



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

769.888.2522 office

72.43± Acres in Copiah County, MS
\$253,500

Property Profile

Copiah 72.43

Location:

- Copiah County, MS
- Access off Page Road
- 6.3± Miles Northeast of Hazlehurst
- 159± Miles from New Orleans
- Close Proximity to I-55

Coordinates:

- 31.8934, -90.3356

Property Information:

- 72.43± Acres
- Multiple Great Homesites
- Cut Over
- Internal Road
- Can Be Split Into Two Separate Tracts
- Pond

Property Use:

- Recreational
- Homeplace
- Hunting
- Investment

Tax Information: 2022 \$456.02

- Parcel 1# 1-092-30-019.00
- Parcel 2#- 1-092-31-002.00



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LUKE SANDERS

LAND SPECIALIST

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P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Have you been looking for a place that could potentially make a beautiful home site, be turned into pasture, or be replanted to start a new timber investment? If so, the Copiah 72.43 may be for you!



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This 72.43+/- acre Copiah County, MS property make up consists of 2023 clear cut, a small pond and Little Copiah Creek runs across the back portion of the tract with a little bit of standing timber on the other side of the creek that would make for an awesome place to hunt! When you drive onto this property you can't help but think of a homesite. The internal roads make a great spot for a home with a beautiful view. Approximately 1,200 feet of paved road frontage along Page Road offers many access options for this property.



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The property could also be used as a future investment, you could have this place replanted to your likings in no time! The gentle terrain would turn into great pastureland for the farmer looking to expand their operation, or a hobby farmer wanting to farm around their home. The Copiah 72.43 has so many opportunities regardless of what it is used for! This is sure to make a nice place! If you have been looking for a spot like the Copiah 72.43 let's go take a ride today!



