

# A HOME ON 20± ACRES COPIAH COUNTY, MS

**\$199,000**



**SMALLTOWN**  
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# THE COPIAH 20

# PROPERTY PROFILE

## LOCATION:

- 4068 Six Mile Road  
Crystal Springs, MS 39059
- Copiah County
- 5± Miles SE of Crystal Springs
- 13.5± Miles NE of Hazlehurst
- 30± Miles SW of Jackson

## COORDINATES:

- 31.9679, -90.28895

## PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing
- Investment

## PROPERTY INFORMATION:

- 20± Acres
- 1,316± SqFt Home
- 3 Bedrooms/2 Baths
- Back Porch
- Detached Garage
- Mixed Timber
- Brushy Creek Frontage
- Sold As-Is

## TAX INFORMATION:

- Parcel # 1-034-34-017.00
- \$485.25 (2025)



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**LUKE SANDERS**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE COPIAH 20

IF YOU HAVE BEEN LOOKING FOR A SUPER QUIET AND SECLUDED PLACE IN THE COUNTRY, THE COPIAH 20 IS JUST FOR YOU! This 20± acre property with a 1,316± square foot home is located just southeast of the town of Crystal Springs on Six Mile Road in Copiah County, Mississippi.

The home features three bedrooms and two bathrooms and sits on a conventional foundation with a detached garage on the side. This home is in an extremely peaceful part of the county and offers plenty of space to spread out while still being convenient to the amenities of town.

The land has a great mix of hardwood and pine timber, making the views from the back porch amazing. Brushy Creek runs all the way through the property, making recreation for the whole family endless.

Whether you're looking for a place to live, a weekend getaway, or just having the property to enjoy, the Copiah 20 has a lot to offer. Between the creek frontage, the beautiful timber, and the awesome location, this is a rare find! *\*Disclaimer: This property and home are being sold as-is.*

**Give Luke Sanders a call, and let's go  
take a look at the Copiah 20 today!**



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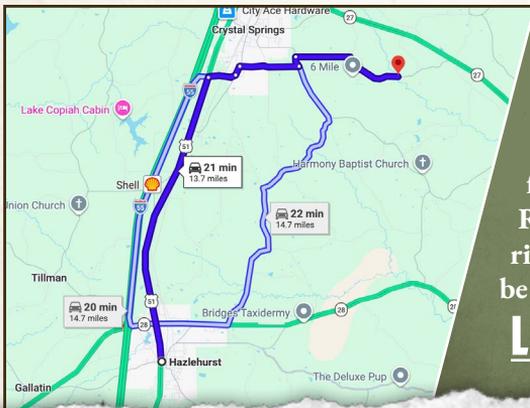
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land id. LINK



Directions from Hazlehurst, MS:  
 Travel on US-51 N for 7.8 miles. Turn right onto S Pat Harrison Drive and continue for 0.8 miles. Continue onto S Jackson Road for 0.3 miles and then turn right onto Coor Springs Road. Proceed for 1.6 miles. Turn left onto Harmony Road, continue for 0.3 miles, and then turn right onto Six Mile Road. The property will be on the left in 3 miles.

**LINK TO GOOGLE MAP DIRECTIONS**



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