

3085 Beaugard Rd
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Wesson, MS 39191

\$249,000
4.700± Acres
Copiah County



**3085 Beauregard Rd
Wesson, MS / Copiah County**

SUMMARY

Address

3085 Beauregard Rd

City, State Zip

Wesson, MS 39191

County

Copiah County

Type

Residential Property

Latitude / Longitude

31.733369 / -90.355818

Dwelling Square Feet

2087

Bedrooms / Bathrooms

5 / 3.5

Acreage

4.700

Price

\$249,000

Property Website

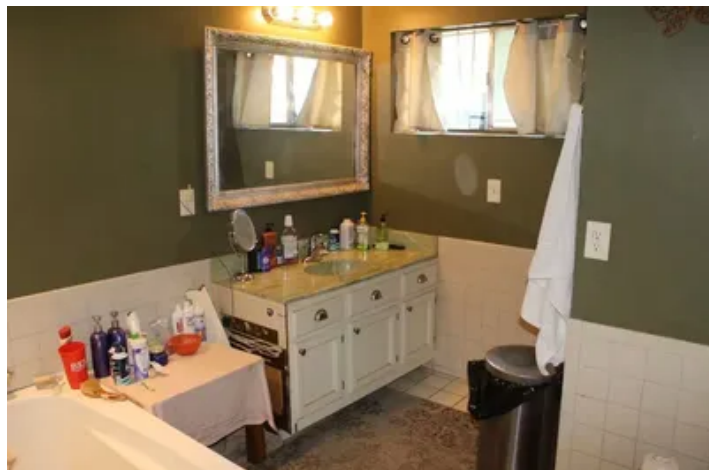
<https://www.mossoakproperties.com/property/3085-beauregard-rd-copiah-mississippi/100507/>



