

**A HOME ON 9.4± ACRES
COPIAH COUNTY, MS**

\$335,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE COPIAH 9.4

PROPERTY PROFILE

LOCATION:

- 1020 Turkey Creek Lane
Crystal Springs, MS 39059
- Copiah County
- 6± Miles NW of Crystal Springs
- 29± Miles SW of Jackson
- 59± Miles N of McComb

COORDINATES:

- 32.001632, -90.430725

PROPERTY USE:

- Recreational
- Residential
- Investment
- Hunting

PROPERTY INFORMATION:

- 9.4± Acres
- 2,520± SqFt Home
 - 4 Bedrooms/2.5 Baths
 - Gas Appliances
 - Gas Fireplace
- 1,500± SqFt Guest Suite
 - 1 Bedroom/1 Bath
- 3-Car Garage
- In-Ground Pool
- Multiple Porches
- Gravel Driveway
- Deer & Turkey
- Sold As-Is

TAX INFORMATION:

- Parcel ID: 1-024-20-009.04
- 2025 Taxes: \$1,643



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REED DAVIS

ASSOCIATE BROKER

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4848 Main St. - Flora, MS 39071

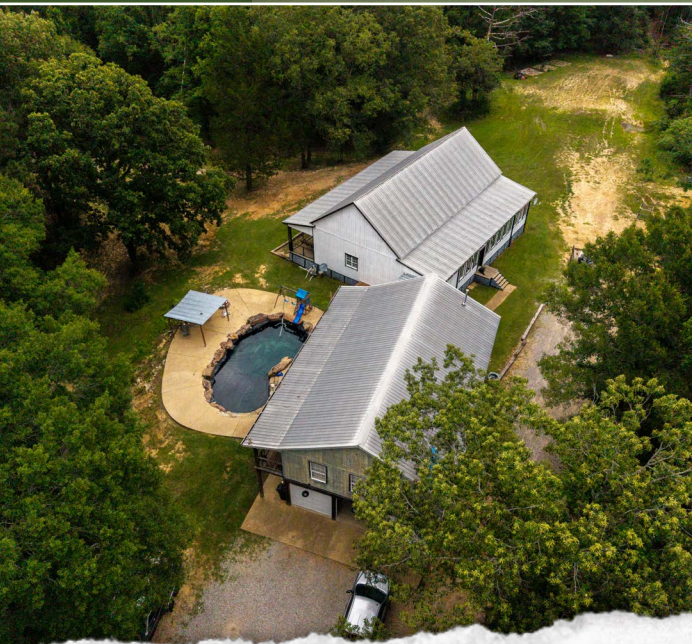
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE COPIAH 9.4

WELCOME TO THE COPIAH 9.4 IN CRYSTAL SPRINGS, MISSISSIPPI. This 9.4± acre recreational estate-style homestead, situated at the end of a private gravel drive, is well-positioned for quiet country living. The main house offers four bedrooms and two and a half bathrooms over approximately 2,520± square feet of living space and is accompanied by a 1,500± square foot guest suite equipped with its own private bedroom, bathroom, kitchenette, and oversized secondary living room.

Originally constructed in 1994, the home is reported to have been built with the help of Amish craftsmen, utilizing traditional building practices and attention to detail seldom found in today's market. Over the years, this property has been tastefully updated to include recessed lighting, exposed wood beams, tongue and groove ceilings, updated floor coverings, countertops, and a recently renovated primary bathroom.



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MORE ABOUT THE COPIAH 9.4

Outdoor living takes center stage at the Copiah 9.4. Multiple porches offer places to relax and take in the scenery, while the private second-story balcony overlooks the backyard retreat and surrounding hardwoods. Below, the natural stone-lined pool serves as the centerpiece for outdoor entertainment, creating a backyard destination well suited for entertaining guests or simply unwinding at the end of the day. Complementing the outdoor amenities is a spacious three-car garage, giving ample room for vehicles, equipment, and additional storage.

The property is also near some of Mississippi's premier public hunting and fishing wildlife management areas. Calling Panther, a 500± acre lake known for producing trophy largemouth and quality crappie/bream fishing, is a short 4± mile drive to the south. Approximately 30± minutes to the southwest is the Copiah County WMA, offering 7,600± acres of hunting and outdoor recreation.

Situated 59± miles north of McComb, 29± miles south of Jackson, and just 6± miles west of Crystal Springs, the Copiah 9.4 provides the perfect blend of accessibility, recreation, and privacy.

