



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

380± ACRES
COPIAH COUNTY, MS
\$1,406,000

A RARE PEARL RIVER RETREAT

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE COPIAH 308

PROPERTY PROFILE

LOCATION:

- Gatesville Road
Crystal Springs, MS 39059
- Copiah County
- 9± Miles E of Crystal Springs
- 27± Miles S of Jackson
- 42± Miles S of Madison
- 84± Miles N of Hattiesburg
- 161± Miles N of Baton Rouge
- 172± Miles N of New Orleans

COORDINATES:

- 31.997437, -90.228887

PROPERTY USE:

- Deer, Turkey, Duck Hunting
- Fishing
- Recreation
- Timber Investment

PROPERTY INFORMATION:

- 380± Acres
- 1.6± Miles of Pearl River Frontage
- Established Interior Trail System
- Excellent Hunting
- Food Plots
- Mature Hardwood
- 9± Year Old Pine Plantation
- Camper with Awning and Porch
- Utilities On-Site

TAX INFORMATION:

- Parcels:
 - 1-030-19-029.00
 - 1-032-30-001.01
 - 1-032-29-002.00
 - 1-031-28-001.00
- Tax Year 2025: \$1,368



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

dennis@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

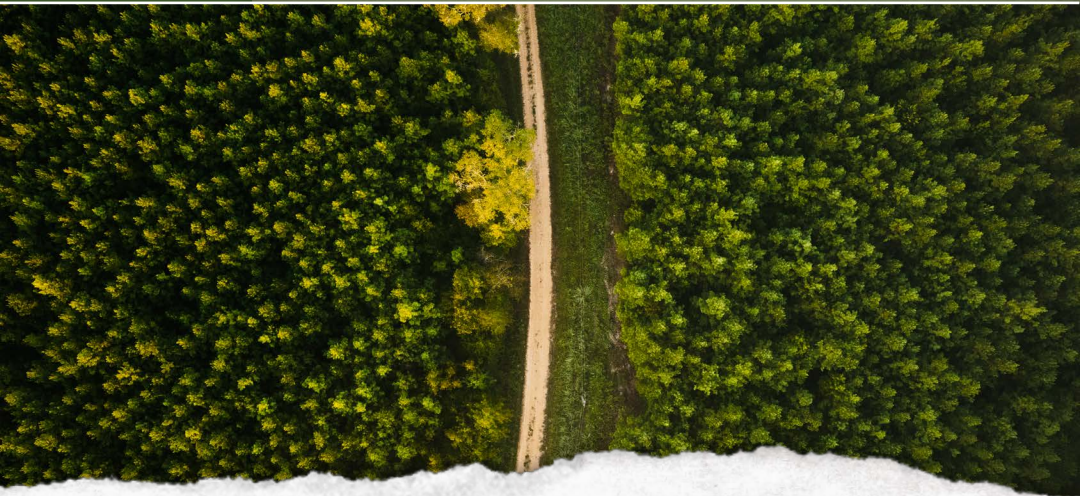
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WELCOME TO THE COPIAH 380

THIS REMARKABLE 380± ACRE TRACT IN COPIAH COUNTY FEELS AS THOUGH GENERATIONS OF MISSISSIPPI HISTORY HAVE UNFOLDED ALONG ITS RIVERBANKS, MAKING IT A PROPERTY WITH A STORY TO TELL. The Copiah 380 features roughly 1.6 miles of scenic Pearl River frontage, with towering mature hardwoods and pines lining the river corridor. High bluffs provide beautiful views overlooking the water, while the high, flat terrain offers excellent accessibility and numerous possibilities. Gatesville Road fronts the property, and Turner Lane runs through it, providing convenient access while preserving the peaceful seclusion that makes this place so special.

Most of the acreage consists of a well-stocked, approximately nine-year-old planted pine plantation, offering strong potential for future timber income. Mature hardwood and pine along the Pearl River add natural beauty, valuable wildlife habitat and the timeless Southern character that is becoming increasingly difficult to find.