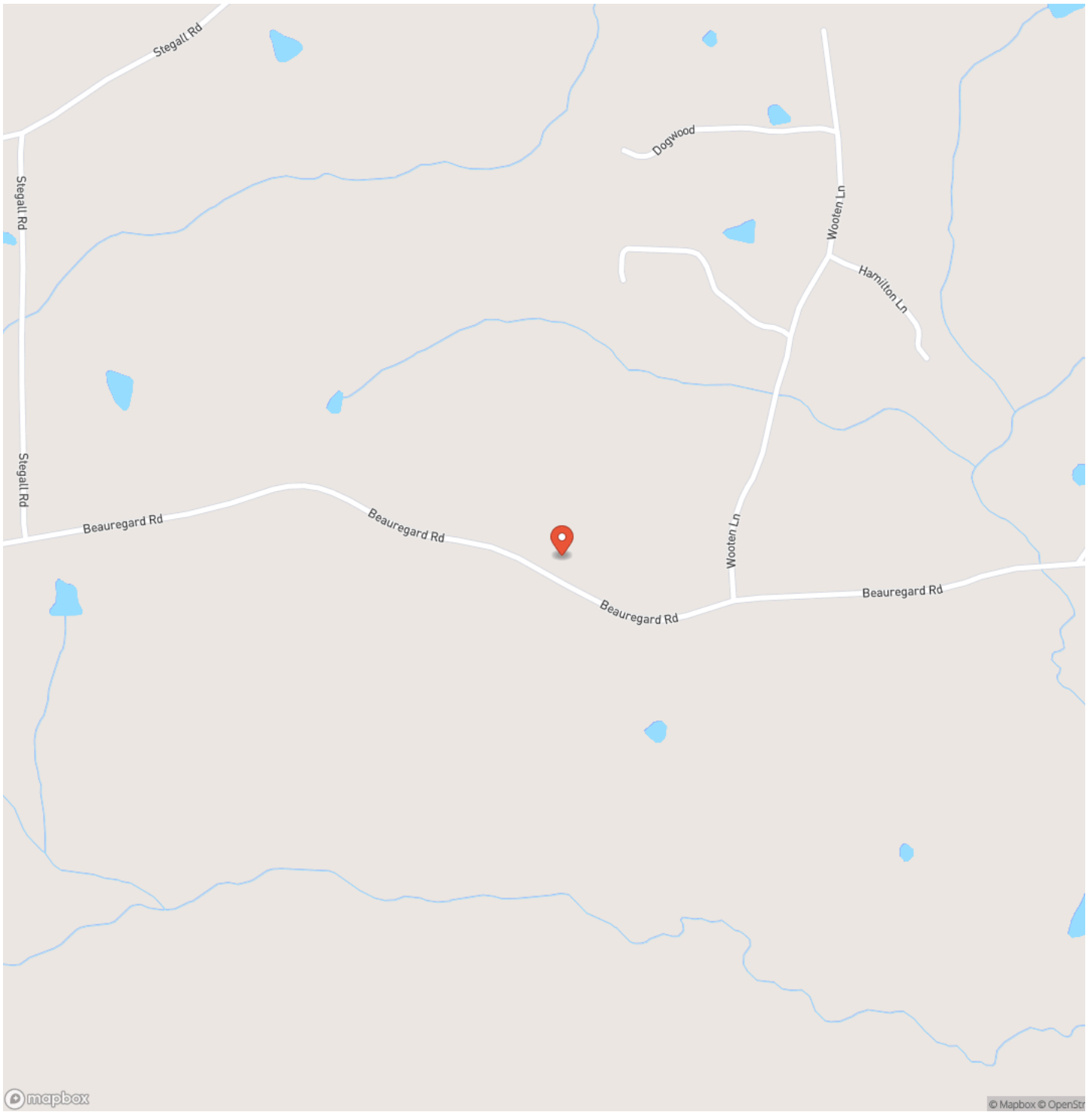
PROPERTY DESCRIPTION

Priced to Sale. This spacious 2,087 sq ft home features a brand-new roof, adding both beauty and long-term value. Designed with flexibility in mind, this property offers multiple living options and strong income potential. The upper level includes 3 bedrooms and 2.5 bathrooms, providing comfortable, everyday living space. Downstairs, you'll find a finished basement/studio with its own private entrance and exit, currently renter-occupied. This space can remain a separate unit or be combined to create a 4 bedroom, 3.5 bath home with an extra kitchen, a total of 3 living areas--ideal for large families or multi-generational living. In addition, the property features a separate 2-bedroom, 1-bath residence right beside the main home, complete with its own private carport, offering even more flexibility for guests or rental income. Sitting on a generous 3.7 acre property, you'll also find an additional acre already prepped and ready for a mobile home setup, giving you room to expand or invest further. Whether you're looking for a primary residence, multi-family setup, or income-producing investment, this property checks all the boxes. Outdoor features make this property truly stand out: Deer plot & deer stand already set up Food plots and fruit trees planted on the property Perfect for those who love land, privacy, and the outdoors. Seller is motivated to sell. Schedule your showing today.

