

51.805± ACRES
COPIAH COUNTY, MS
\$182,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE COPIAH 51.805

PROPERTY PROFILE

LOCATION:

- Crews Lane
Crystal Springs, MS 39059
- Copiah County
- 30± Minutes from Jackson
- 2.25± Hours from Baton Rouge
- 2.5± Hours from New Orleans

COORDINATES:

- 31.9792, -90.2866

TAX INFORMATION:

- TBD at Closing

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment
- Potential Homesite

PROPERTY INFORMATION:

- 51.805± Surveyed Acres
- Hardwood Timber
- Beautiful Creek
- Abundant Deer & Turkey
- Road Access
- Utilities Nearby



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

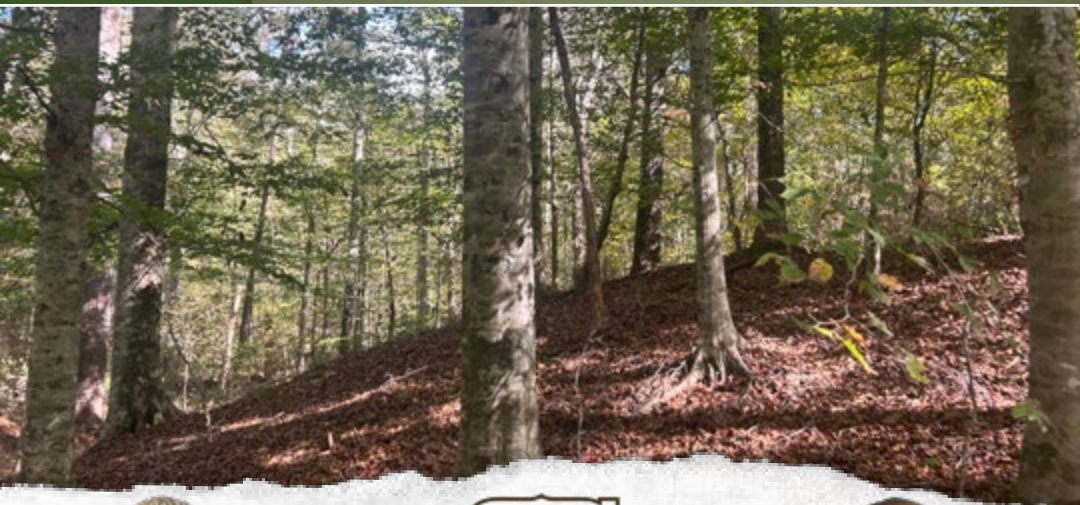
STEVE MARTENS | LAND SPECIALIST
C: 601-573-2962 | steve@smalltownproperties.com

WELCOME TO THE COPIAH 51.805

WELCOME TO THE COPIAH 51.805. If you are searching for a timberland tract that offers recreational opportunities, this place is worth considering. Situated less than two miles east of Crystal Springs in Copiah County, Mississippi, this property features a pine/hardwood mix, making for a good long-term investment. Upon arrival to the 51.805± surveyed acre tract, you will find a dim woods road on the southern boundary along the north side of Crews Lane. While walking the woods, you will notice a creek bottom traversing the eastern side of the property from north to south. There are some ridgetop fingers overlooking the bottom just begging for a new stand. The creek bottom has beautiful mature timber that would make for a nice morning or afternoon sit. As you make your way to the northwest corner, you will see a nice 0.5± acre pasture area perfect for a wildlife plot. The deer and turkey numbers should be good in this area.

If you're looking to build, the topography is favorable for a secluded cabin or home in the woods. The utilities include Southern Pine EPA and Northeast Copiah Water Association. The property is conveniently located about 5 miles east of Interstate 55 and 21 miles south of Jackson.

**If you have been looking for land in Copiah County,
give Steve Martens or Michael Oswalt a call today
for your private showing.**

