

**35.02± ACRES**  
**COPIAH COUNTY, MS**  
**\$199,995**



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

**OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# THE COPIAH 35.02

## PROPERTY PROFILE

### LOCATION:

- Monticello Road  
Wesson, MS 39191
- Copiah County
- 9 Miles NE of Wesson  
Attendance Center
- 9.8 Miles SE of Hazlehurst
- 100 Miles N of Hammond, LA
- 144 Miles NE of  
Baton Rouge, LA

### COORDINATES:

- 31.760760, -90.293057

### TAX INFORMATION:

- 2024 Taxes: \$108.11

### PROPERTY USE:

- Potential Home Site/Development
- Hunting
- Recreational
- Investment

### PROPERTY INFORMATION:

- 35.02± Acres
- Frontage on Monticello Road
- 20± Year-Old Plantation Pines
- Established Food Plots
- Small Seasonal Stream
- Internal Trails
- Deer & Turkey
- Utilities Nearby
- Wesson School District



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**BRADEN SMITH**

LAND SPECIALIST

C: 601-757-9193

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[braden@smalltownproperties.com](mailto:braden@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE COPIAH 35.02

IF YOU ARE LOOKING FOR A FUTURE HOME SITE OR HUNTING PROPERTY, CHECK OUT THE COPIAH 35.02! Spanning 35.02± acres, the Copiah County, Mississippi, property features maintained 20-year-old plantation pines recently thinned to enhance both wildlife habitat and future timber value. The tract offers two established food plots, one centrally located and the other positioned toward the back, along with a small seasonal stream surrounded by scattered white oaks in the northeast corner, creating some diversity for wildlife. With a strong history of mature deer and turkey frequenting the property, plus an existing internal road system, this land is turnkey for the avid hunter.

Consider building your forever dream home here in the sought-after Wesson School District! This place is ideal with room to grow and expand and great hunting and recreational potential right out your back door!

**Contact Braden Smith today to schedule a private showing and experience #TheSmallTownWay!**



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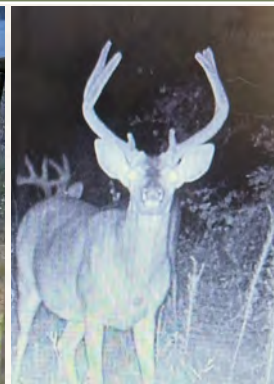
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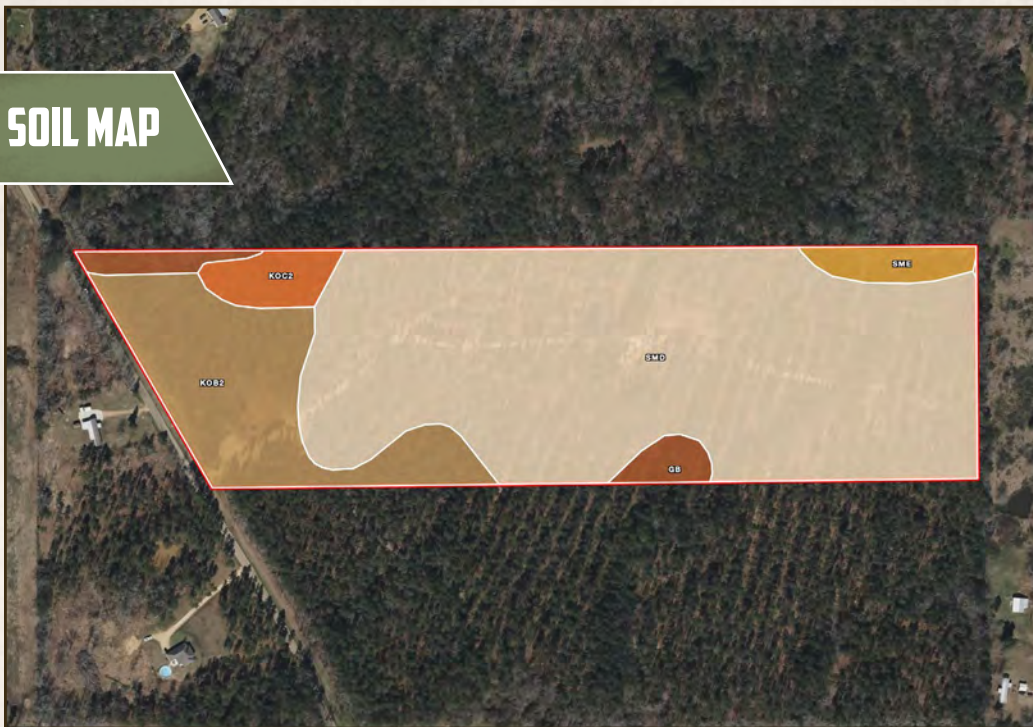
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## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmD	Smithdale sandy loam, 8 to 12 percent slopes	25.12	71.73	0	53	4e
KoB2	Kolin silt loam, 2 to 5 percent slopes, eroded	6.61	18.87	0	57	3e
Gb	Gillsburg silt loam	1.2	3.43	0	50	2w
KoC2	Kolin silt loam, 5 to 8 percent slopes, eroded	1.14	3.26	0	57	4e
SmE	Smithdale sandy loam, 12 to 17 percent slopes	0.96	2.74	0	51	6e
TOTALS		35.03(	100%	-	53.74	3.8

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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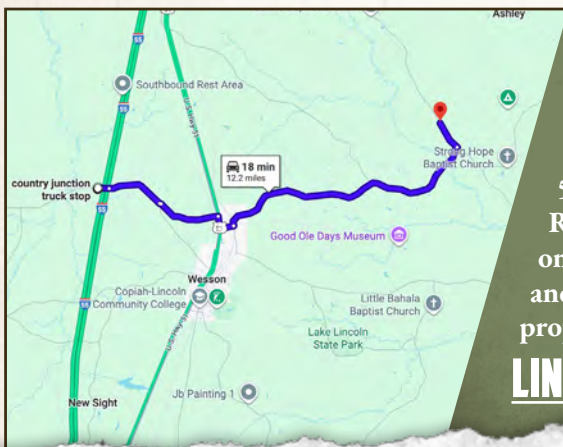
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land id. LINK

MONTICELLO



Directions From the truck stop (Country Junction) in Wesson, MS: Travel 1.8 miles east on Sylvarena Road. Turn left on Lowery Road and continue 1.7 miles. Turn right on US 51 and in 0.3 miles turn left on Bahala Road. Continue 0.4 miles and turn left on Beaugard Road. Travel 7.2 miles and turn left on Monticello Road. The property will be on the right in 0.8 miles.

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



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