

45± Acres In Copiah County, MS  
\$157,500



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522

# Property Profile

## The Copiah 45

### Location:

- Copiah County, MS
- Off Highway 27
- 20 Miles From I-55 In Hazlehurst

### Coordinates:

- 31.7754, -90.1444

### Property Information:

- 45± Acres
- Pine and Hardwood Timber
- Great Wildlife Habitat
- Paved Frontage On Dog Town Lane

### Property Use:

- Deer, Duck, and Hog Hunting
- Timberland Investment
- Recreational

**Tax Information: 2021 \$138.00**

Parcel #: 1-172-01-015



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**LUKE SANDERS**

LAND SPECIALIST

C: 601-953-3535

O: 769-888-2522

[luke@smalltownproperties.com](mailto:luke@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



Welcome to the Copiah 45! If you have been looking for a hunting tract in the Pearl River bottom, here it is! This Copiah County, MS property is situated approximately one mile, as the crow flies, from the Pearl River and is conveniently located right off Highway 27. This tract is a mix between mature hardwoods and pine timber and has a duck slough within the interior of the property. On the initial survey, ducks were in the slough. A power line runs through a portion of the property and would be an awesome place to have a food plot in the future. For the most part, this place is pretty raw with one grown-up trail that could be reclaimed with a little work. Put your own spin on things to get the Copiah 45 setup just how you want it. This can be your **own** hunting or investment tract, give Luke Sanders a call today for a private tour!



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**LUKE SANDERS**

*LAND SPECIALIST*

C: 601-953-3535

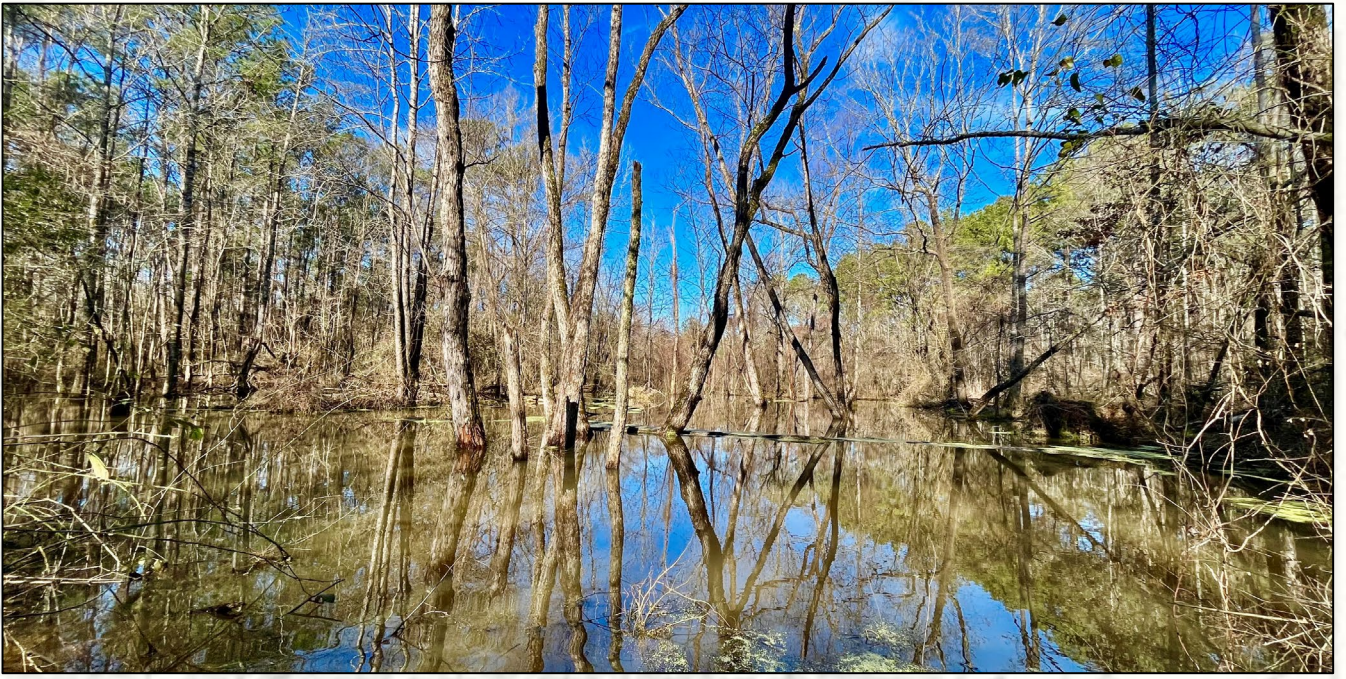
O: 769-888-2522

[luke@smalltownproperties.com](mailto:luke@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**LUKE SANDERS**