An established, wonderful campsite sits on a high bluff overlooking the river. It includes a camper with a porch beneath a metal awning, along with utilities in place. The camper provides a comfortable place to stay while the new owner plans and builds a dream cabin/lodge along the riverbank.



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MORE ABOUT THE COPIAH 380

An established trail system and food plots make the Copiah 380 ready to enjoy from day one. Deer and turkey hunting, fishing, boating, kayaking and other water sports provide year-round recreational opportunities for family and friends. Whether spending a quiet morning fishing, watching the sunset from the bluff or gathering around the camp after a day in the woods, this place offers the kind of experiences and traditions that can be passed down for generations. Despite its private and secluded setting, the tract is conveniently located near Interstate 55 and within reach of Jackson, Hattiesburg, New Orleans, Baton Rouge and the Mississippi Gulf Coast.

With extensive Pearl River frontage, productive planted pine, mature timber, high terrain and an established riverfront campsite, properties of this quality are rarely available. This is more than a hunting and timber investment...it is a true Southern retreat with history, character and a story waiting for its next chapter.

**Call Dennis West today to schedule a private showing
and experience #TheSmallTownWay!**



**CLICK HERE OR
SCAN THE CODE
TO WATCH A VIDEO**



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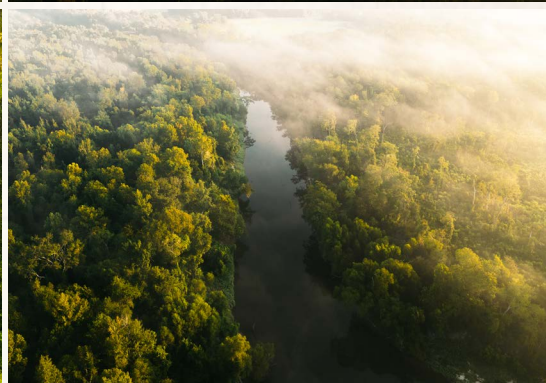
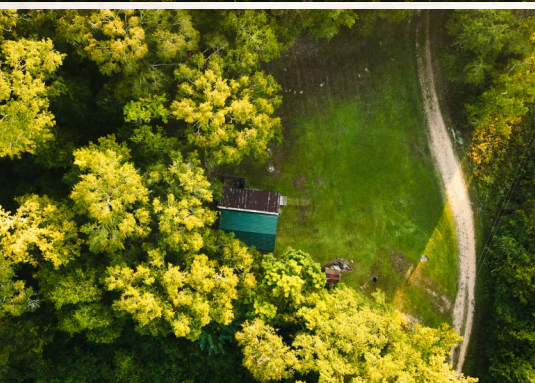
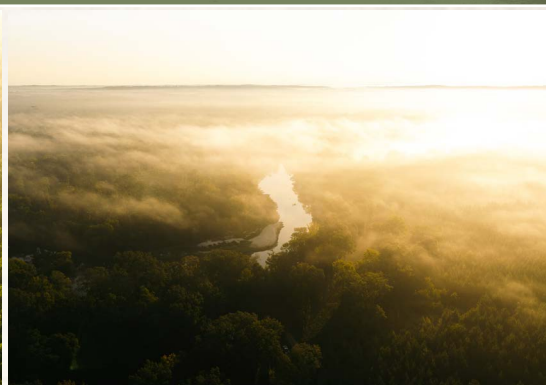
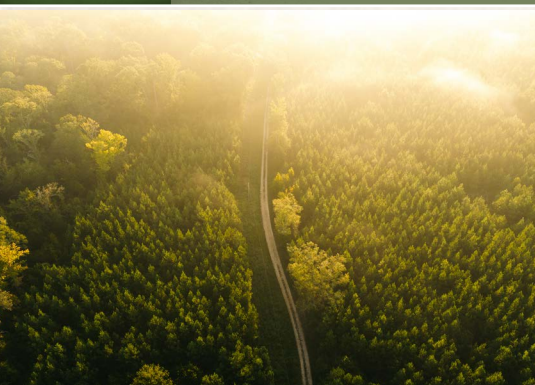
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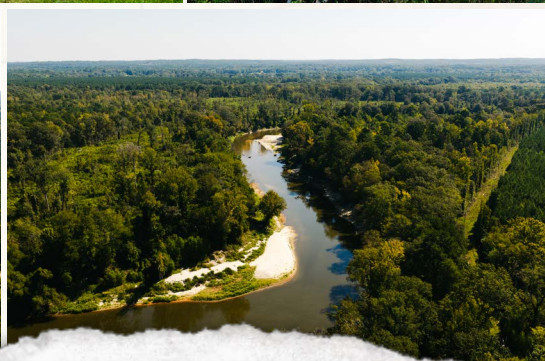
