

# 68± ACRES WITH A HOME COPIAH COUNTY, MS

\$450,000



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

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# THE COPIAH 68

## PROPERTY PROFILE

### LOCATION:

- 1057 Wesson Game Lane  
Wesson, MS 39191
- Copiah County
- 13± Miles N of Brookhaven
- 50± Miles S of Jackson
- 88± Miles N of Hammond, LA
- 105± Miles NE of Baton Rouge, LA

### COORDINATES:

- 31.69924, -90.51388

### PROPERTY USE:

- Residential
- Recreational
- Hunting
- Potential Farm

### PROPERTY INFORMATION:

- 68± Total Acres
- 30± Acres of Open Ground
- 2,128± SqFt Mobile Home
- 5 Bedrooms/3 Baths
- Covered Carport/Patio
- Deer, Turkey, & Small Game
- Live Creek
- Hardwoods
- Food Plots
- Internal Trails
- Dead-End Road

### TAX INFORMATION:

- 2023 - \$684.10



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**BRADEN SMITH**

LAND SPECIALIST

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

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE COPIAH 68

WELCOME TO THE COPIAH 68, WHERE OPPORTUNITIES ABOUND! SITUATED AT THE END OF WESSON GAME LANE IN COPIAH COUNTY, MS, THIS 68± ACRE PROPERTY IS PERFECT FOR WEEKEND GETAWAYS, A HUNTING CAMP, OR EVEN A PEACEFUL HOMEPLACE. A nearly new 2,128± square foot mobile home offers five bedrooms, three bathrooms, and a massive covered patio where you can keep ATVs/equipment out of the elements and enjoy gatherings with friends and family. The home is nestled among the acreage where deer and turkey often roam—just imagine watching the wildlife out your window.

The land consists of gently rolling terrain with a mix of hardwoods, thickets, and open areas, plus several food plots, shooting houses, and established internal roads. A live creek meanders the northern boundary, offering water for the local wildlife. Of the total tract, approximately 30 acres of open ground can be reclaimed and fenced for cattle or livestock. This property is located 13± miles north of Brookhaven and roughly 50 miles south of the Jackson Metro Area.

**Contact Braden Smith today to schedule a private showing and consider making 1057 Wesson Game Lane your new address!**



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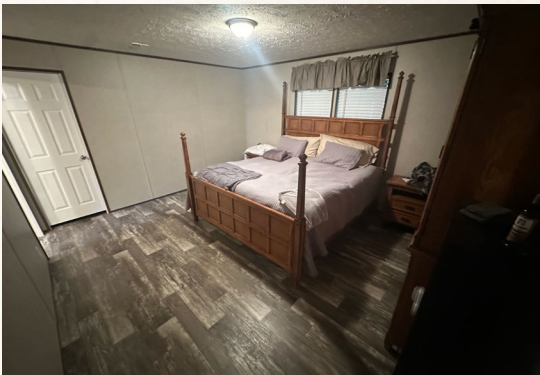
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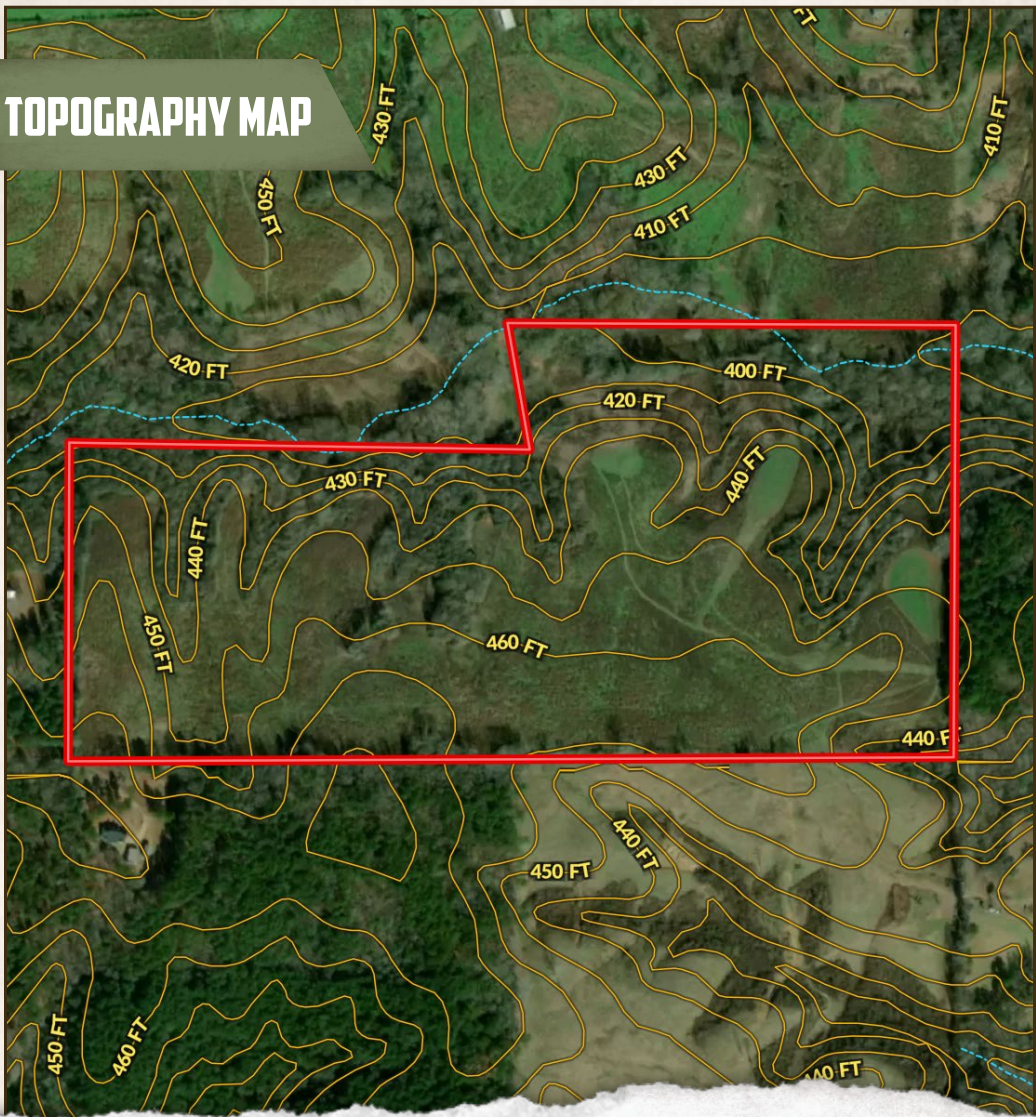
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# TOPOGRAPHY MAP



