

**7.47± ACRES**  
**COPIAH COUNTY, MS**  
**\$52,290**



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

**OFFICE (769) 888-2522**



# THE COPIAH 7.47

## PROPERTY PROFILE

### LOCATION:

- Sumrall Road  
Crystal Springs, MS 39059
- Copiah County
- 7.2± Miles W of Crystal Springs
- 30± Miles SW of the  
Jackson Metro Area

### COORDINATES:

- 31.9786, -90.4588

### PROPERTY USE:

- Recreation
- Hunting
- Investment
- Potential Home Site

### PROPERTY INFORMATION:

- 7.47± Acres
- Established Roads
- Mix of Hardwood  
& Pine Timber
- Beautiful Home Place
- Additional Acreage Available

### TAX INFORMATION:

- TBD



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**LUKE SANDERS**

LAND SPECIALIST

C: 601-953-3535

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE COPIAH 7.47

WELCOME TO THE COPIAH 7.47, SITUATED OFF SUMRALL ROAD APPROXIMATELY SEVEN MILES FROM CRYSTAL SPRINGS, MS. The 7.47± acre Copiah County tract offers the perfect mix of seclusion and convenience. Made up of beautiful pine and hardwood mixed timber with an interior road, this tract is ideal for your dream home. Additionally, an established food plot makes this property ready for hunting or outdoor enjoyment. Calling Panther WMA is located directly across the road, providing a great opportunity to put in for your draws!

If you have been looking for a smaller, manageable piece of land with great recreational and investment potential, the Copiah 7.47 is ready to meet your needs. Additional acreage is available.

**Contact Luke Sanders today to set up your private tour.**



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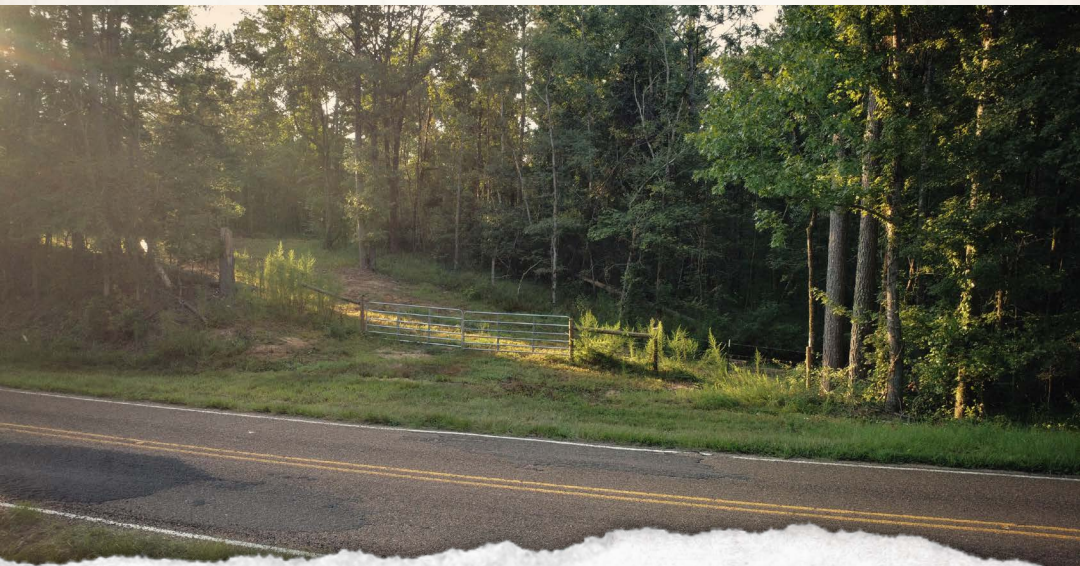
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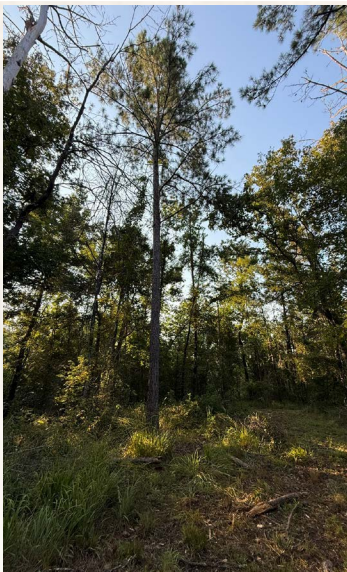
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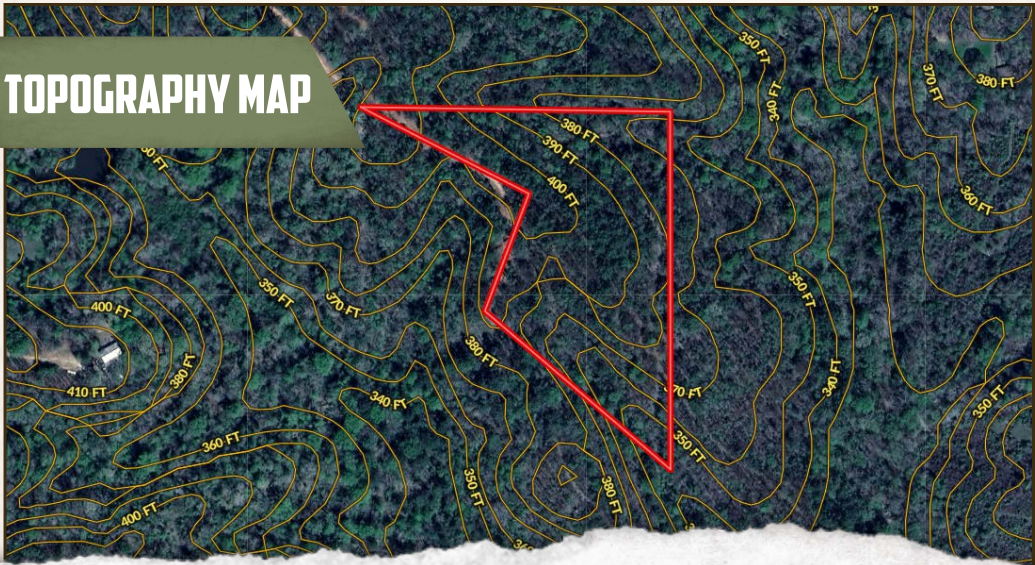
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land id. LINK



TOPOGRAPHY MAP



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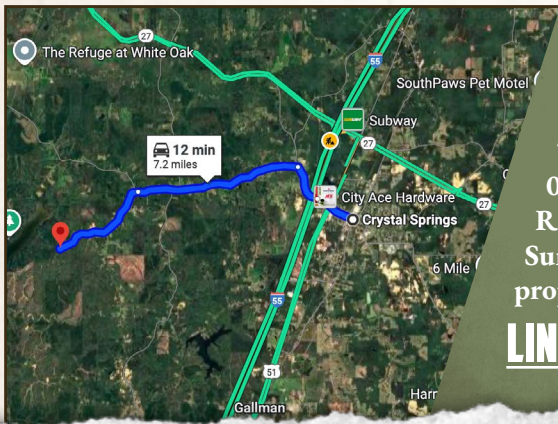
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Directions From Exit #72 off I-55 in Crystal Springs, MS: Travel 0.6 miles northwest on Hwy 27. Turn left on Rhymes Road and proceed 0.8 miles. Turn left on Utica Road and continue 0.5 miles. Turn right on New Zion Road and travel 3.4 miles. Turn left on Sumrall Road and proceed 2.2 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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