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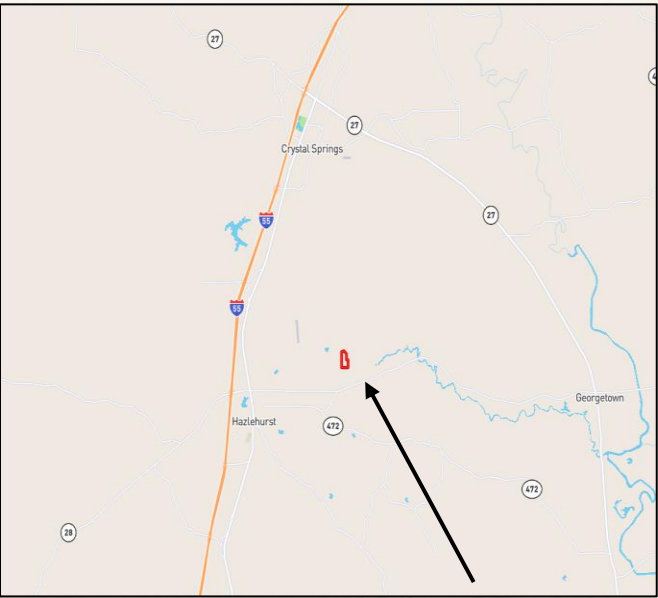
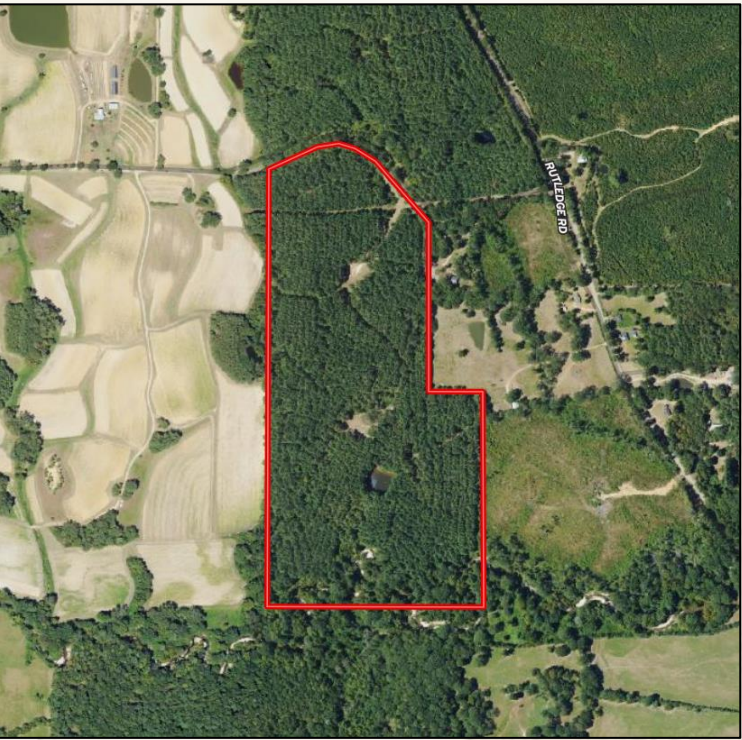
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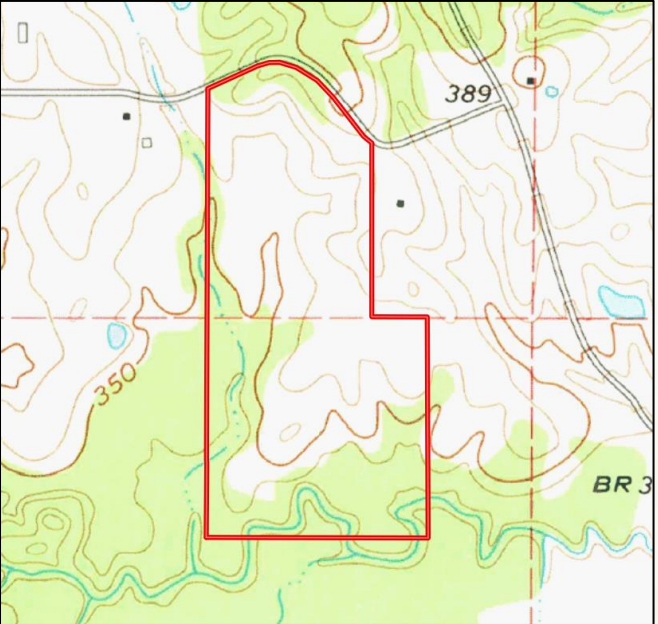
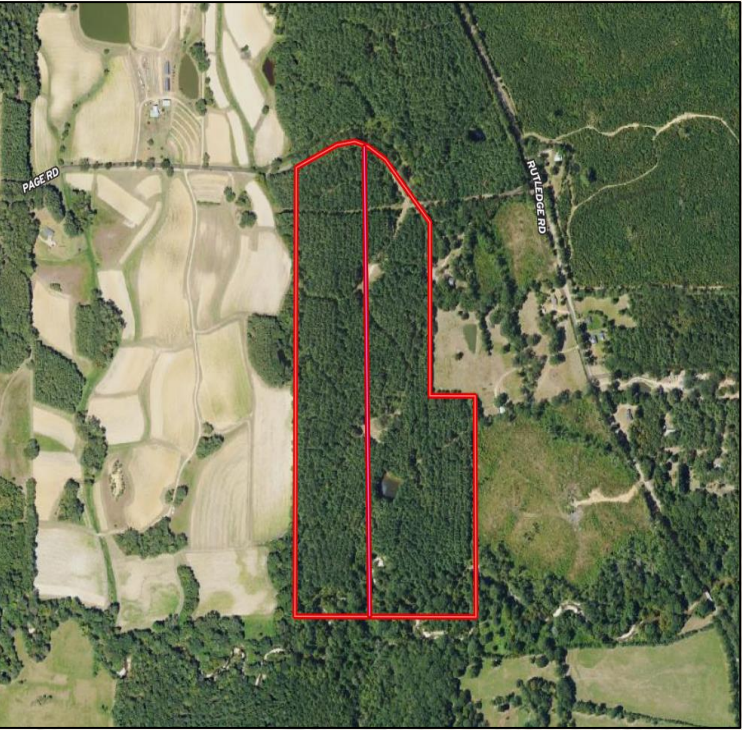
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[Land ID Link](#)

[Google Map Link](#)

- 72.43± Total Acres
- 6.3± Miles Northeast of Hazlehurst
- 159± Miles From New Orleans



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