

# 33 +/- ACRES AND A CABIN COPIAH COUNTY MS



**\$189,900**



Are you looking for a retreat to call your own? Relax in this Copiah County 33+/- acre recreational oasis in Hazlehurst, MS. As you pull on the property you will notice the well maintained grounds and a cabin offering one bedroom, two baths, a full kitchen and living room along with an out building that with minor modifications could be utilized as a bunk house. Once you have settled in for the day, slip to the dogtrot next to the year-round, flowing creek to catch up on the news and enjoy the peaceful sounds of the outdoors. A barn is in place with electricity and a concrete slab with a full camper hookup to park your RV or motor home. If you are looking to build your dream home, a picturesque homesite is available. This hideout is tucked away in the hardwood trees and allows for an abundance of wildlife and outdoor opportunities. Its easy to forget this property offers all of the amenities and conveniences of the city. Take advantage of this beautiful property; call Eli for a private showing!

Directions from Hazlehurst, MS: From the intersection of I55 and Hwy 28 travel east approximately .5 miles. Turn right at the Hwy 51 intersection and travel south approximately one mile. Turn right on Gallatin Street. Travel approximately .4 miles and turn left onto Westover Drive. The property will be at the dead end.

**140 Westover Drive, Hazlehurst, MS 39083**



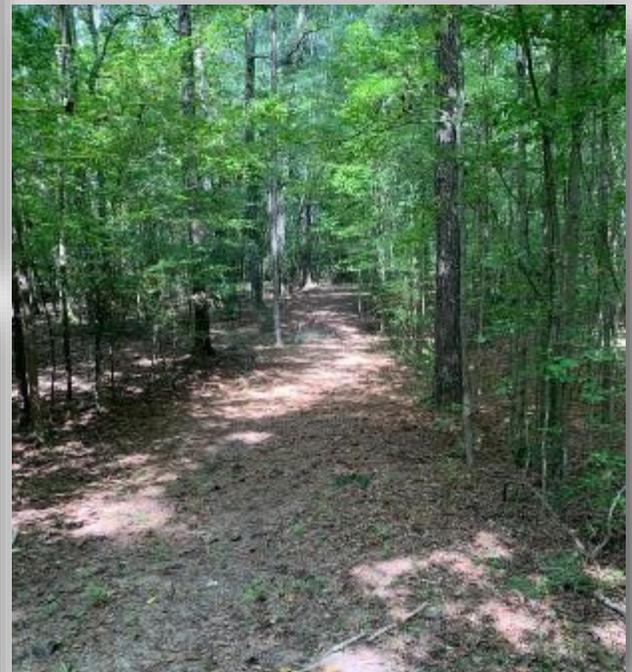
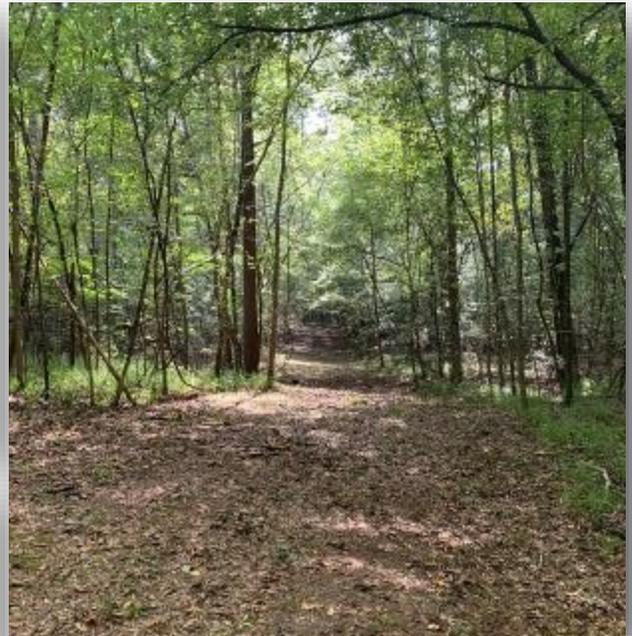
*call me today!*

**ELI FERGUSON, REALTOR®**  
Eli@TomSmithLand.com  
601.990.5070 office | 601.757.7117 cell



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Information is believed to be accurate but not guaranteed.