**Disclaimer: The property is being sold as-is.*

**Contact Reed Davis today for a private showing
and experience #TheSmallTownWay.**



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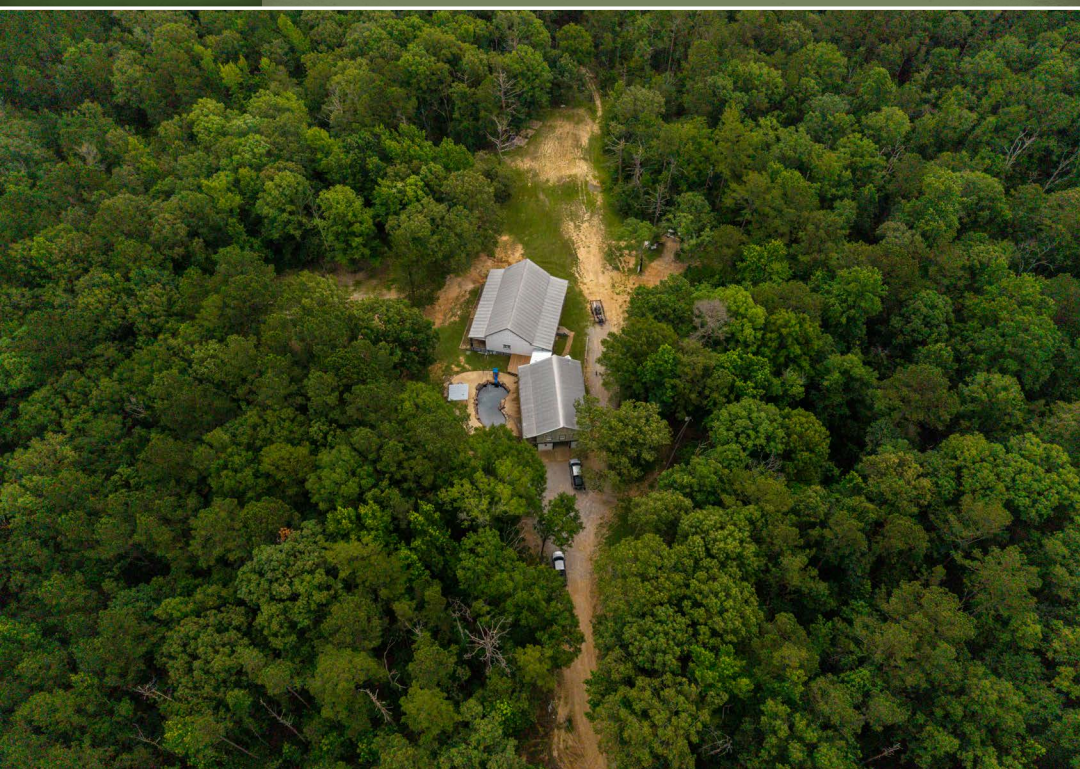
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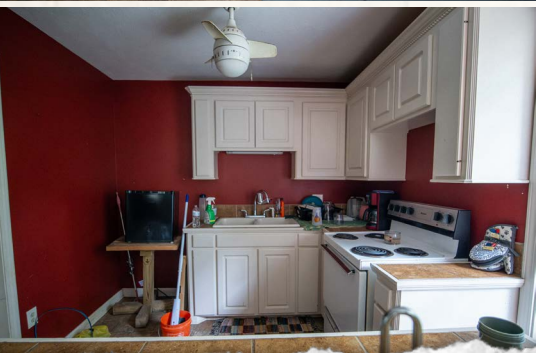
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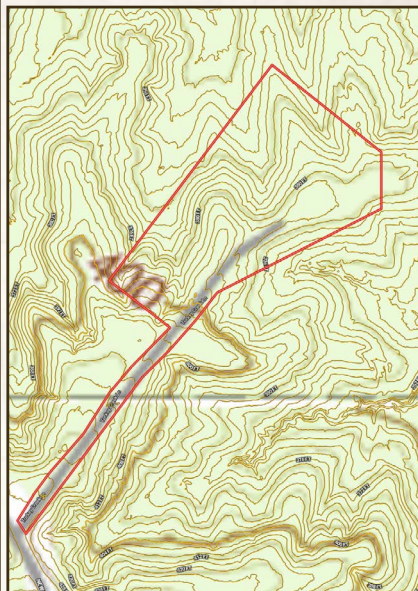
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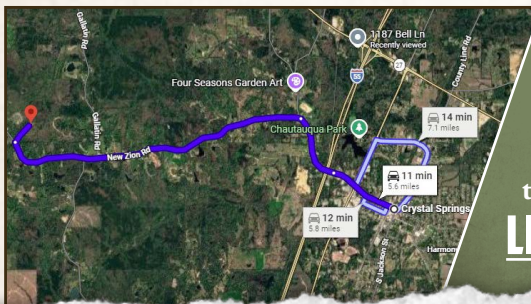


TOPOGRAPHY MAP



Directions From Crystal Springs, MS: Travel on W Georgetown Street for 0.9 miles. Continue onto Utica Road for 0.8 miles, and then take a slight left onto New Zion Road. Travel for 3.7 miles. Turn right onto Turkey Creek Lane, and the property will be at the end of the street in 0.3 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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