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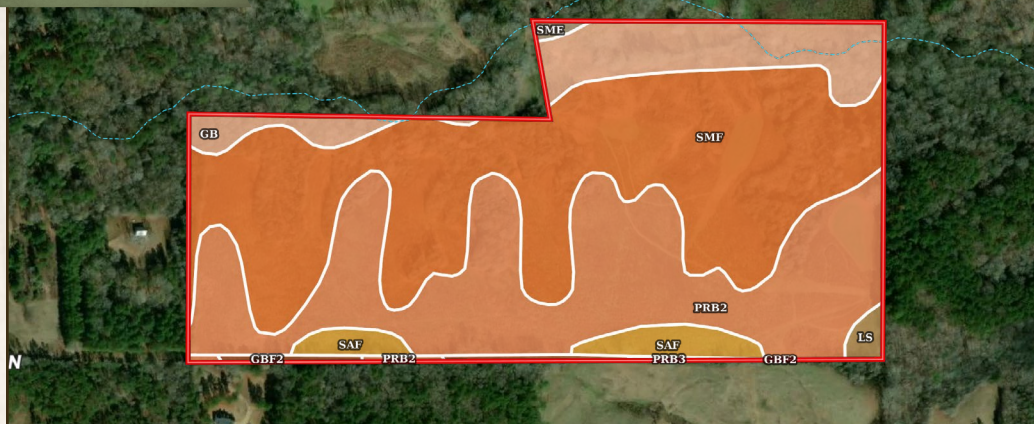
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## SOIL MAP



Boundary 68.17 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmF	Smithdale sandy loam, 17 to 40 percent slopes	32.05	47.0	0	13	7e
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	23.92	35.08	0	28	2e
Gb	Gillsburg silt loam	8.1	11.88	0	50	2w
SaF	Saffell gravelly sandy loam, 17 to 40 percent slopes	2.51	3.68	0	10	7e
GbF2	Guin and Boswell soils, 17 to 40 percent slopes, eroded (saffell, sweatman)	0.69	1.01	0	9	7e
LS	Lorman-Smithdale association, hilly	0.53	0.78	0	12	7e
SmE	Smithdale sandy loam, 12 to 17 percent slopes	0.25	0.37	0	51	6e
PrB3	Providence silt loam, 2 to 5 percent slopes, severely eroded	0.12	0.18	0	38	3e
TOTALS		68.17(*)	100%	-	22.68	4.64

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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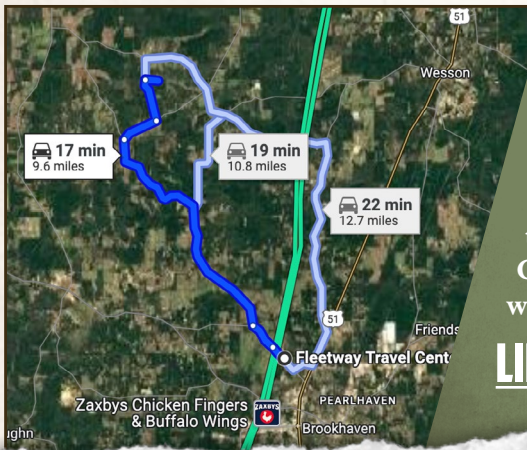


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land id. LINK

SON GAME LN



Directions From the Fleetway Travel Center in Brookhaven, MS: Travel 0.7 miles on Dunn-Ratcliff Road NW. Turn right on Old Red Star Drive NW and travel 8.2 miles. Turn right on Newell Road and continue 0.9 miles. Turn left on Foster Lane NW and travel 1.4 miles. Turn right on Wesson Game Lane and in 0.3 miles, the property will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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