

48.42± ACRES
COPIAH COUNTY, MS
\$314,730



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE COPIAH 48.42

PROPERTY PROFILE

LOCATION:

- Sumrall Road
Crystal Springs, MS 39059
- Copiah County
- 7.2± Miles W of Crystal Springs
- 30± Miles SW of the
Jackson Metro Area

COORDINATES:

- 31.9786, -90.4588

PROPERTY USE:

- Recreation
- Hunting
- Investment
- Potential Home Site

PROPERTY INFORMATION:

- 48.42± Acres
- Established Roads
- Multiple Food Plots
- Hardwood/Pine Mix
- Beautiful Home Place
- Box Stands
- Small Pond
- Seller May Divide

TAX INFORMATION:

- 2024: \$44.66
- Parcel 1- 1-039-25-008.01
- Parcel 2- 1-039-36-001.01



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LUKE SANDERS

LAND SPECIALIST

C: 601-953-3535

O: 769-888-2522

luke@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE COPIAH 48.42

LOCATED OFF SUMRALL ROAD ROUGHLY SEVEN MILES FROM CRYSTAL SPRINGS IN COPIAH COUNTY, MS, THIS 48.42± ACRE TRACT OFFERS THE PERFECT BALANCE OF SECLUSION AND CONVENIENCE. The property features a beautiful mix of pine and hardwood timber with a well-maintained interior road, making it easy to access the entire tract. If you like to hunt, you will appreciate the three established food plots and the conveniently located Calling Panther WMA for draw hunting opportunities.

Whether you are interested in the full 48.42± acres or prefer something smaller, this property can be split up into multiple tracts that may better fit your needs. If you have been searching for a versatile piece of land with hunting, timber, investment, and multiple beautiful home sites to choose from, the Copiah 48.42 is worth considering!

Contact Luke Sanders today to schedule a private tour.



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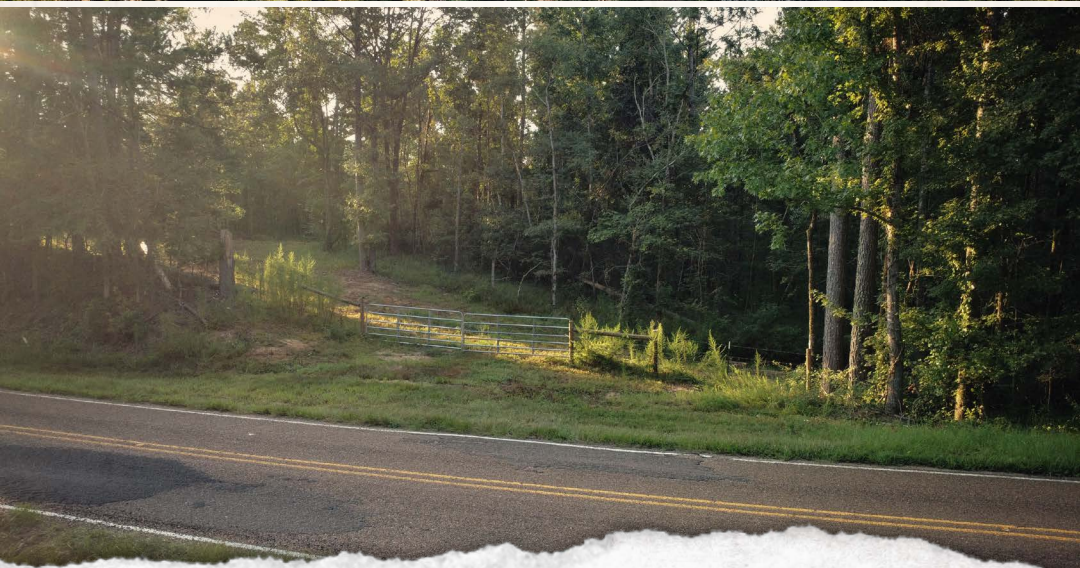
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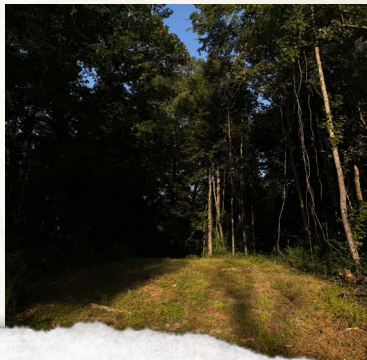
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land id. LINK

SUMMERALL RD

Erma Ln

TOPOGRAPHY MAP



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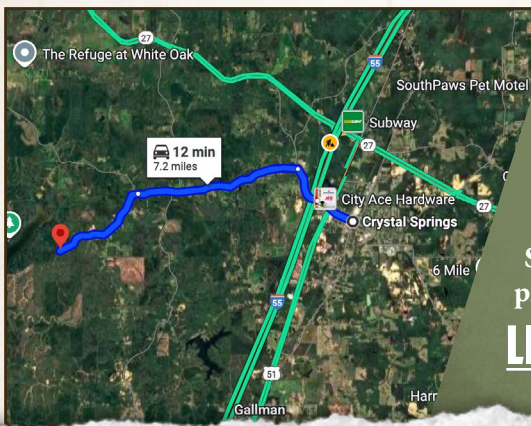
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Directions From Exit #72 off I-55 in Crystal Springs, MS: Travel 0.6 miles northwest on Hwy 27. Turn left on Rhymes Road and proceed 0.8 miles. Turn left on Utica Road and continue 0.5 miles. Turn right on New Zion Road and travel 3.4 miles. Turn left on Sumrall Road and proceed 2.2 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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