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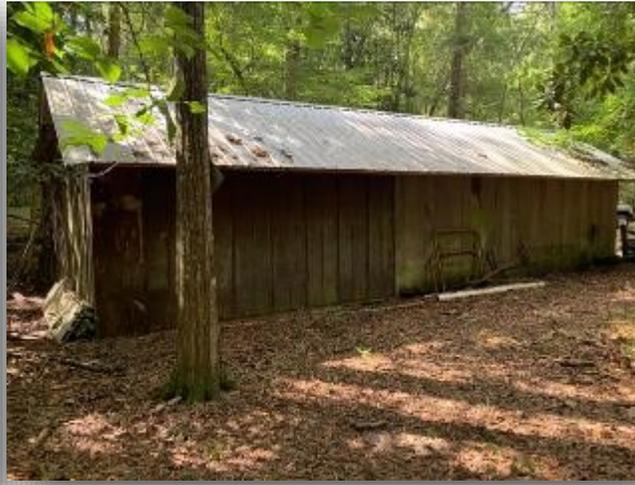
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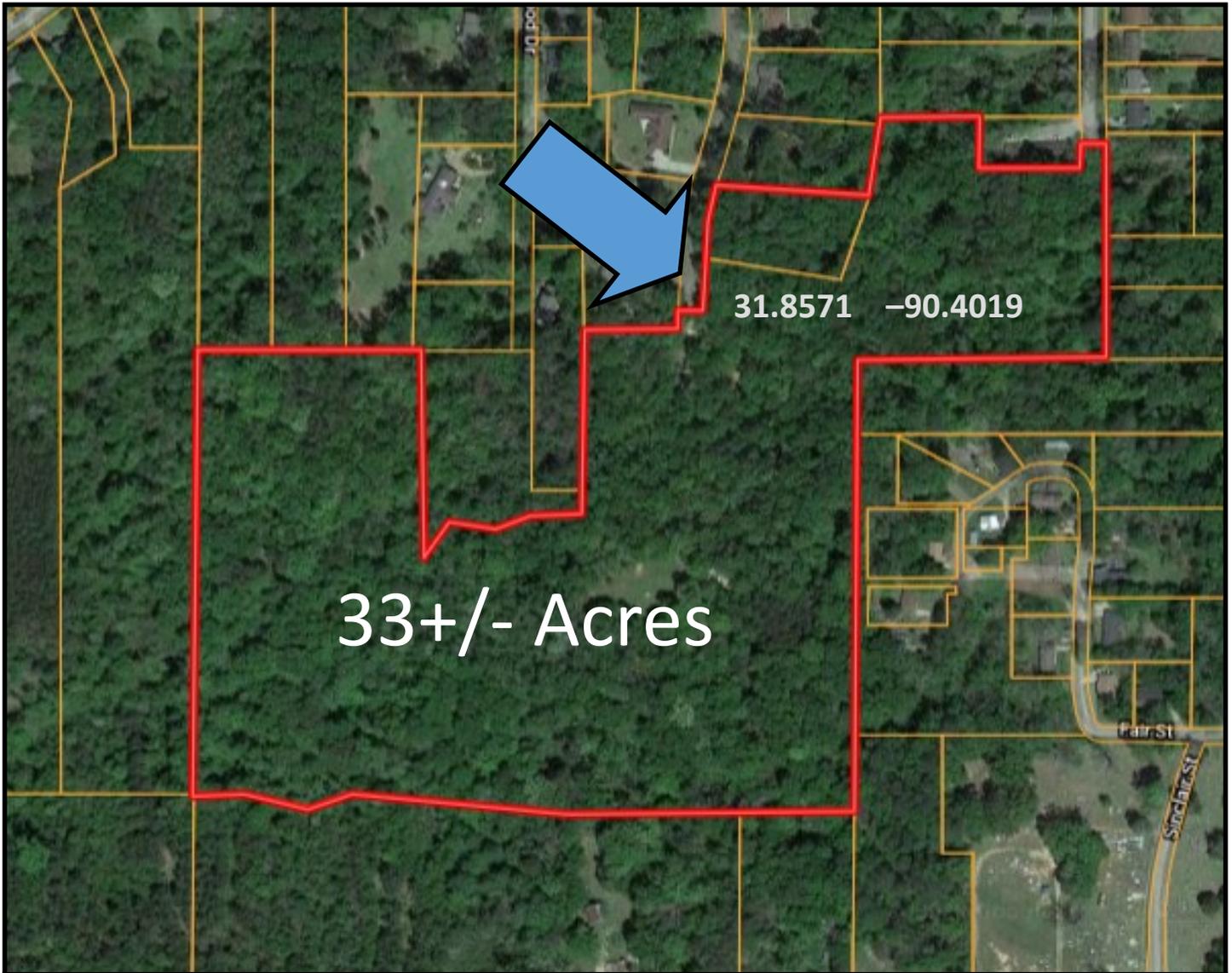
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**Aerial Map**



