

68± ACRES
COPIAH COUNTY, MS
\$238,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

LOCATION:

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

COORDINATES:

- 31.8346, -90.1769

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Cabin/Home Sites

TAX INFORMATION:

2023 Taxes will be Calculated at Closing

- Parcel 1#: 1-134-14-009.00 (Part Of)

PROPERTY INFORMATION:

- 68± Acres
- Recently Thinned Pines
- Hardwood Draw
- Clearwater Creek Frontage
- Good Road System
- Cabin/Homes Sites
- Water & Power at the Road
- Old Cattle Pond
- Plenty of Room for Wildlife Plots
- Turkeys, Turkeys, & More Turkeys
- Additional Acreage Available



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

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WELCOME TO THE COPIAH 68

WELCOME TO THE COPIAH 68, LOCATED JUST TWO MILES SOUTHWEST OF GEORGETOWN IN COPIAH COUNTY, MISSISSIPPI. The timber makeup includes approximately 50 acres of recently thinned pines that appear 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 creating a perfect travel corridor and water source that should keep the deer and turkey using the place. The internal road system is excellent weaving nearly everywhere on the tract. The property enjoys 1,800+ feet of frontage along the north side of Knight Road.

Additionally, the Copiah 68 offers a couple of great 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.



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MORE ABOUT THE COPIAH 68

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 turkeys 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 are looking for an excellent turkey hunting tract coupled with a timberland investment, call Michael Oswalt today to schedule a tour.



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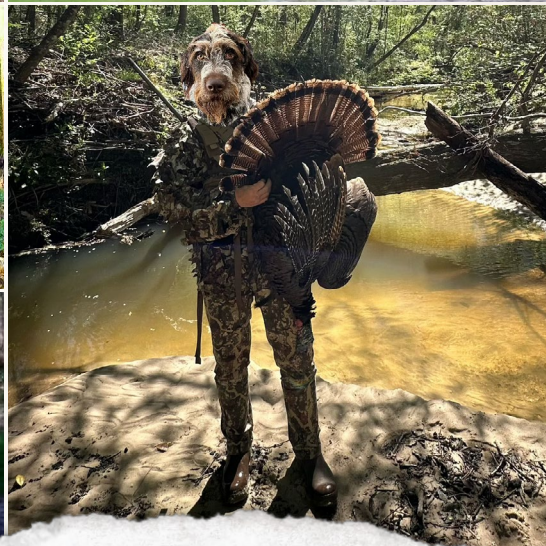
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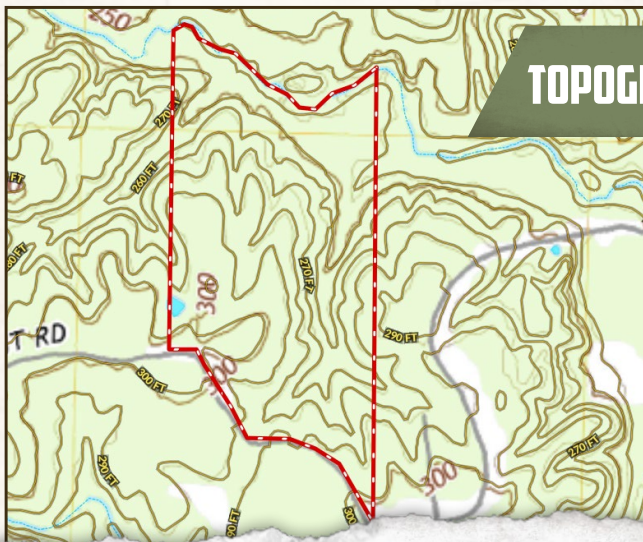
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land id. LINK