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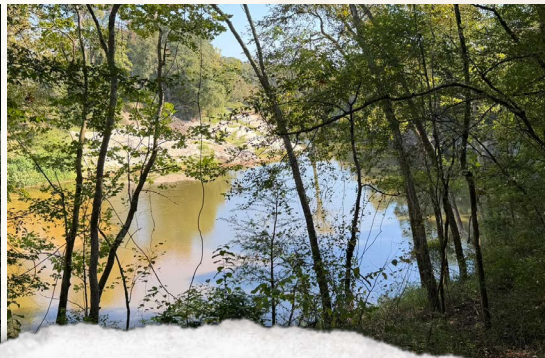
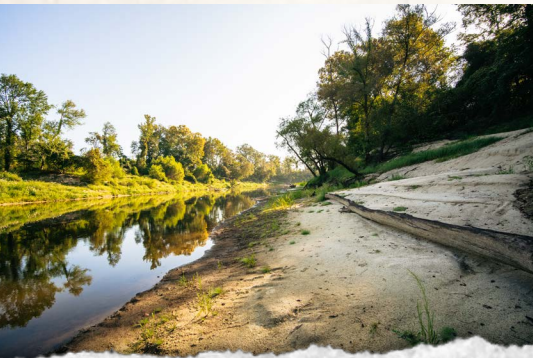
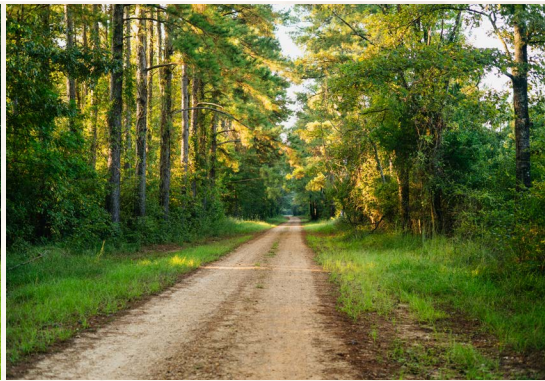
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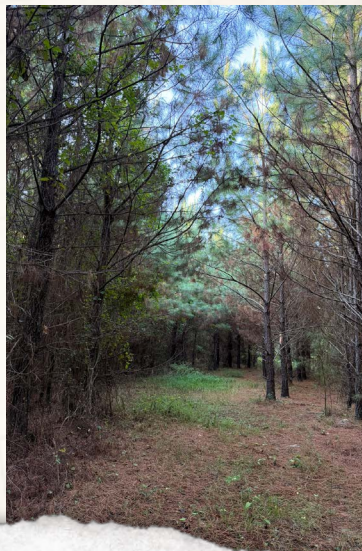
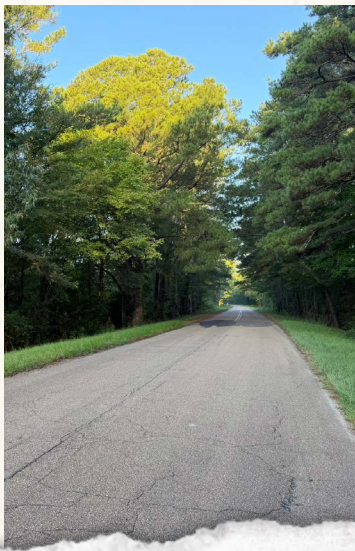
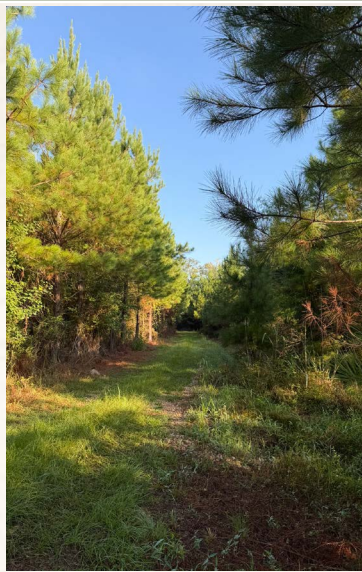
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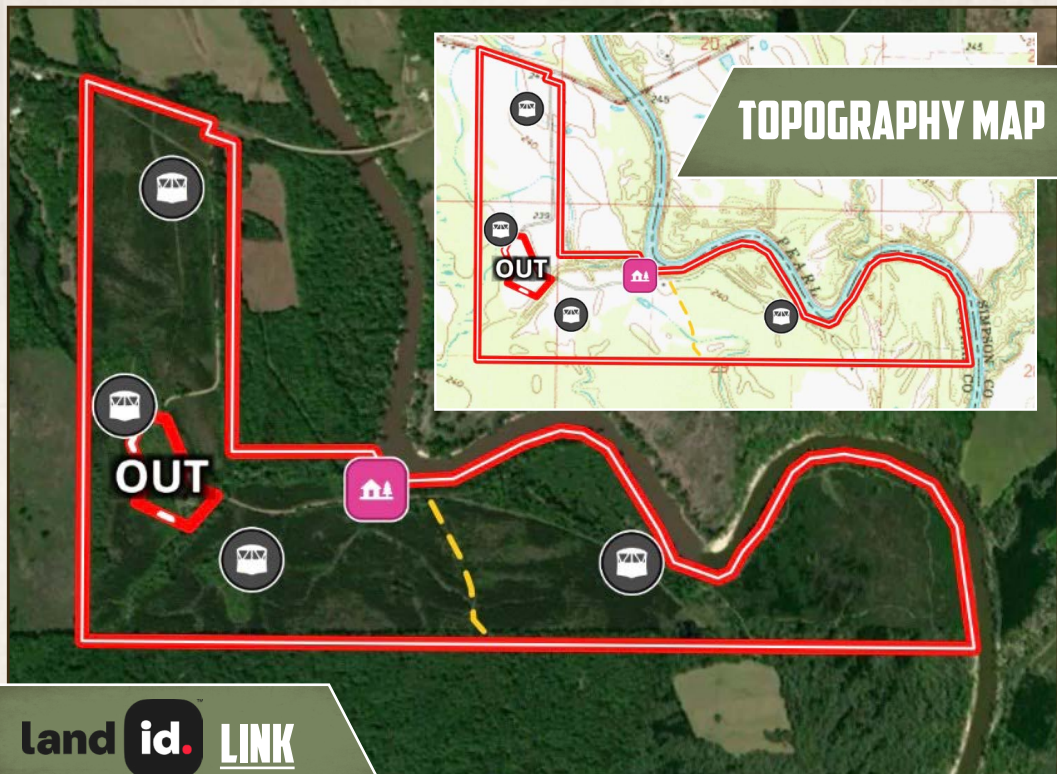
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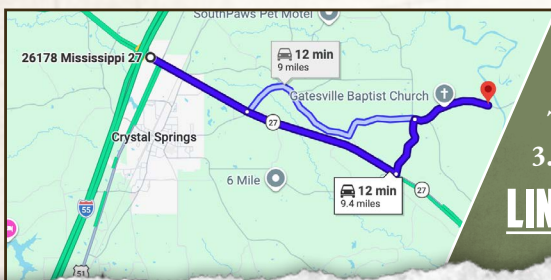
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land **id.** LINK



Directions From I-55 at the Exit for Crystal Springs, MS: Travel 2.5 miles south on Hwy 27. At the traffic circle, take the third exit and continue 3 miles. Turn left on Gatesville Road and proceed 3.5 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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