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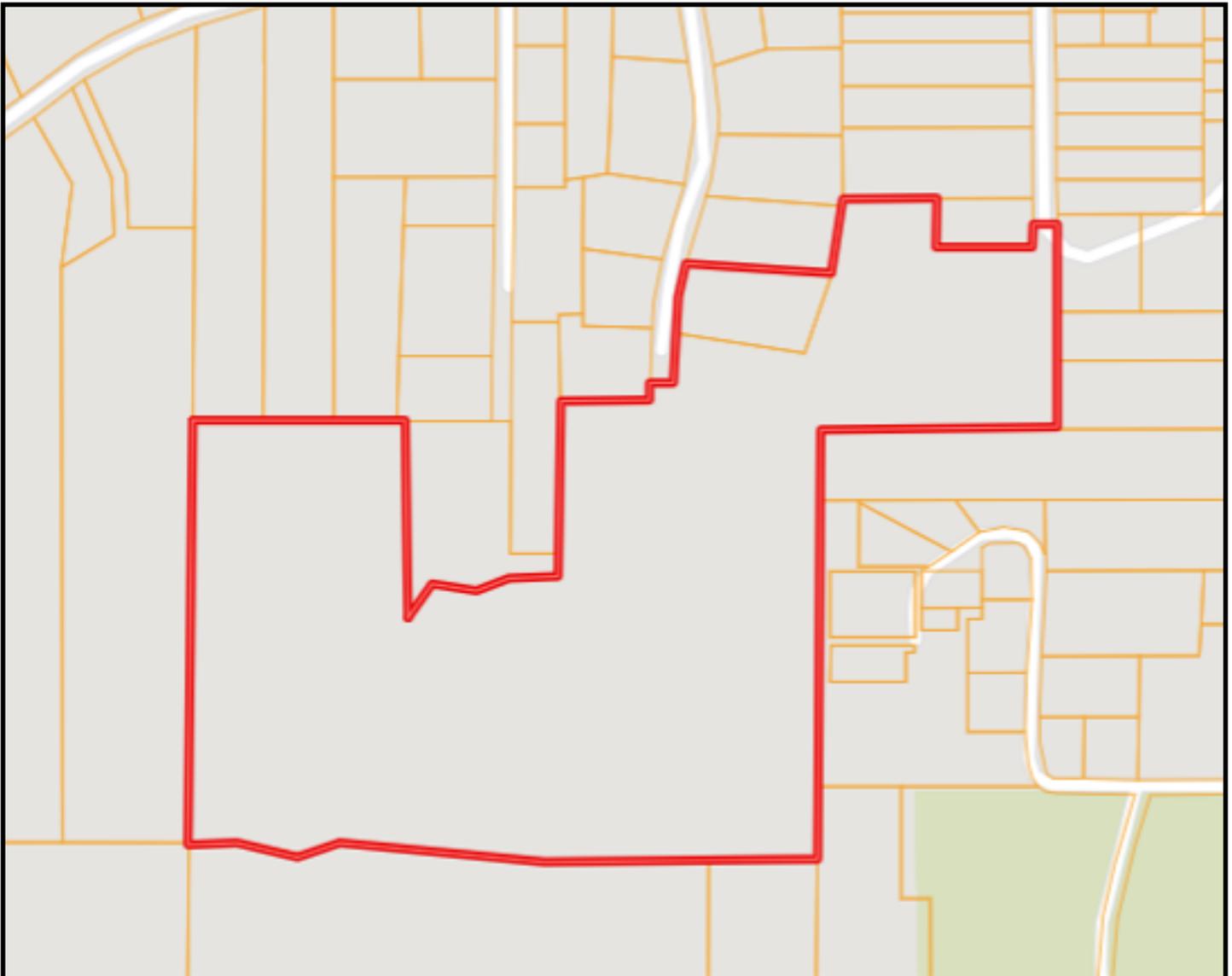
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## Ownership Map