LAND SPECIALIST

C: 601-953-3535

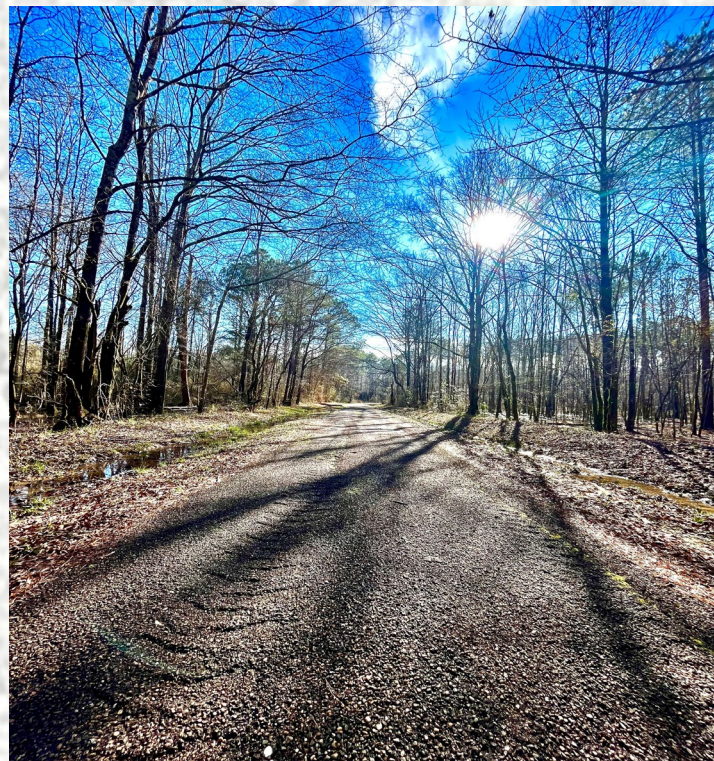
O: 769-888-2522

[luke@smalltownproperties.com](mailto:luke@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**LUKE SANDERS**

*LAND SPECIALIST*

**C: 601-953-3535**

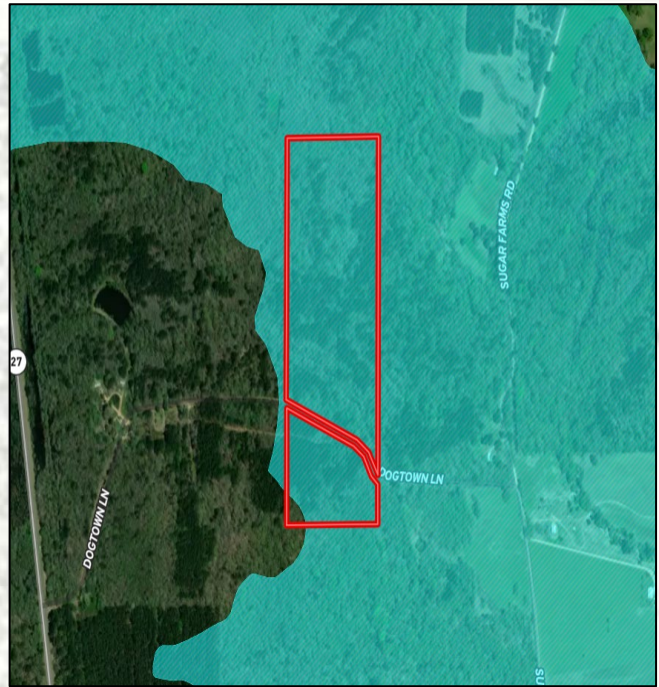
**O: 769-888-2522**

**luke@smalltownproperties.com**

**P.O. Box K - Flora, MS 39071**

**smalltownproperties.com**

*Information is believed to be accurate but not guaranteed.*

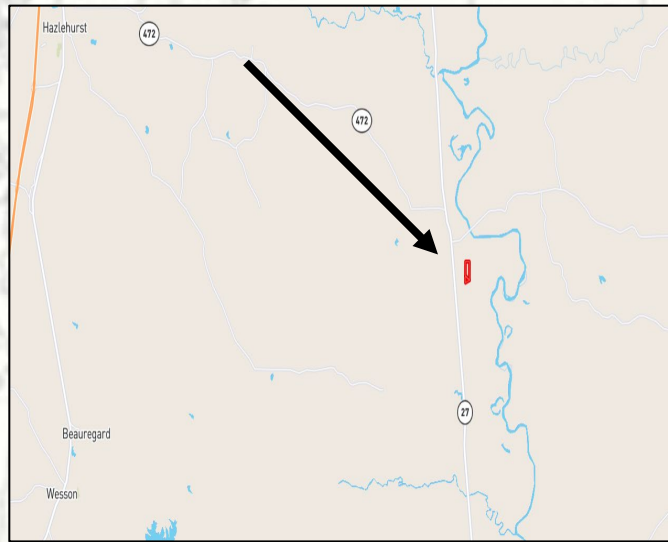


## MapRight Link

- Boundary Consist of 45± Acres
- Accessed by Dog Town Lane
- 19± Miles From Hazlehurst

## Flood Map

[Click HERE for Google Maps](#)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**LUKE SANDERS**

LAND SPECIALIST

C: 601-953-3535

O: 769-888-2522

luke@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.