

222± ACRES
COPIAH COUNTY, MS
\$777,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

PROPERTY INFORMATION:

- 222± Acres
- Recently Thinned Pines
- Pipeline for Wildlife Plots
- Hardwood Draw
- Clearwater Creek
- Extensive Internal Road System
- Cabin/Homes Sites
- Water & Power at Road
- 6,500+ Feet of Road Frontage
- Multiple Entrances
- Wildlife Plots in Place
- Turkeys, Turkeys, & More Turkeys
- Sellers May Consider Division

TAX INFORMATION:

2023 - \$692.90

- Parcel #1: 1-133-15-013.00
- Parcel #2: 1-134-14-009.00

LOCATION:

- Rails Road
Georgetown, MS 39078
- Copiah County
- 13± Miles SE of I-55
in Crystal Springs
- 60± Minutes S of the
Jackson Metro Area

COORDINATES:

- 31.83827, -90.17982

PROPERTY USE:

- Recreational
- Investment
- Cabin/Home Sites



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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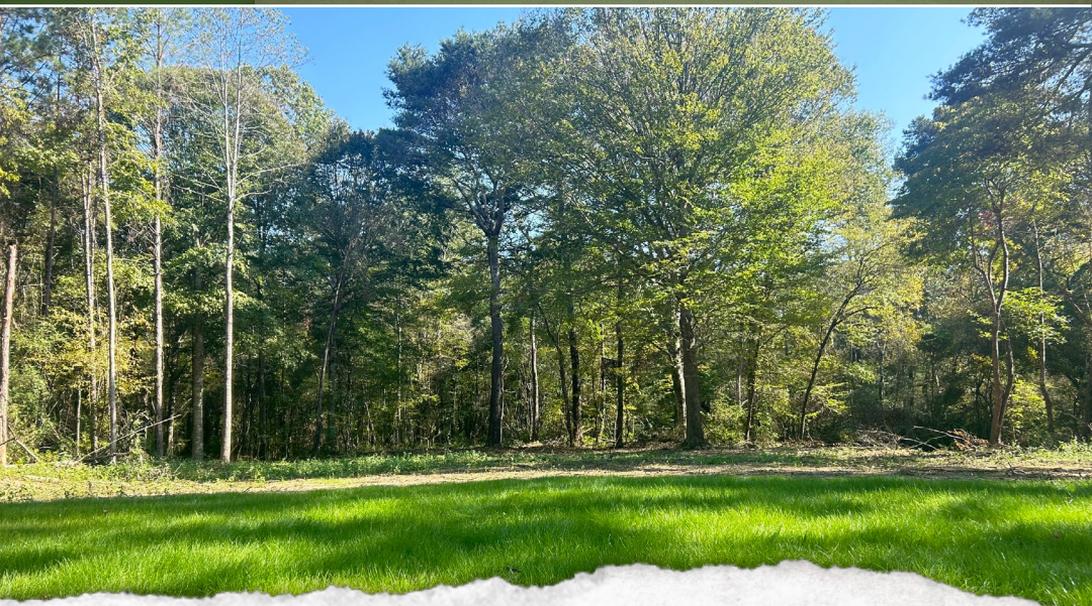
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WELCOME TO THE COPIAH 222

WELCOME TO THE COPIAH 222 LOCATED JUST TWO MILES SOUTHWEST OF GEORGETOWN IN COPIAH COUNTY, MISSISSIPPI. Three things stand out here: growing timber investment, plentiful road frontage, and tons of turkey sign. The timber make-up includes approximately 180 acres of recently thinned pines that looks to have been planted somewhere around 2006/2007 with the remainder being in hardwood timber. The recent pine thinning should have the timber investment on its way, all while making the hunting that much better. The hardwoods run east and west, along a small clearwater creek that eventually drains into the Pearl River less than one mile east of the property. This creates a perfect travel corridor and water source that should keep the deer and turkey using the place. The internal road system is excellent, making its way to most everywhere on the property. The 2,900+ frontage feet along Rails Road and the 3,600+ frontage feet along Knight Road allow for multiple options – buy the land and hold it for future division or buy a smaller, more affordable tract now. The sellers are open to division. The ample road frontage also allows for multiple entrances, so you don't blow out your entire property on each hunt.



