke Sanders today to experience
#TheSmallTownWay, and let's take a ride.**

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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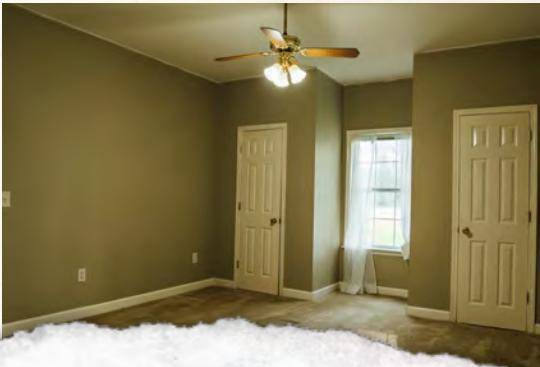
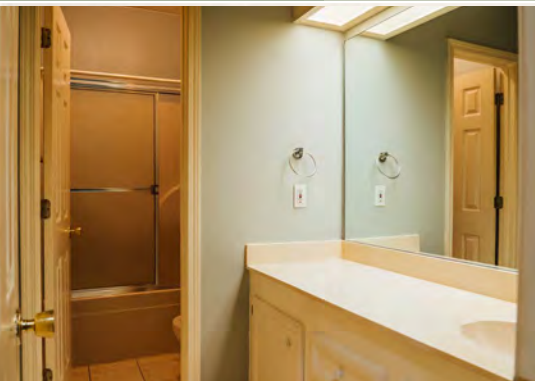
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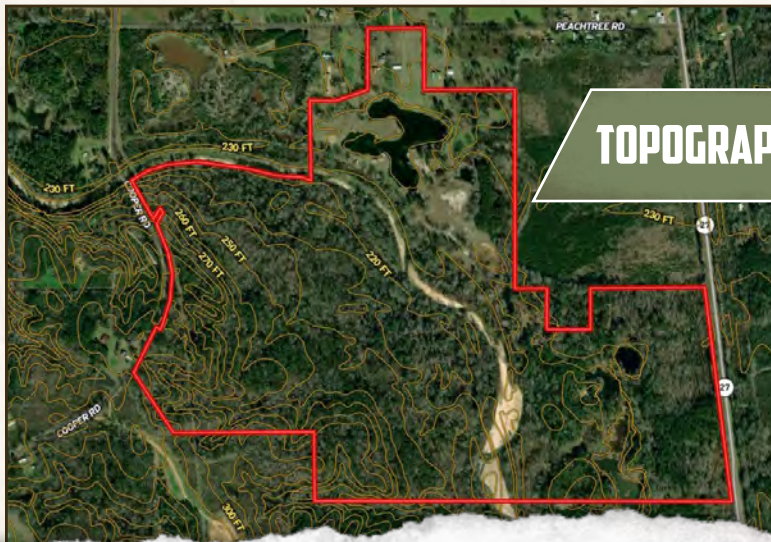
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INFRARED MAP



TOPOGRAPHY MAP



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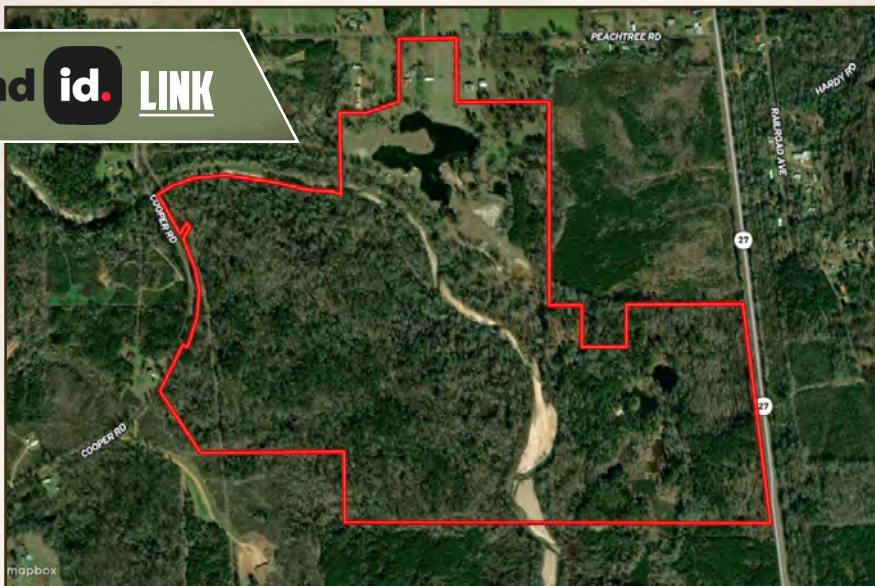
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land id. LINK



Directions From Exit #61 off I-55 (North Hazelhurst): Travel 15 miles east on Highway 28 toward Georgetown. At the intersection of Highway 28 and Highway 27, turn right on MS-27 S and continue 0.4 miles. Turn right on Peachtree Road and proceed 0.5 miles to the property on the left.

Physical Address: 1108 Peachtree Road, Georgetown, MS 39078

[LINK TO GOOGLE MAP DIRECTIONS](#)



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