A Place to Put down roots

6 +/- Acres in Copiah County, MS

Looking for an affordable place to build a home?

If so, you need to check out this beautiful 6+/- acre piece of land located in Copiah County, MS. This is a great opportunity to establish a homesite in peaceful, rural Copiah county. Upon initial inspection, you will notice an abundance of deer tracts throughout the heavily wooded terrain. This property is covered in regenerated pine and oak growth. Don't wait because this amazing property will not last long! Recent survey done in October of 2018. A copy is available. Southern Pine EPA is the electric provider and Copiah Rural water is the community water source.

Call Eli today for your private showing!

Directions From Hazlehurst: Travel approximately one mile South on Hwy 51. Turn Left on to Monticello Road. Travel approximately 6.5 miles and property will be on the right.

call me today!

ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell
128 W. Monticello | Brookhaven, MS 39601

Tom Smith LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

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LandReport 2011-2018 AMERICA'S BEST BROKERAGES

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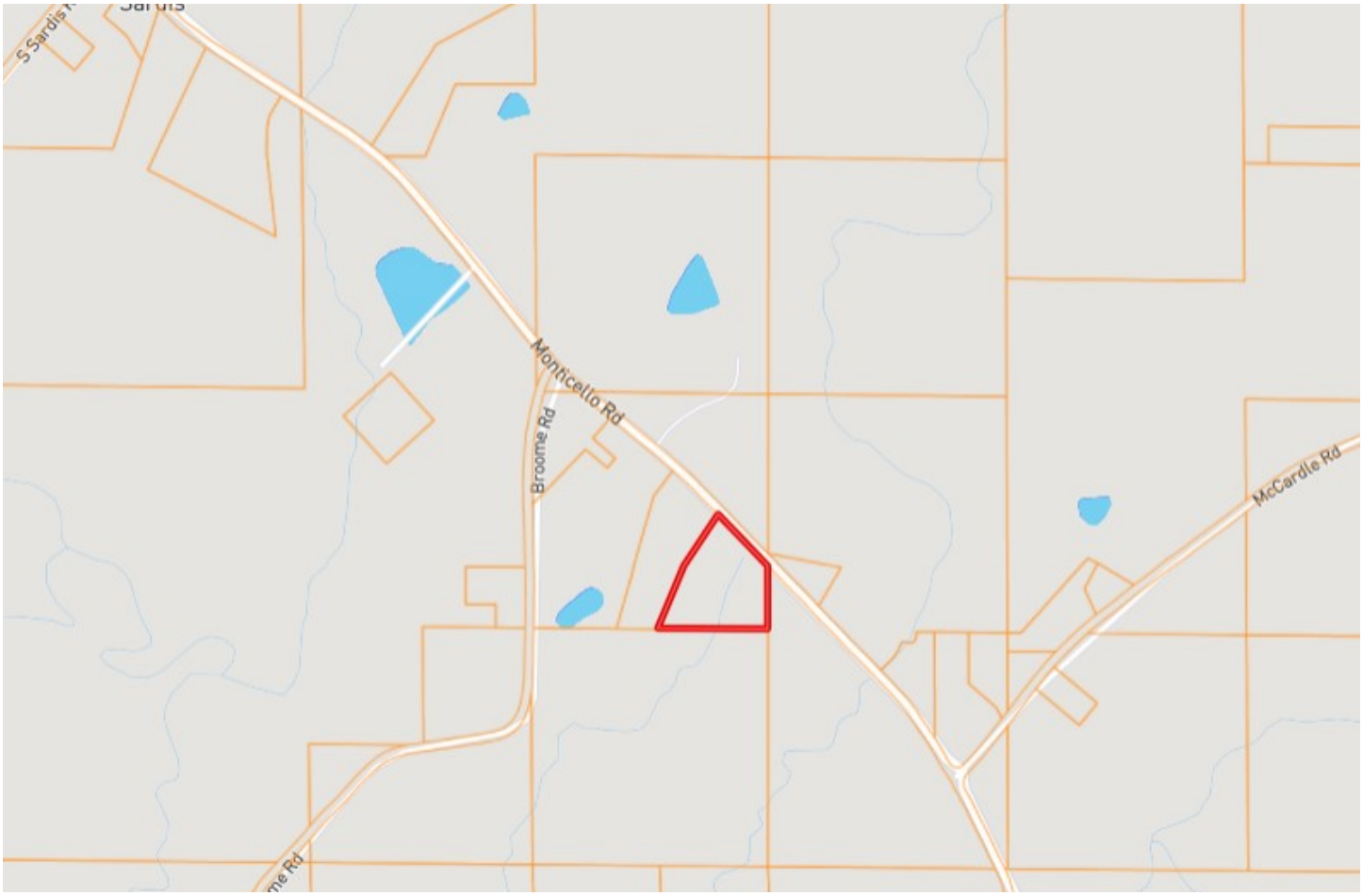