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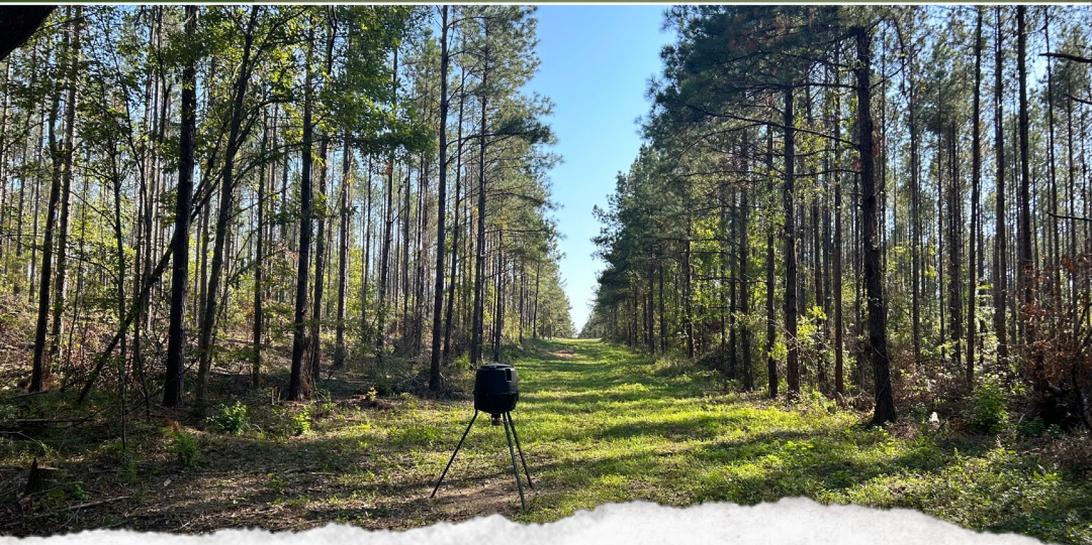
MORE ABOUT THE COPIAH 222

Additionally, the Copiah 222 offers a few nice cabin/house sites to choose from if you're looking for a place to build. The utility providers in this area include Southern Pine EPA and Copiah Water Association.

Finally, the TURKEY hunting should be phenomenal here. Upon initial inspections, there were tracks EVERYWHERE!!! The property could also be set up on a burn rotation to maximize habitat and turkey use. The current owners have only turkey hunted the property a couple of times with success each time. Trail cameras are out, catching turkey on the move almost daily.

The location is perfect, being just 13± miles east of Interstate 55 and about an hour south of the Jackson Metro Area.

If you have been looking for an excellent turkey hunting tract with multiple investment avenues, give Michael Oswalt a call today to schedule your private tour of the Copiah 222!



