

45± Acres In Copiah County, MS
\$157,500



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Copiah 45

Location:

- Copiah County, MS
- Off Highway 28
- 20 Miles From I-55 In Hazlehurst

Coordinates:

- 31.7754, -90.1444

Property Information:

- 45± Acres
- Pine and Hardwood Timber
- Great Wildlife Habitat
- Paved Frontage On Dog Town Lane

Property Use:

- Deer, Duck, and Hog Hunting
- Timberland Investment
- Recreational

Tax Information: 2021 \$138.00

Parcel #: 1-172-01-015



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LUKE SANDERS

LAND SPECIALIST

C: 601-953-3535

O: 769-888-2522

luke@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Welcome to the Copiah 45! If you have been looking for a hunting tract in the Pearl River bottom, here it is! This Copiah County, MS property is situated approximately one mile, as the crow flies, from the Pearl River and is conveniently located right off Highway 28. This tract is a mix between mature hardwoods and pine timber and has a duck slough within the interior of the property. On the initial survey, ducks were in the slough. A power line runs through a portion of the property and would be an awesome place to have a food plot in the future. For the most part, this place is pretty raw with one grown-up trail that could be reclaimed with a little work. Put your own spin on things to get the Copiah 45 setup just how you want it. This can be your **own** hunting or investment tract, give Luke Sanders a call today for a private tour!



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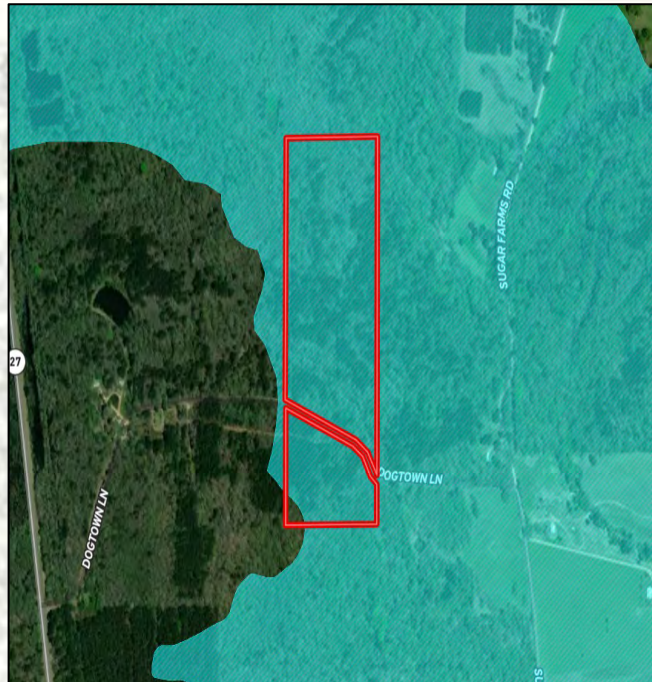
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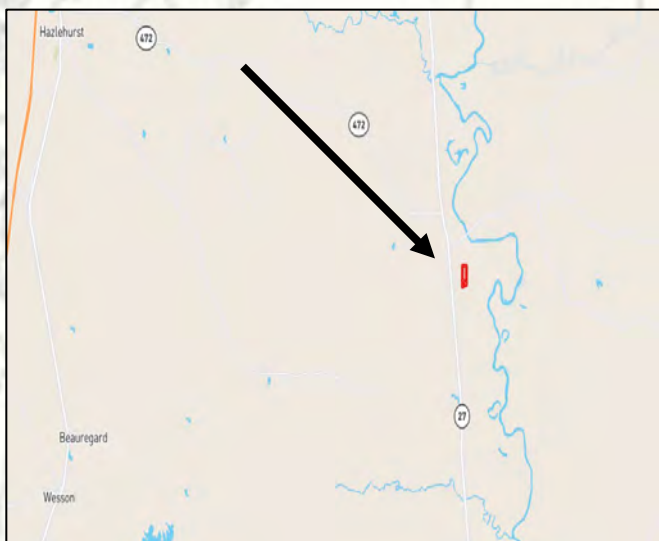


MapRight Link

- Boundary Consist of 45± Acres
- Accessed by Dog Town Lane
- 19± Miles From Hazlehurst

Flood Map

[Click HERE for Google Maps](#)



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