

3085 Beauregard Rd
3085 Beauregard Rd
Wesson, MS 39191

\$239,900
4.7± Acres
Copiah County



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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

2,087

Bedrooms / Bathrooms

5 / 3.5

Acreage

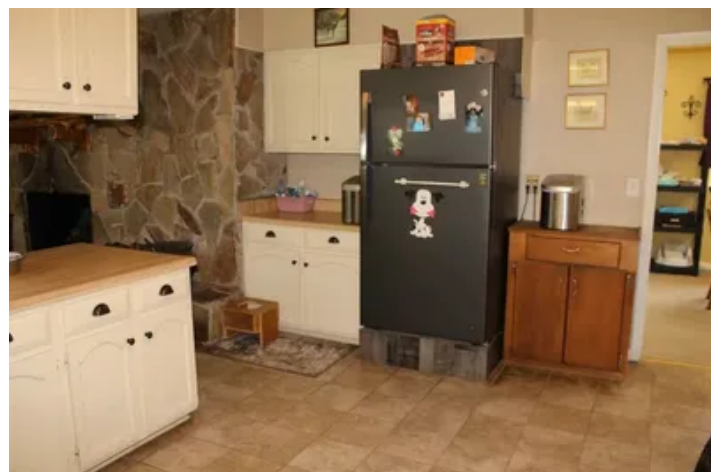
4.7

Price

\$239,900

Property Website

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



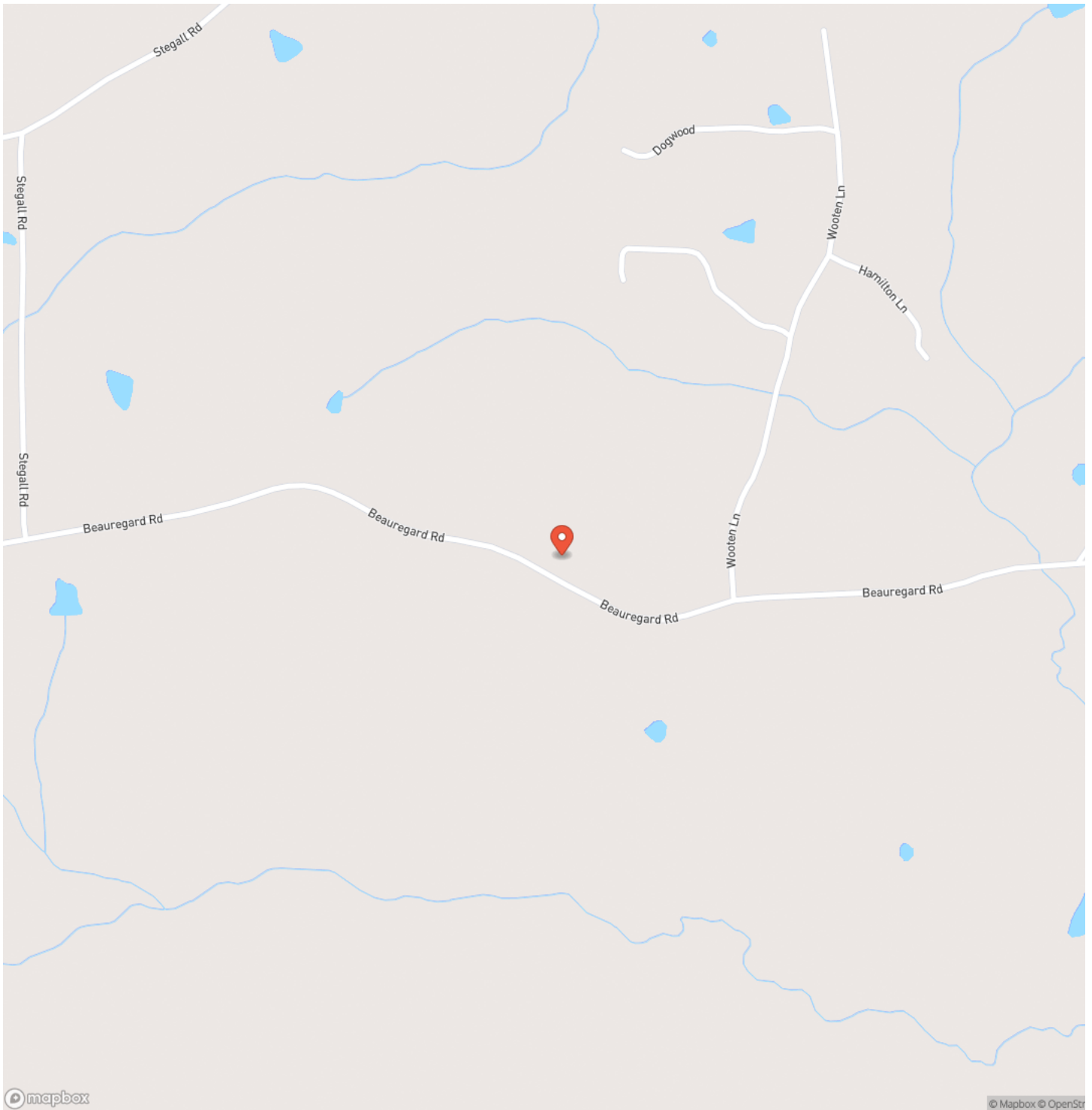
PROPERTY DESCRIPTION

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.

