



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

26.81± ACRES
COPIAH COUNTY, MS
\$670,250



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

THE COPIAH 26.81

PROPERTY PROFILE

LOCATION:

- Highway 51
Crystal Springs, MS 39059
- Copiah County
- Copiah Industrial Park Nearby
- 2.5± Miles from I-55
- 26.6± Miles N of Brookhaven
- 30± Miles S of Jackson

COORDINATES:

- 31.9391, -90.3862

PROPERTY USE:

- Development
- Investment
- Commercial
- Gravel

PROPERTY INFORMATION:

- 26.81± Acres
- Natural Pine Regeneration
- Pockets of Gravel
- Highway 51 Frontage
- Frontage on Experiment
Station Road

TAX INFORMATION:

- 2024: TBD at closing
- Parcel # Part of 1-056-10-046.00



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LUKE SANDERS

LAND SPECIALIST

C: 601-953-3535

O: 769-888-2522

luke@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE COPIAH 26.81

BUILD YOUR BUSINESS IN COPIAH COUNTY, MS! This 26.81± acre property offers excellent exposure along Highway 51, making it an ideal location for any business! The land is situated less than three miles from I-55 and just minutes from the Copiah County Industrial Park, which could lead to numerous options. Highway 51 splits the property, leaving approximately 18.5 acres on one side and roughly 8.31 on the other. This property consists of natural pine regeneration and pockets of gravel that are still being dug today.

Don't miss the opportunity to make this highly visible property yours! Call Luke Sanders today, and let's go take a look.



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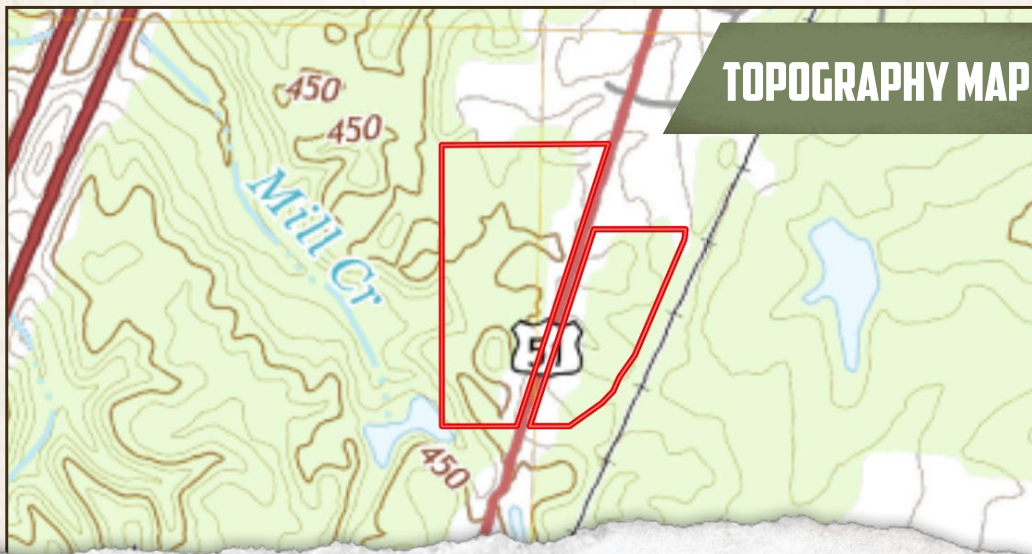
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land id. LINK



