

**6.53± ACRES**  
**COPIAH COUNTY, MS**  
**\$45,710**



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

**OFFICE (769) 888-2522**



# THE COPIAH 6.53

## 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:

- 6.53± Acres
- Established Roads
- Mix of Hardwood/Pines
- Beautiful Home Place
- Additional Acreage Available

### TAX INFORMATION:

- TBD



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**LUKE SANDERS**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE COPIAH 6.53

**WELCOME TO THE COPIAH 6.53, A MANAGEABLE PIECE OF LAND WITH GREAT RECREATIONAL AND INVESTMENT POTENTIAL.** This 6.53± acre tract sits off Sumrall Road in Copiah County and offers the perfect mix of seclusion and convenience, just seven miles from Crystal Springs, MS. The property is made up of beautiful pine and mixed hardwood timber with an interior road in place for quick access to a beautiful home site. There is plenty of room to establish a food plot, which would make this property ready for hunting or outdoor enjoyment, and with Calling Panther WMA located directly across the road, it provides a great opportunity for someone to put in for their draws! If you have been looking for a smaller parcel, the Copiah 6.53 is worth considering! Additional acreage is available.

**Contact Luke Sanders today for your private tour and experience #TheSmallTownWay!**



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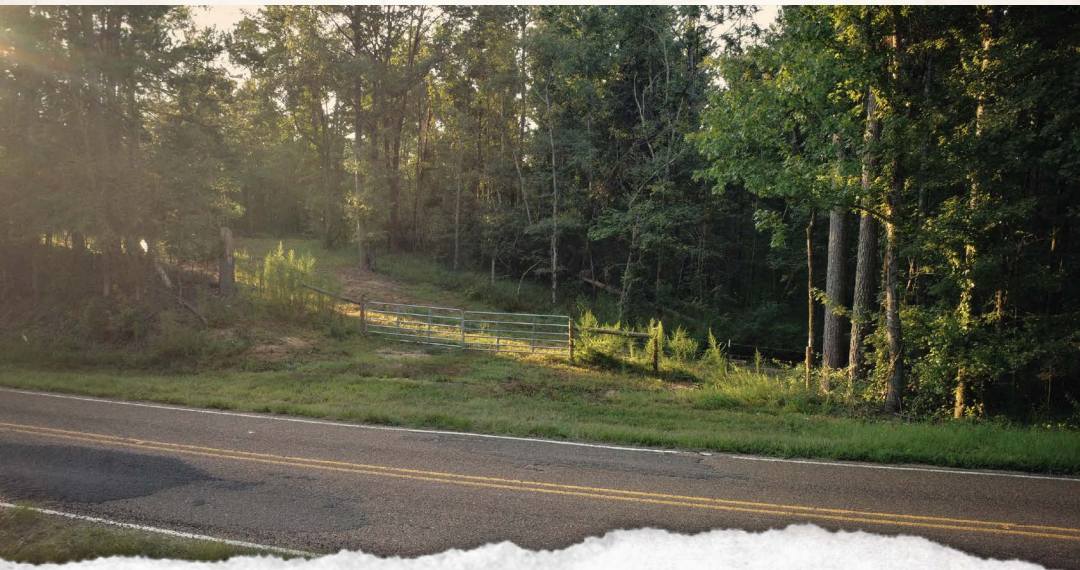
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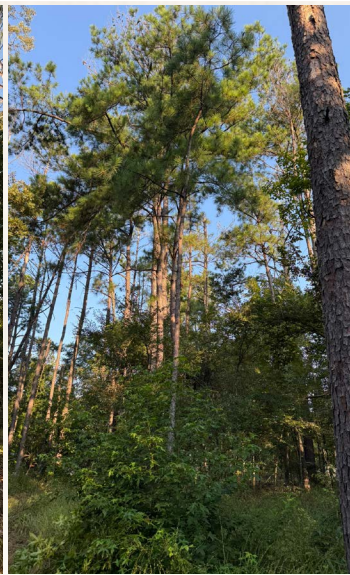
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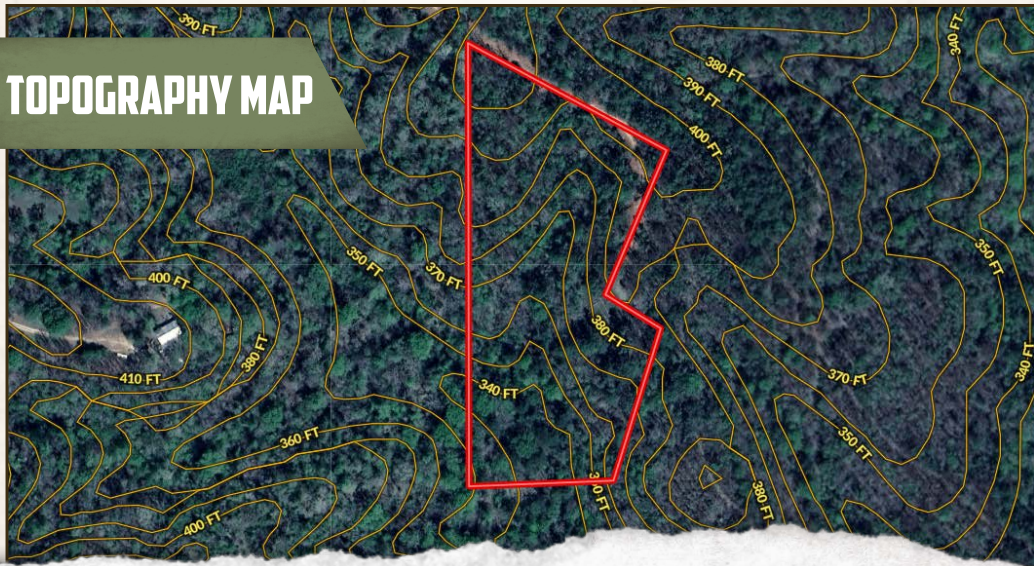
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land id. **LINK**



**TOPOGRAPHY MAP**



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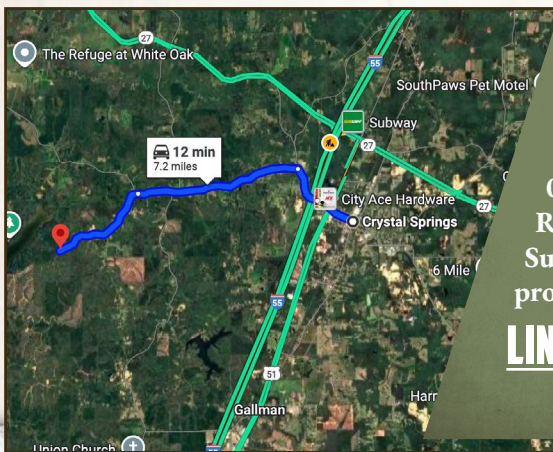
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**Directions From Exit #72 off I-55 in Crystal Springs, MS:** Travel 0.6 miles northwest on Hwy 27. Turn left on Rhymes Road and proceed 0.8 miles. Turn left on Utica Road and continue 0.5 miles. Turn right on New Zion Road and travel 3.4 miles. Turn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

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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