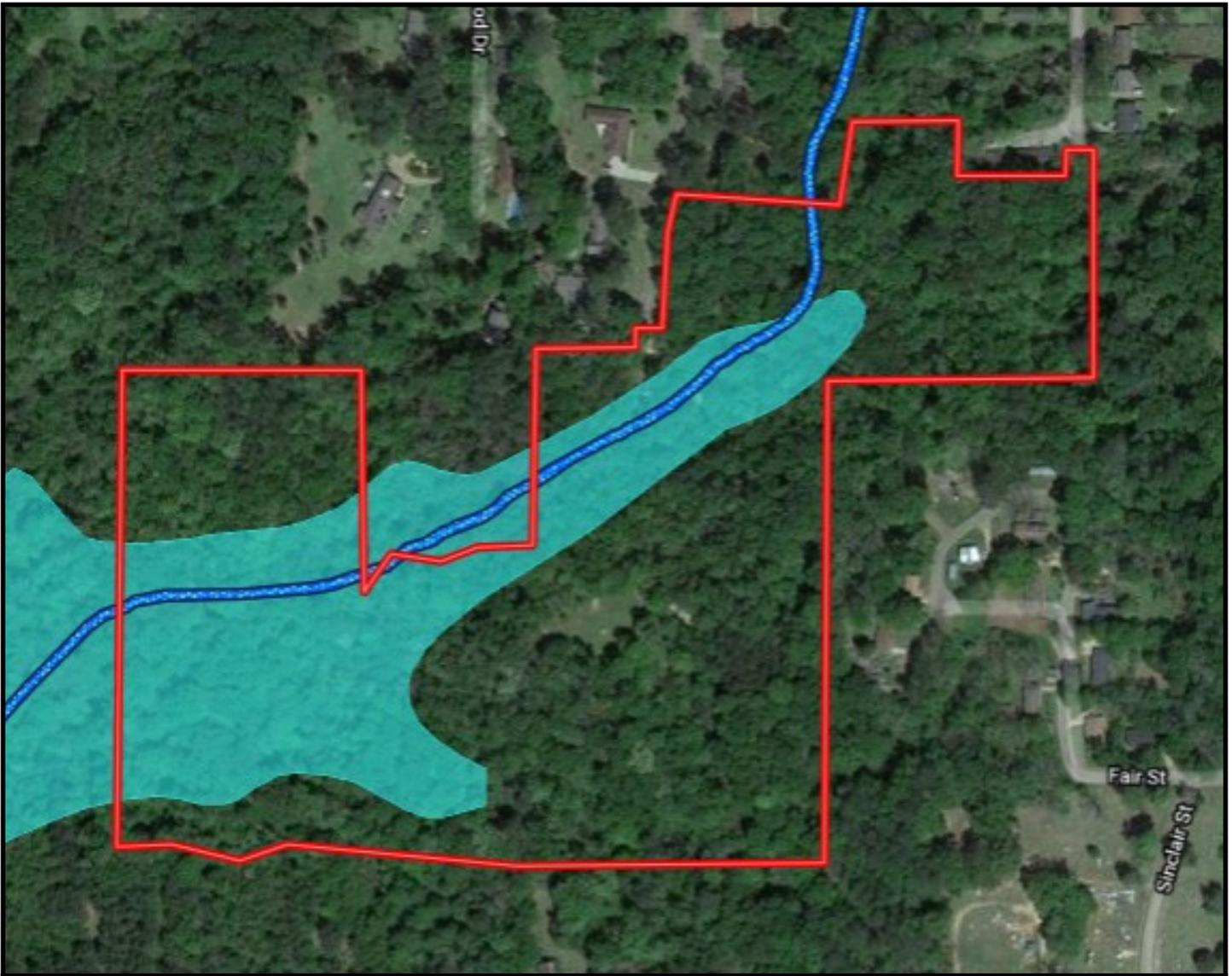
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## Flood Map