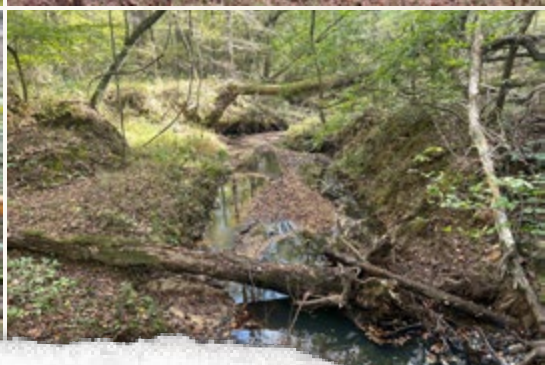
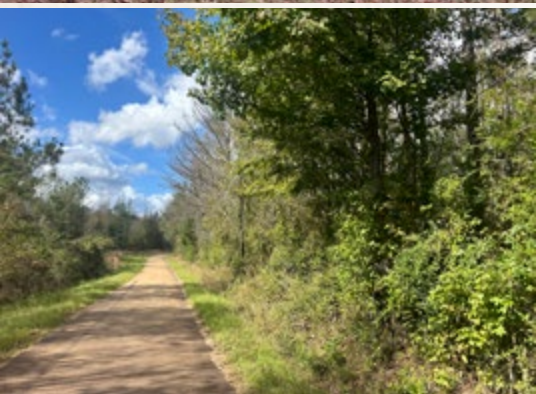


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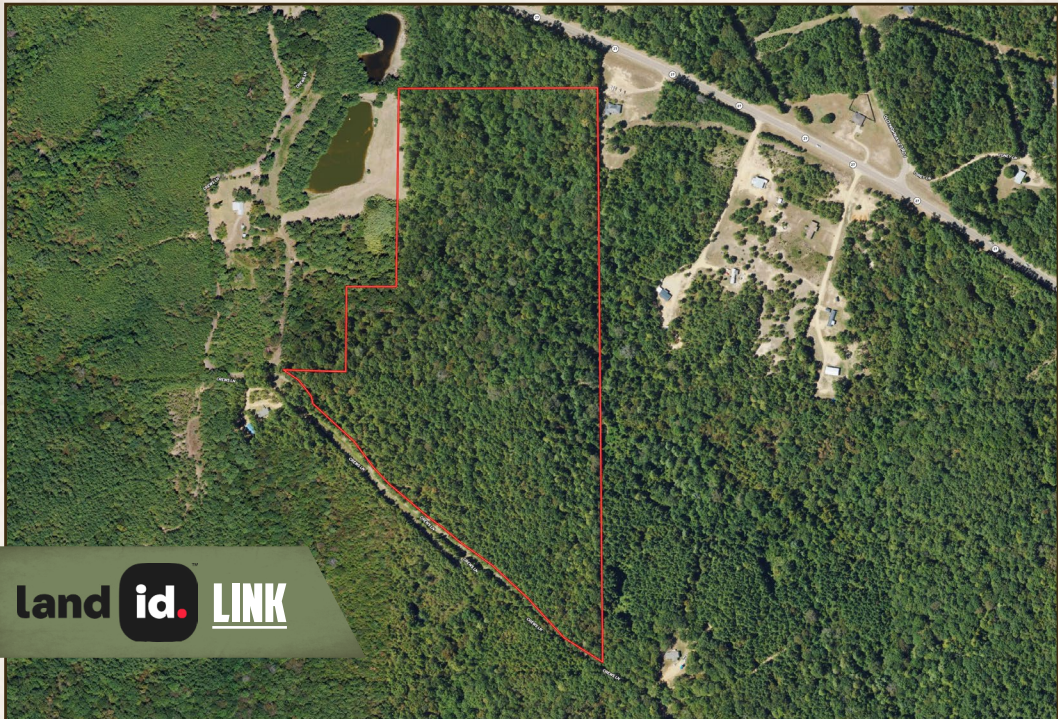
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Agreement is subject to be reviewed by any government.

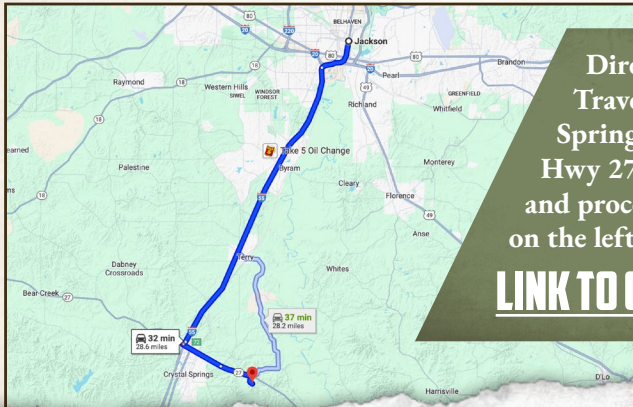
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COPIAH COUNTY, MISSISSIPPI



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Directions From Jackson, MS:
 Travel I-55 south to the Crystal Springs Exit. Travel 4.5 miles east on Hwy 27. Turn right on Crews Lane and proceed for 0.5 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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