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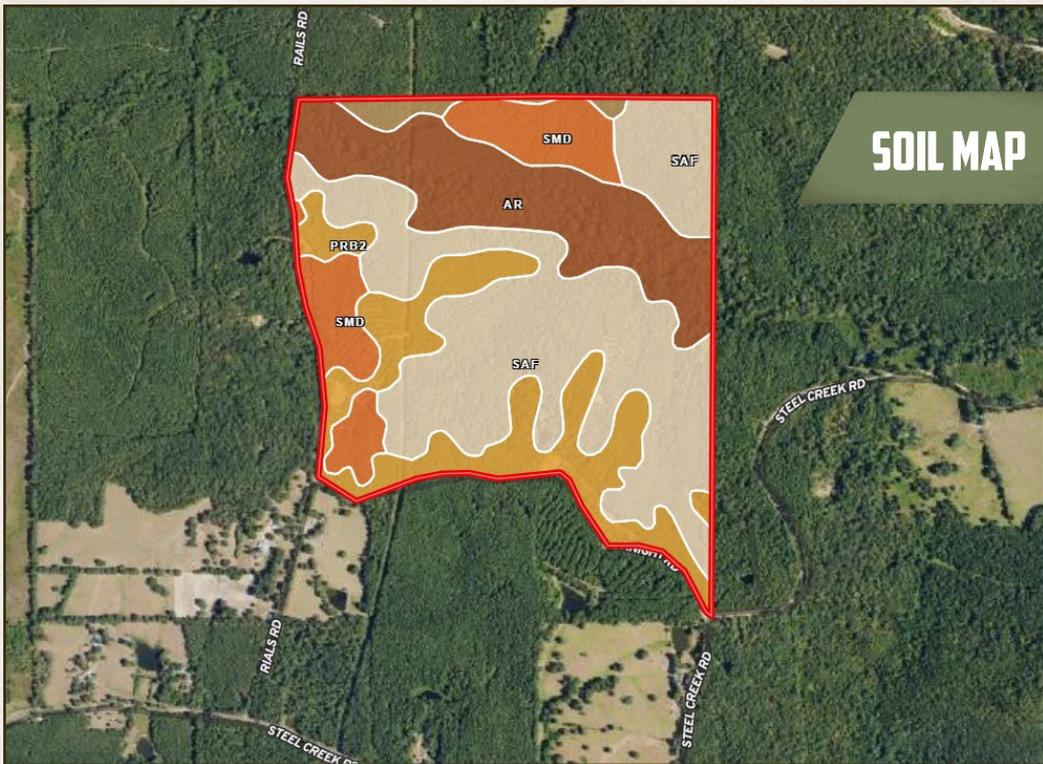
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaF	Saffell gravelly sandy loam, 17 to 40 percent slopes	102.48	44.44	0	10	7e
Ar	Arkabutla silt loam	48.42	21.0	0	18	4w
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	46.75	20.27	0	28	2e
SmD	Smithdale sandy loam, 8 to 12 percent slopes	28.27	12.26	0	53	4e
SmE	Smithdale sandy loam, 12 to 17 percent slopes	4.65	2.02	0	51	6e
TOTALS		230.57(*)	100%	-	21.43	4.97



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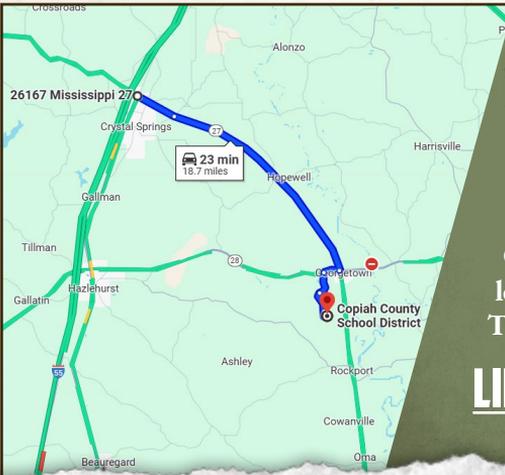
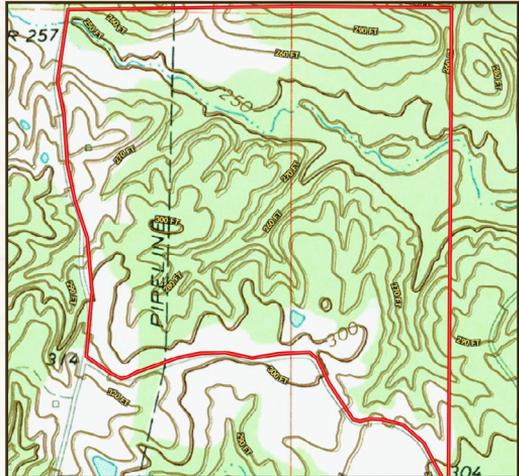
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TOPOGRAPHY MAP



Directions From the Intersection of I-55 and MS-27 in Crystal Springs, MS: Travel southeast on MS-27 S toward E Hembree Rd for 2.0 miles. At the traffic circle, take the 2nd exit and stay on MS-27 S for 12.8 miles. Take a slight right toward MS-28 W and continue for .9 miles. Turn left onto Cooper Rd and travel for 1.3 miles. Turn left onto Rails Rd and travel for 1.4 miles. The property is located on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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