TOPOGRAPHY MAP



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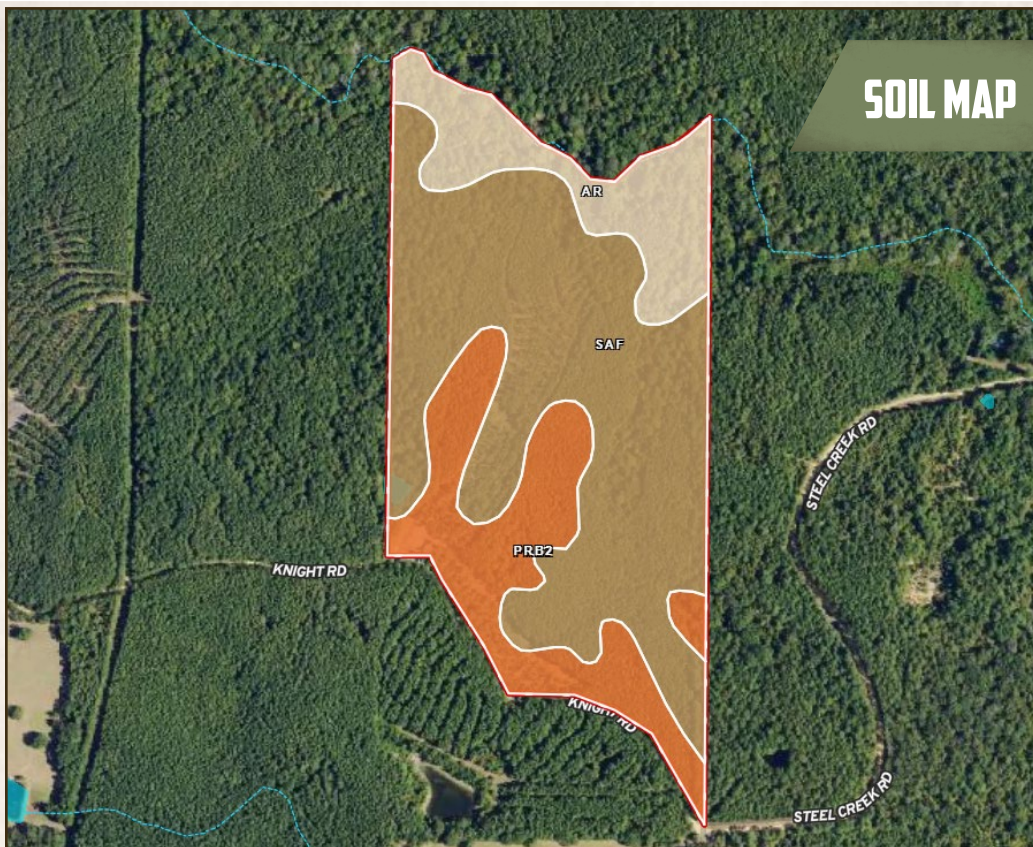
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaF	Saffell gravelly sandy loam, 17 to 40 percent slopes	41.72	60.64	0	10	7e
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	16.38	23.81	0	28	2e
Ar	Arkabutla silt loam	10.69	15.54	0	18	4w
TOTALS		68.79(100%	-	15.53	5.34



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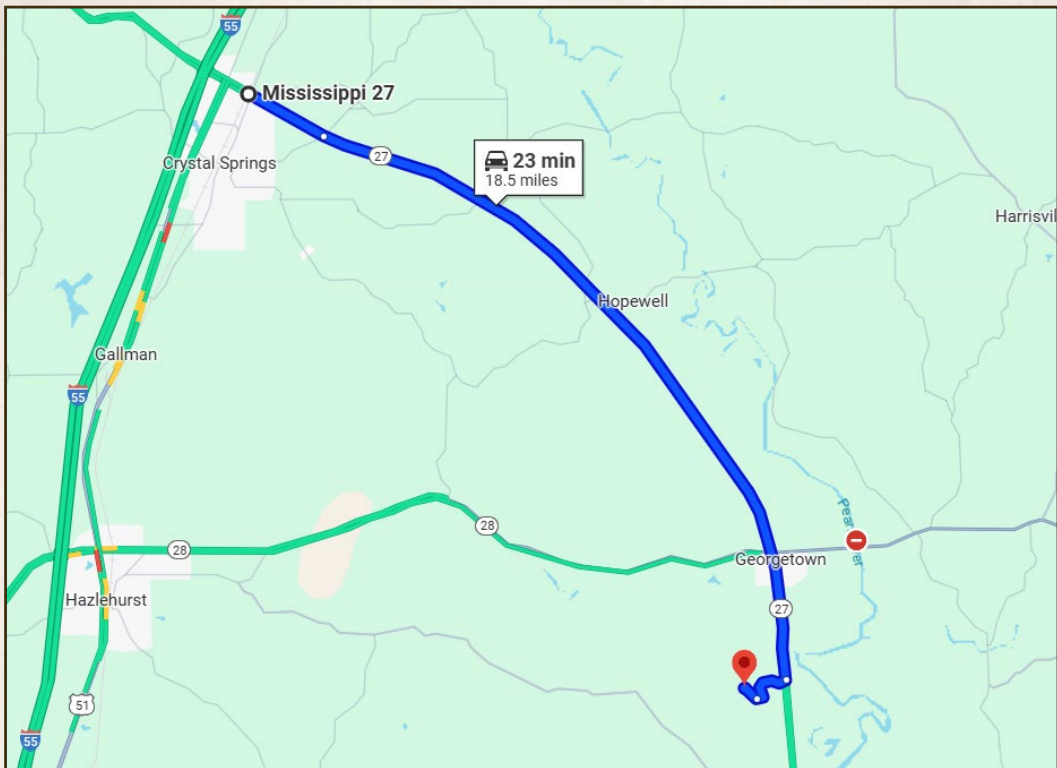
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Directions From the Intersection of I-55 and MS-27 in Crystal Springs, MS: Travel 1.7 miles southeast on MS-27 S toward County Line Rd/Old Hwy 51. At the traffic circle, take the 2nd exit and stay on MS-27 S for 15.4 miles. Turn right onto Steel Creek Road and continue 1.0 mile. Continue straight onto Knight Road and in 0.4 miles, the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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