

100± ACRES
COPIAH COUNTY, MS
\$350,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE COPIAH 100

PROPERTY PROFILE

LOCATION:

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

COORDINATES:

- 31.8395, -90.183

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Cabin/Home Sites

TAX INFORMATION:

2023 Taxes will be Calculated at Closing

- Parcel #: 1-133-15-013.00 (Part Of)

PROPERTY INFORMATION:

- 100± Acres
- Recently Thinned Pines
- Pipeline for Wildlife Plots
- Hardwood Draw
- Clearwater Creek
- Internal Road System
- Water & Power at the Road
- 4,500+ Feet of Road Frontage
- Multiple Entrances
- Wildlife Plots in Place
- Turkeys, Turkeys, & More Turkeys
- Additional Acreage Available



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MICHAEL OSWALT, ALC

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE COPIAH 100

INTRODUCING THE COPIAH 100, LOCATED JUST TWO MILES SOUTHWEST OF GEORGETOWN IN COPIAH COUNTY, MISSISSIPPI. Three things stand out here: growing timber investment, plentiful road frontage, and tons of turkey sign. The timber makeup includes approximately 90 acres of recently thinned pines, planted somewhere around 2006/2007, with the remainder being in hardwood timber. The thinning should have the timber investment on its way, all while making the hunting that much better. 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, making its way to most everywhere on the property. The 2,800+ frontage feet along Rails Road and the 1,700+ frontage feet along Knight Road allow for multiple options: buy the land and keep a sizable tract and/or hold it for future division. The ample road frontage also allows for multiple entrances, so you don't blow out your entire property on each hunt.



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MORE ABOUT THE COPIAH 100

Additionally, the Copiah 100 offers a few nice cabin/house sites to choose from if you're looking for a place to build. The utility providers include Southern Pine EPA and Copiah Water Association.

Finally, the TURKEY hunting should be phenomenal here. Upon initial inspections, tracks were EVERYWHERE!!! Also, the property could be set up on a burn rotation to maximize habitat and turkey use. The current owners have only turkey hunted the property a few 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 I-55 and about one hour south of the Jackson Metro Area.

If you have been looking for an excellent turkey hunting tract with multiple investment avenues, give Michael Oswalt a call today to schedule your private tour of the Copiah 100!



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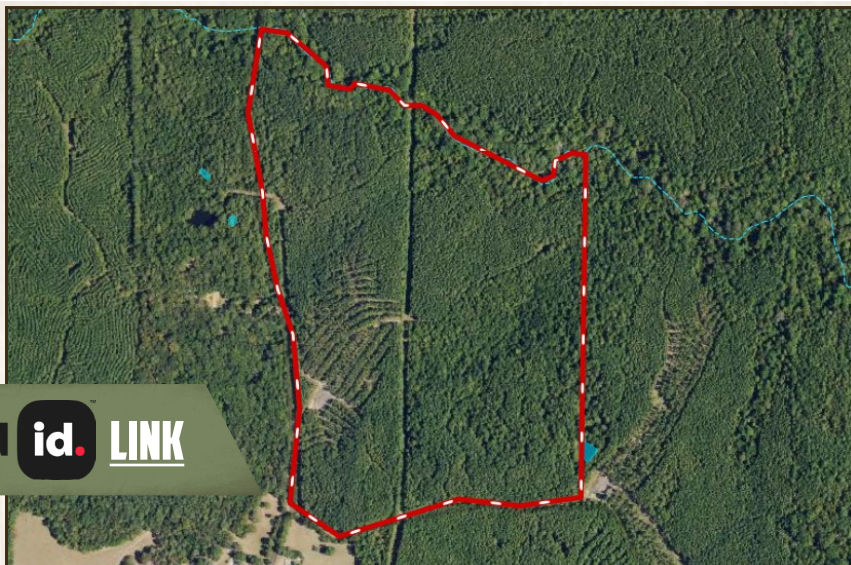
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land **id.** LINK