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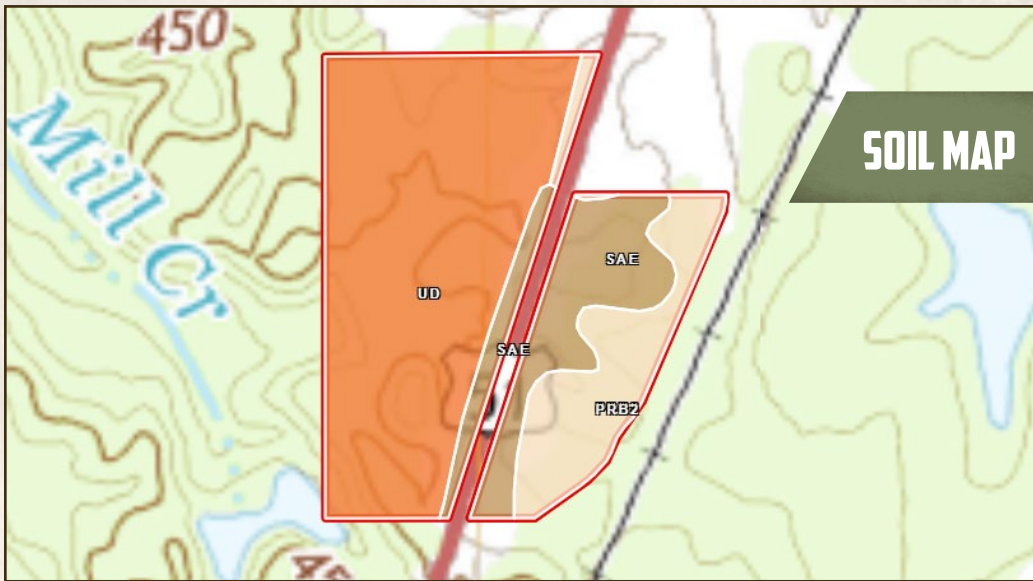
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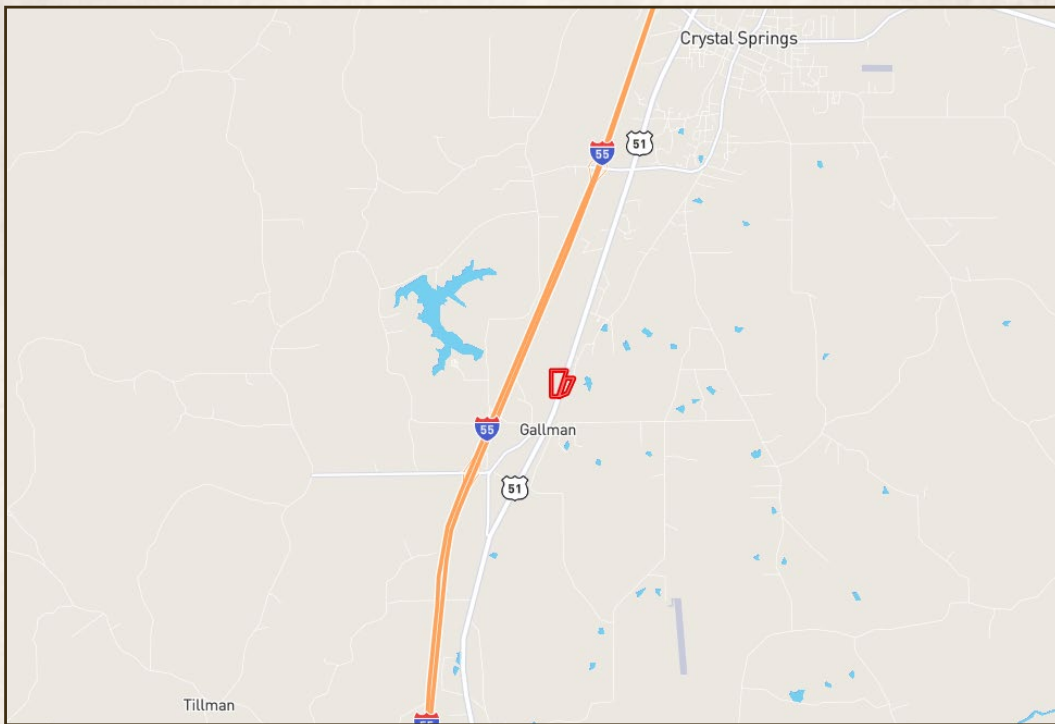


Code	Description	Acres	%	CPI	NCCPI	CAP	?
Ud	Udorthents, gravelly	16.83	62.78%	-	47	3e	?
SaE	Saffell gravelly sandy loam, 12 to 17 percent slopes	5.08	18.95%	-	40	6e	?
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	4.9	18.28%	-	28	2e	?
Totals		26.81 ac		0 CPI	42.2 NCCPI	3.39 Cap.	
				Average	Average	Average	



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Directions from Exit #68 off I-55 in Crystal Springs, MS: Take the exit onto Pat Harrison Drive and drive 0.3 miles. Turn right onto Highway 51 and proceed 2.2 miles. The destination will be on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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