OWNERSHIP MAP

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AERIAL MAP

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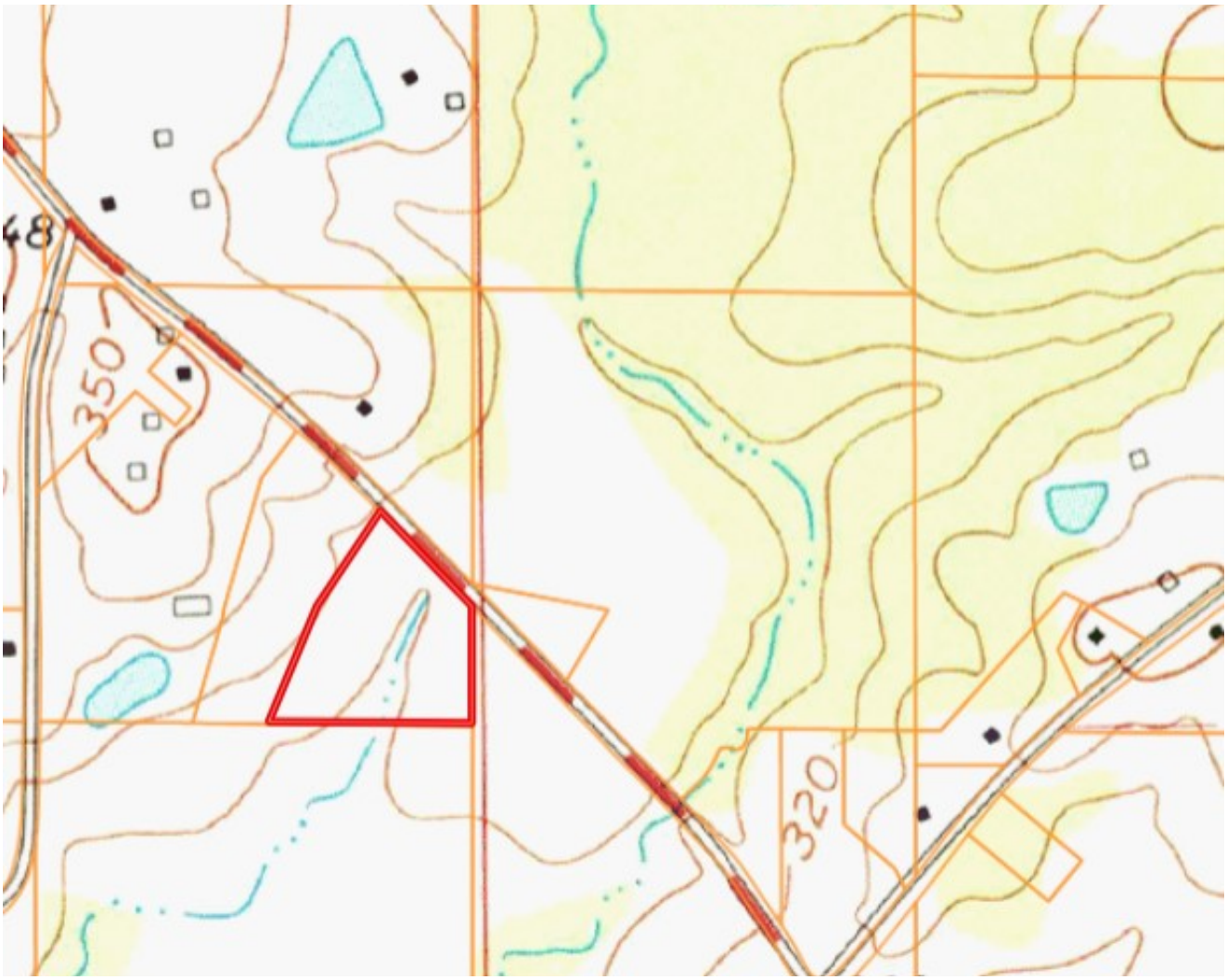

TOPOGRAPHY MAP

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6 ac

DESCRIPTION	ACRES	%	CAP
Bude silt loam, 0 to 2 percent slopes	2.4	40.6%	2w
Guyton silt loam	3	50.3%	5w
Providence silt loam, 5 to 8 percent slopes, eroded	0.5	9.1%	3e
6 Ac		3.6 Cap. Average	

SOIL MAP

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DIRECTIONAL MAP

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