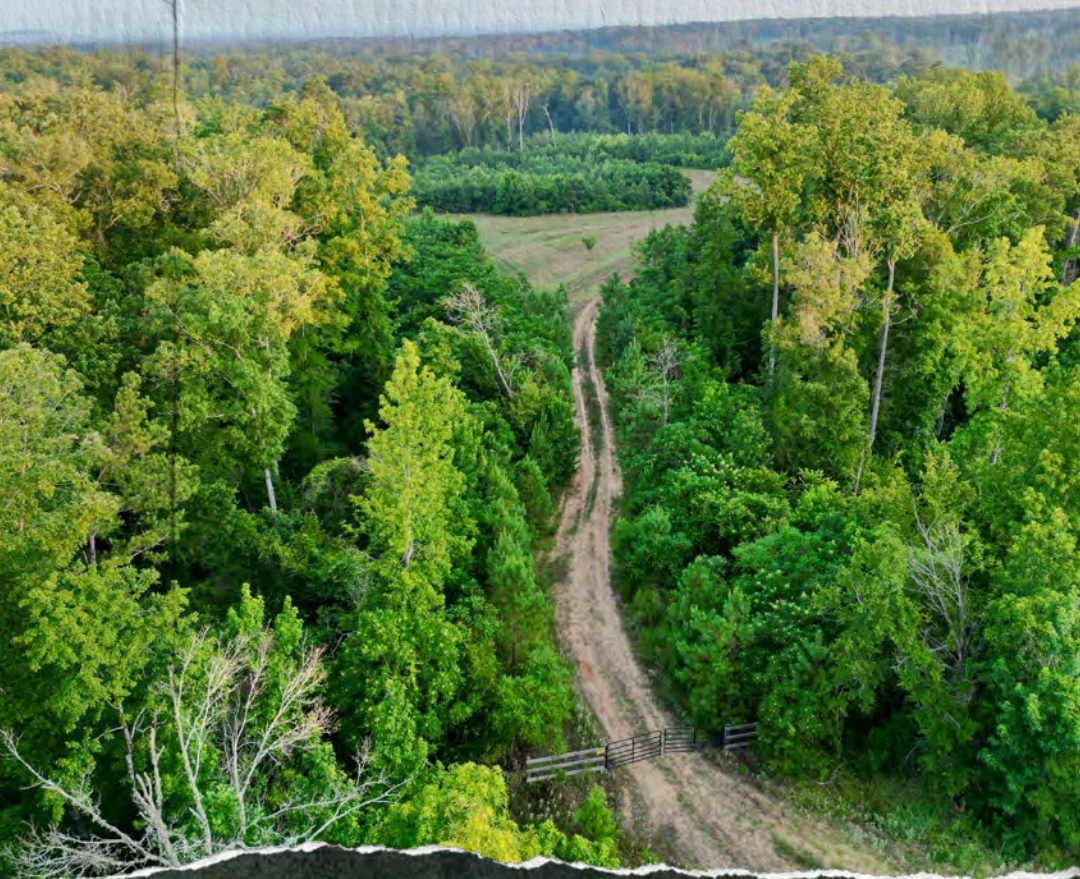




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

55.4± ACRES
COPIAH COUNTY, MS
\$309,795



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

THE COPIAH 55.4

PROPERTY PROFILE

LOCATION:

- Dentville Road
Hazlehurst, MS 39083
- Copiah County
- 7± Miles NW of Hazlehurst
- 13.5± Miles SW of Crystal Springs
- 104± Miles NW of Hammond, LA
- 124± Miles NE Baton Rouge, LA

COORDINATES:

- 31.92364, -90.4947

PROPERTY USE:

- Residential
- Recreational
- Hunting

PROPERTY INFORMATION:

- 55.4± Total Acres
- 11.3± Acres of
7-Year-Old Pines
- 0.75± Acre Stocked Pond
- Mature Hardwood Timber
- Paved Road Frontage
- Live Creek
- Established Food Plots
- Internal Trails
- Enclosed Equipment Shed
- Deer, Turkey & Small Game

TAX INFORMATION:

- \$186.63 - 2024



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BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE COPIAH 55.4

WELCOME TO THE COPIAH 55.4, A TURNKEY HUNTING AND RECREATIONAL PROPERTY LOCATED JUST SEVEN MILES NORTHWEST OF HAZLEHURST, MS. Situated off Dentville Road in Copiah County, this 55.4± acre property was thoughtfully developed with the serious outdoorsman in mind, offering everything you need for year-round enjoyment. An internal road system provides easy access throughout, leading to multiple wildlife plots and a beautiful, 0.75± acre stocked pond, perfect for fishing or attracting game. A live creek runs along the northern boundary, offering both summertime fun for the family and a natural water source for wildlife.