TOPOGRAPHY MAP



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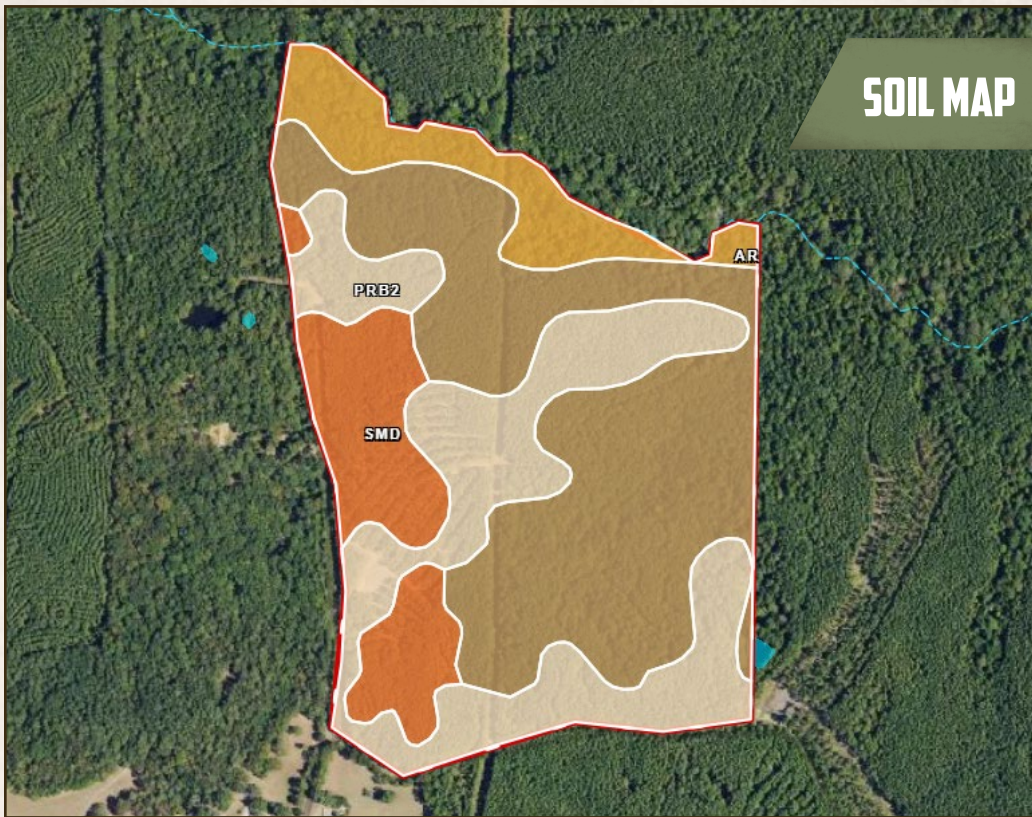
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaF	Saffell gravelly sandy loam, 17 to 40 percent slopes	44.68	44.71	0	10	7e
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	30.42	30.44	0	28	2e
SmD	Smithdale sandy loam, 8 to 12 percent slopes	14.87	14.88	0	53	4e
Ar	Arkabutla silt loam	9.97	9.98	0	18	4w
TOTALS		99.94(100%	-	22.68	4.73



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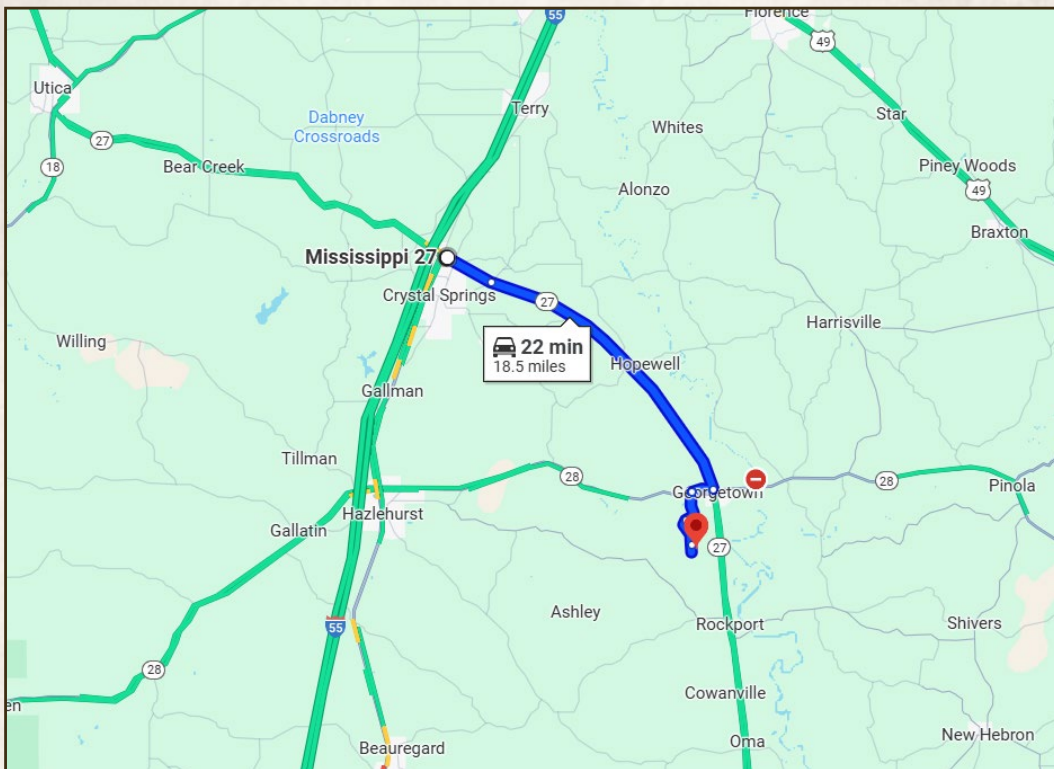
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Directions From the Intersection of I-55 and MS-27 in Crystal Springs, MS: Travel 2 miles southeast on MS-27 S toward E Hembree Road. At the traffic circle, take the 2nd exit and stay on MS-27 S for 12.8 miles. Take a slight right toward MS-28 W and proceed 0.9 miles. Turn left onto Cooper Road and travel 1.3 miles. Turn left onto Rails Road and in 1.5 miles, the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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