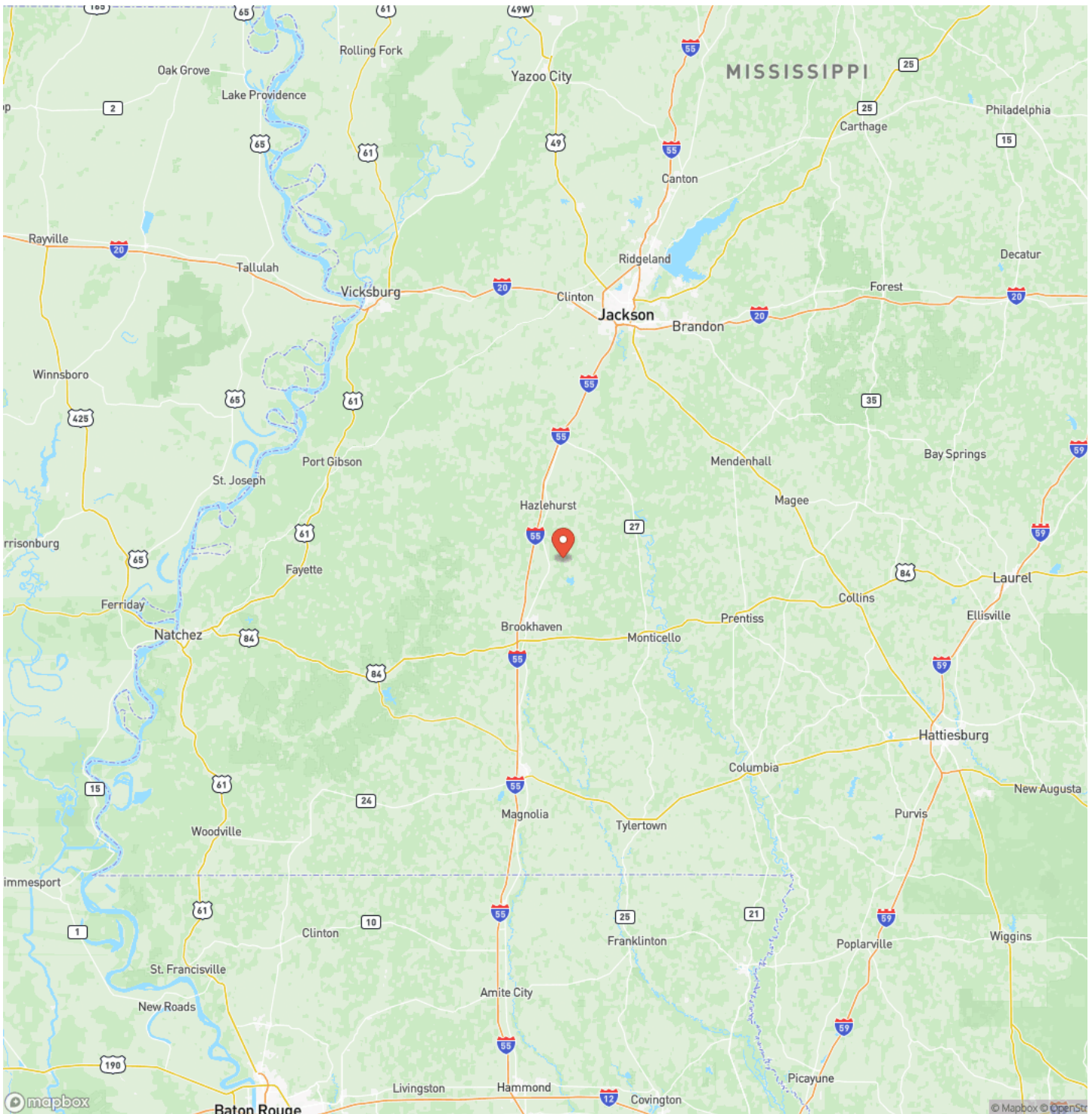
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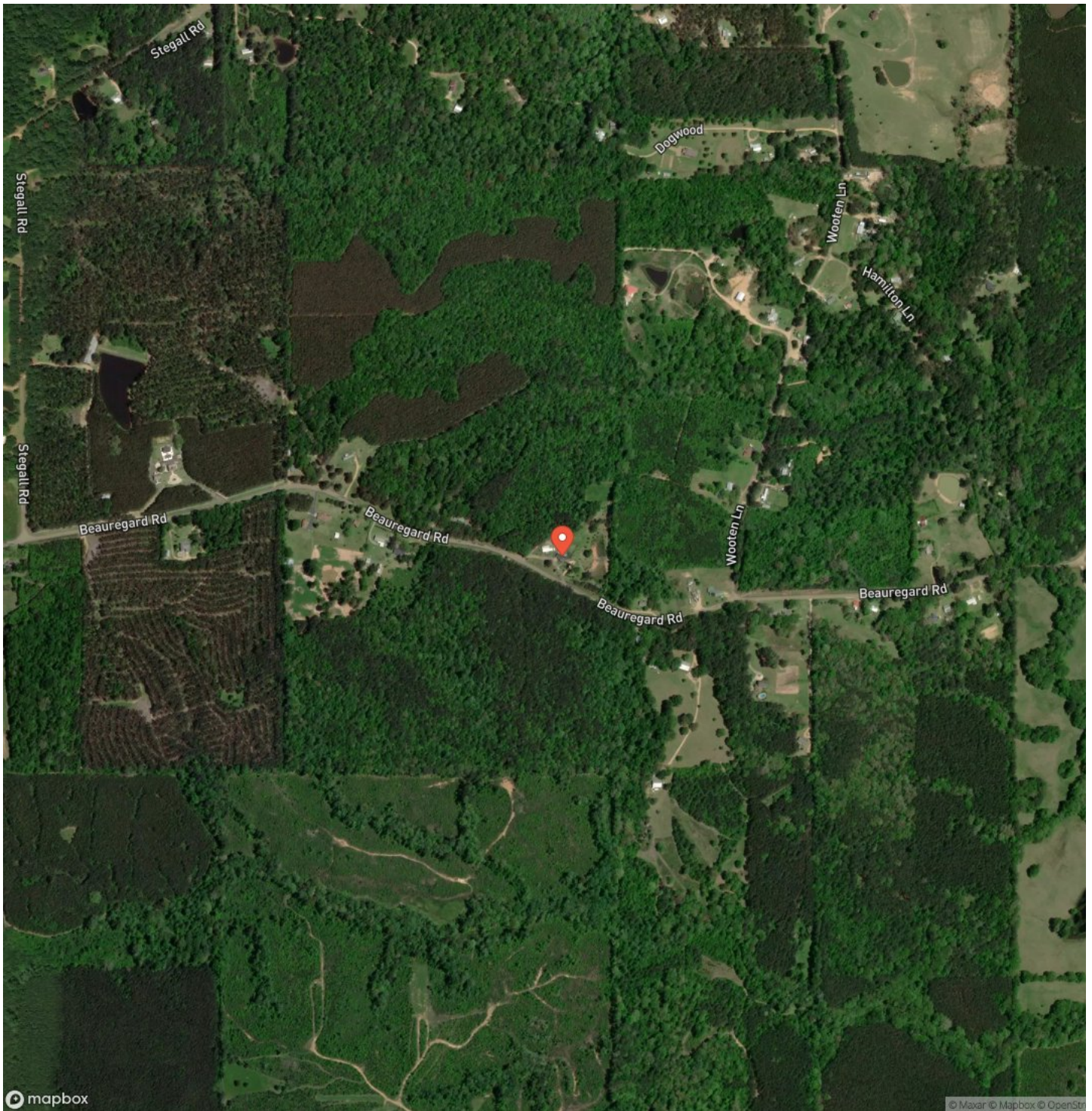
Locator Map



Locator Map



Satellite Map



3085 Beauregard Rd
Wesson, MS / Copiah County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Brookhaven, MS 39601

NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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