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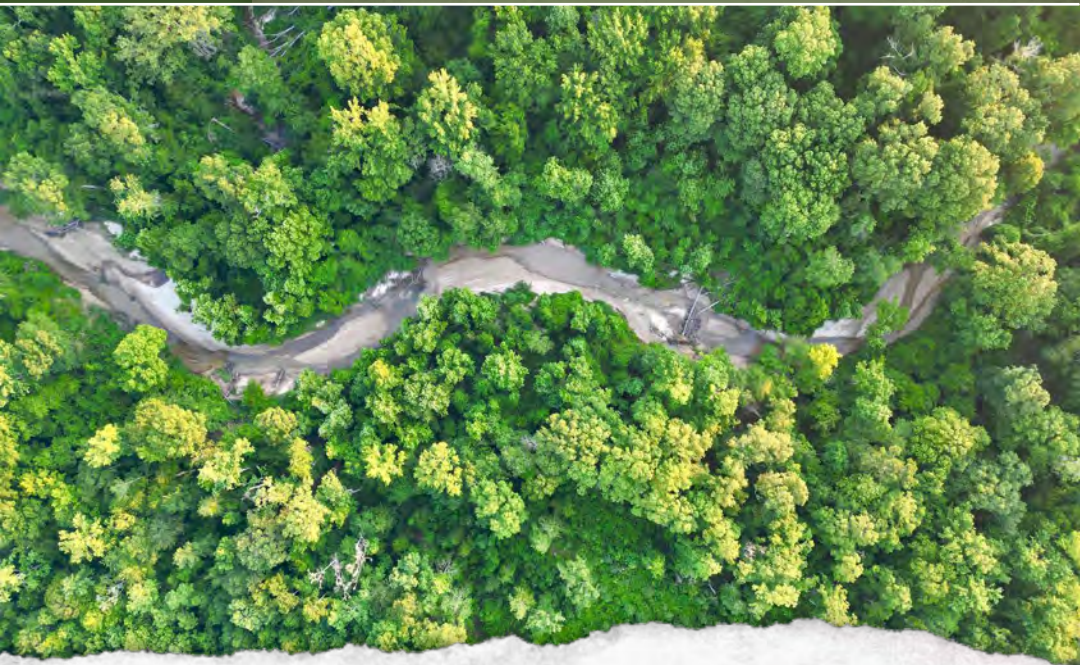
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MORE ABOUT THE COPIAH 55.4

In 2018, the current owner strategically cut 11.3± acres to enhance bedding habitat for deer, greatly improving the ability to hold and attract mature bucks. An abundance of natural feed trees with a mix of edges, funnels, and pinch points, this tract offers excellent stand locations and ideal conditions for successful hunts. An equipment shed is already in place, ideal for storing a tractor, side-by-side, and gear, making it easy to maintain the property and hit the ground running.

Whether chasing whitetails in the fall, fishing with the family in the summer, or simply looking for a peaceful place to get away, the Copiah 55.4 offers something for every season. Tracts like this, with location, habitat, and improvements already in place, can be a rare find.

Schedule your private showing today by calling Braden Smith.



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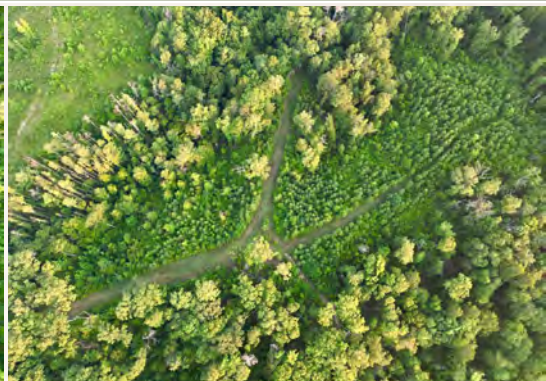
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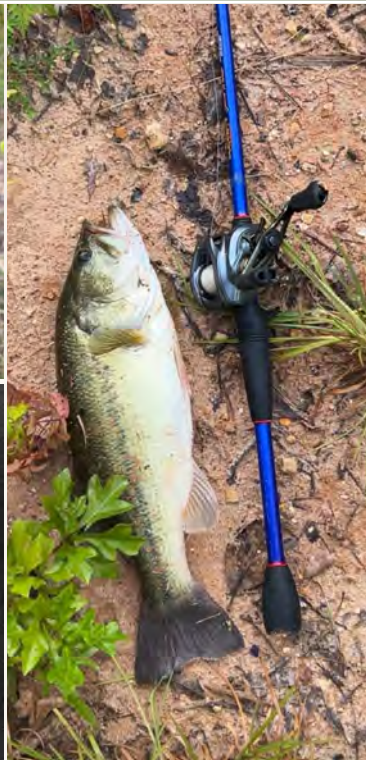
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land id. LINK



Directions From the Intersection of I-55 and MS Hwy 28 in Hazlehurst, MS: Travel 0.25 miles west on MS Hwy 28. Turn right on Dentville Road and proceed 6.2 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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