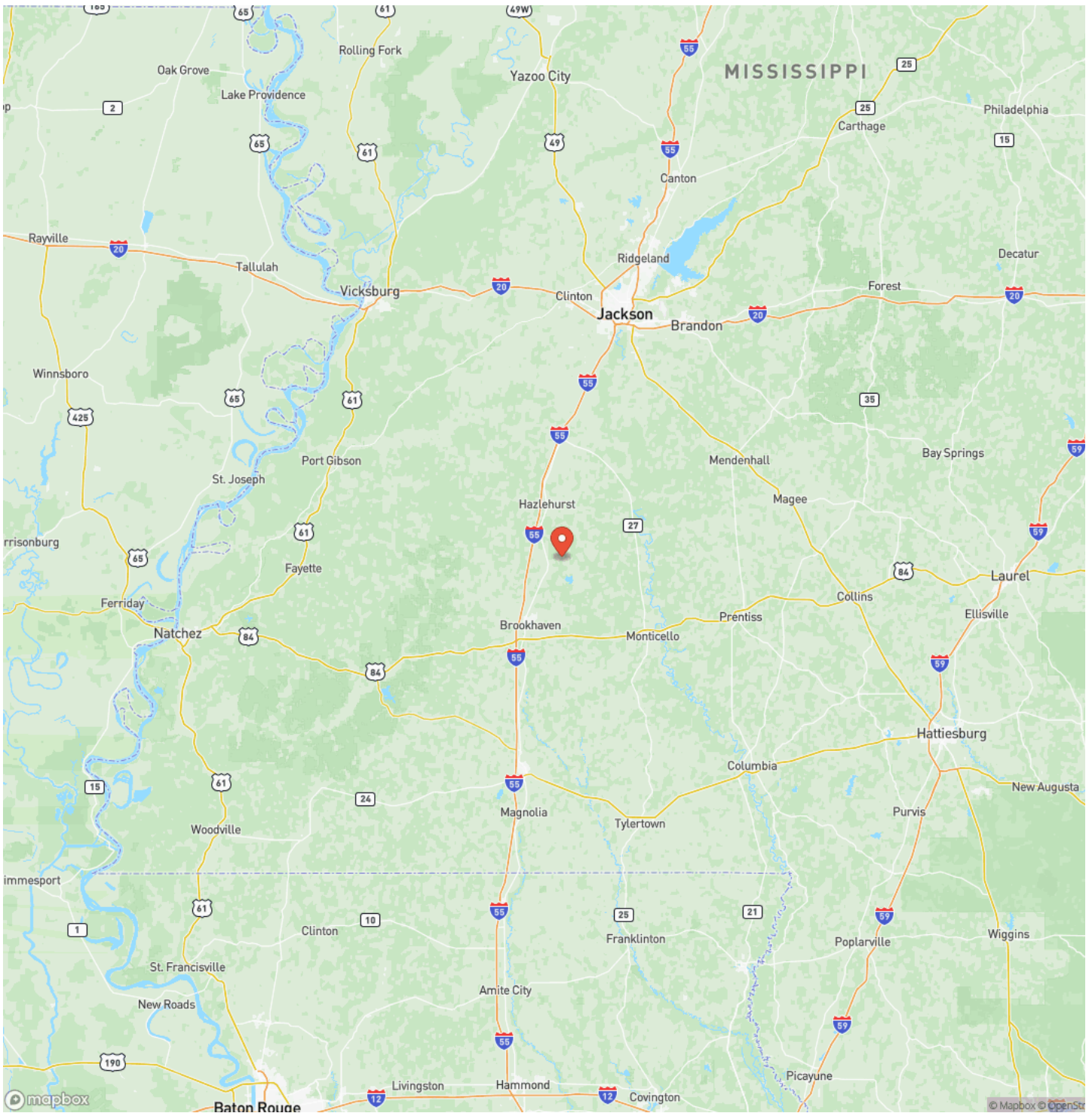
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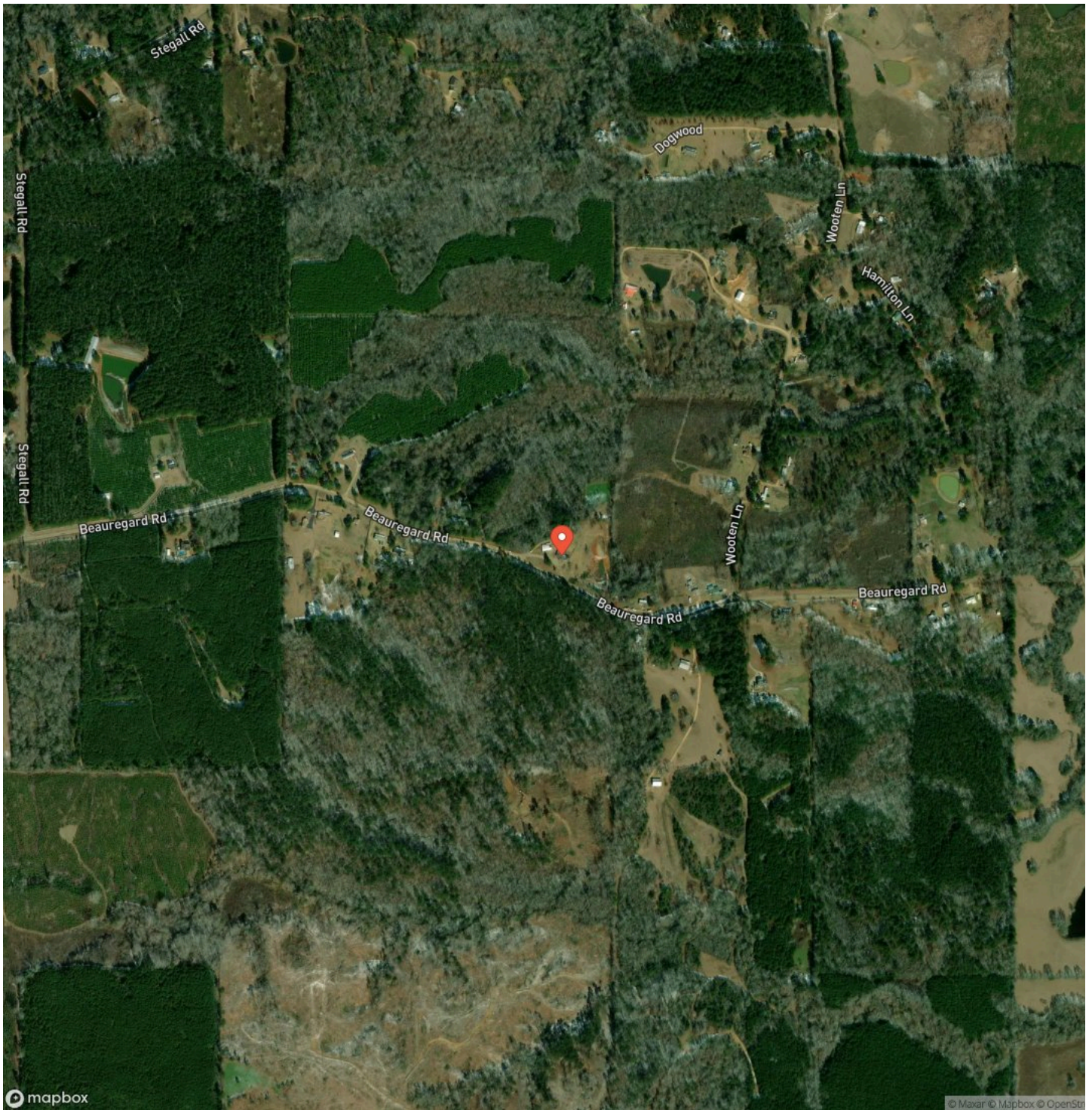
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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