

36.5± ACRES
COPIAH COUNTY, MS
\$145,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE COPIAH 36.5

PROPERTY PROFILE

LOCATION:

- John I Hay Road
Wesson, MS 39191
- Copiah County
- 15.7± Miles NE of Brookhaven
- 16.9± Miles E of Wesson
- 18± Miles SW of Hazlehurst
- 50± Miles S of the
Jackson Metro Area
- 92.7± Miles NW
of Hammond, LA

COORDINATES:

- 31.71061, -90.60895

TAX INFORMATION:

- \$135.44 - 2024

PROPERTY USE:

- Potential Home/Camp Sites
- Recreational
- Hunting

PROPERTY INFORMATION:

- 36.5± Total Acres
- 2 Established Food Plots
- 1 Large Box Stand
- Paved Road Frontage
- 1,700'± Providence Creek Frontage
- Deer, Turkey & Small Game
- Utilities Nearby



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BRADEN SMITH

LAND SPECIALIST

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braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE COPIAH 36.5

ARE YOU LOOKING TO HUNT, BUILD, OR JUST RELAX ON PRIVATE ACREAGE? With a great mix of features, the Copiah 36.5 should satisfy your desires! The 36.5± acre Copiah County, MS, property is an ideal spot for a recreational getaway, a future homesite, or a small hunting tract. Getting set up is a breeze with ample road frontage and utilities nearby.

If you are looking to build a camp or your future dream home, a cleared area is near the front of the tract, thoughtfully placed to keep the remainder of the land quiet. The north boundary is lined by 1,700± feet of Providence Creek, adding year-round water for local wildlife and summertime fun for the kids. You will find two established food plots and a large box stand, which will convey with the purchase. The land offers a nice mix of young pine trees and hardwoods along the creek bottom, creating great cover and natural funnels for deer.

The Copiah 36.5 is worth considering; call Braden Smith today to schedule your private showing and experience #TheSmallTownWay!



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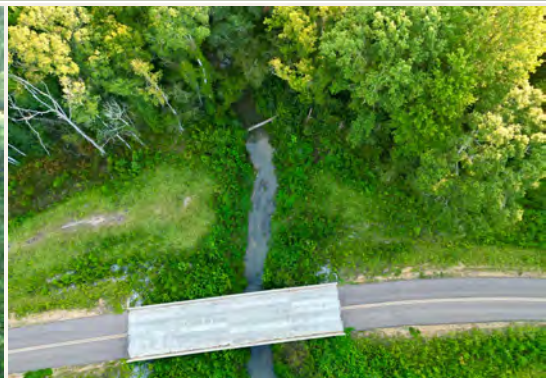
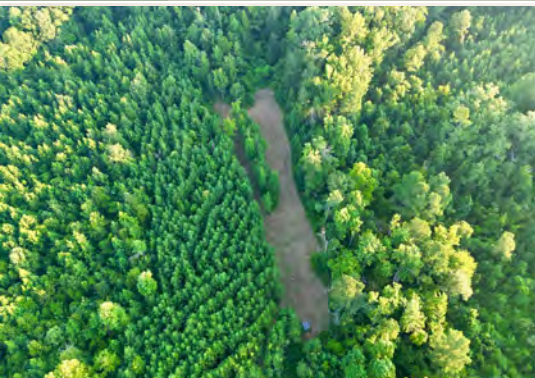
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36.5± ACRES **COPIAH COUNTY, MISSISSIPPI**



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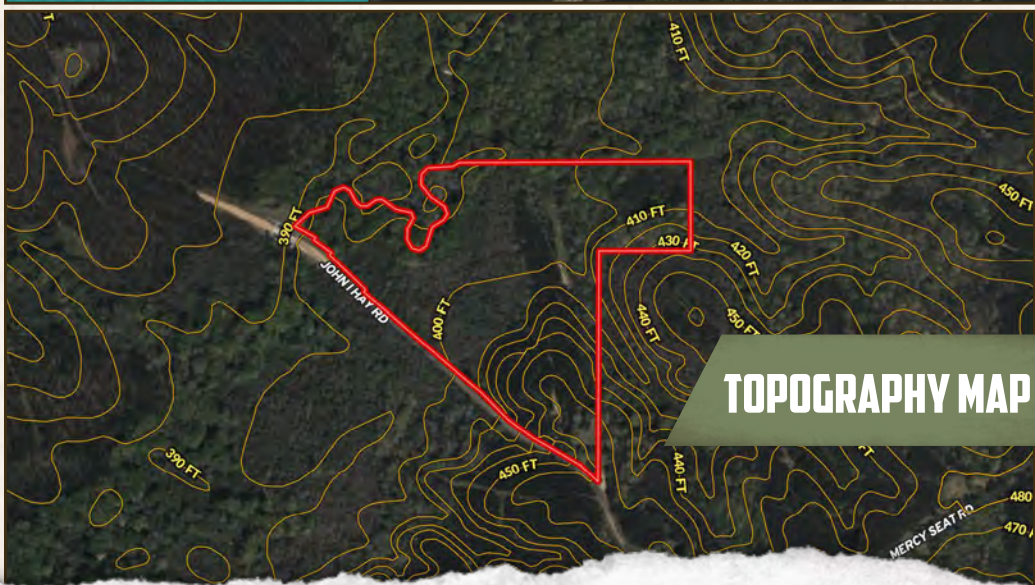
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FLOOD MAP



TOPOGRAPHY MAP



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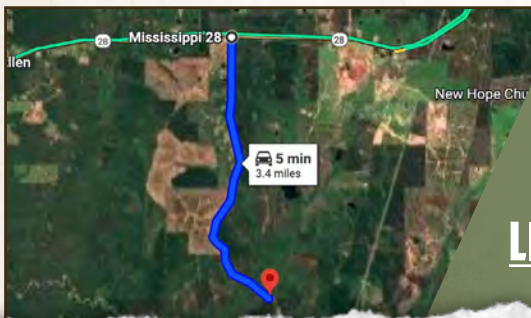
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COPIAH COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of John I Hay Road and Hwy 28 in Hazlehurst, MS: Travel 3.4 miles south on John I Hay Road to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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