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## Soil Report



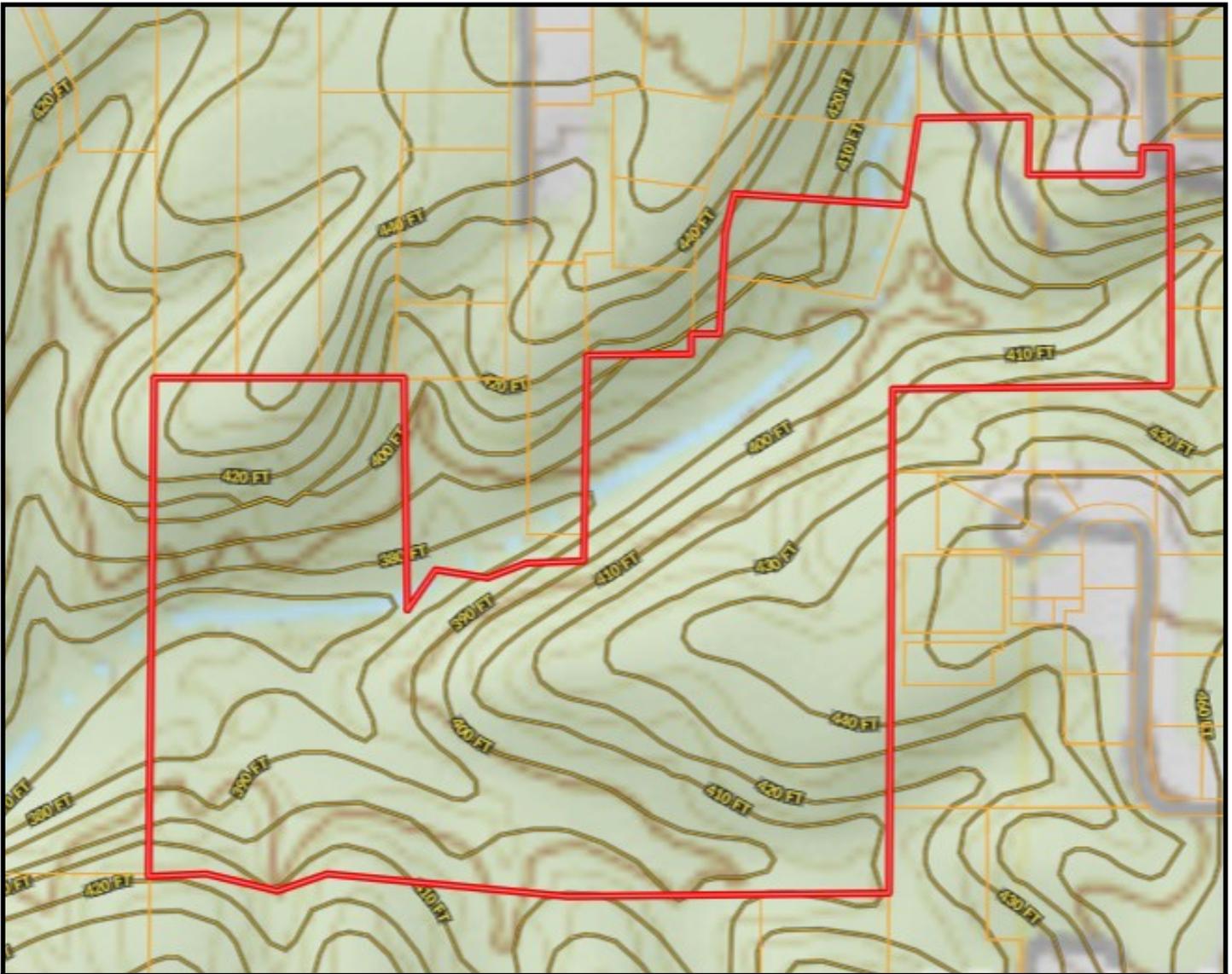
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## Topography Map



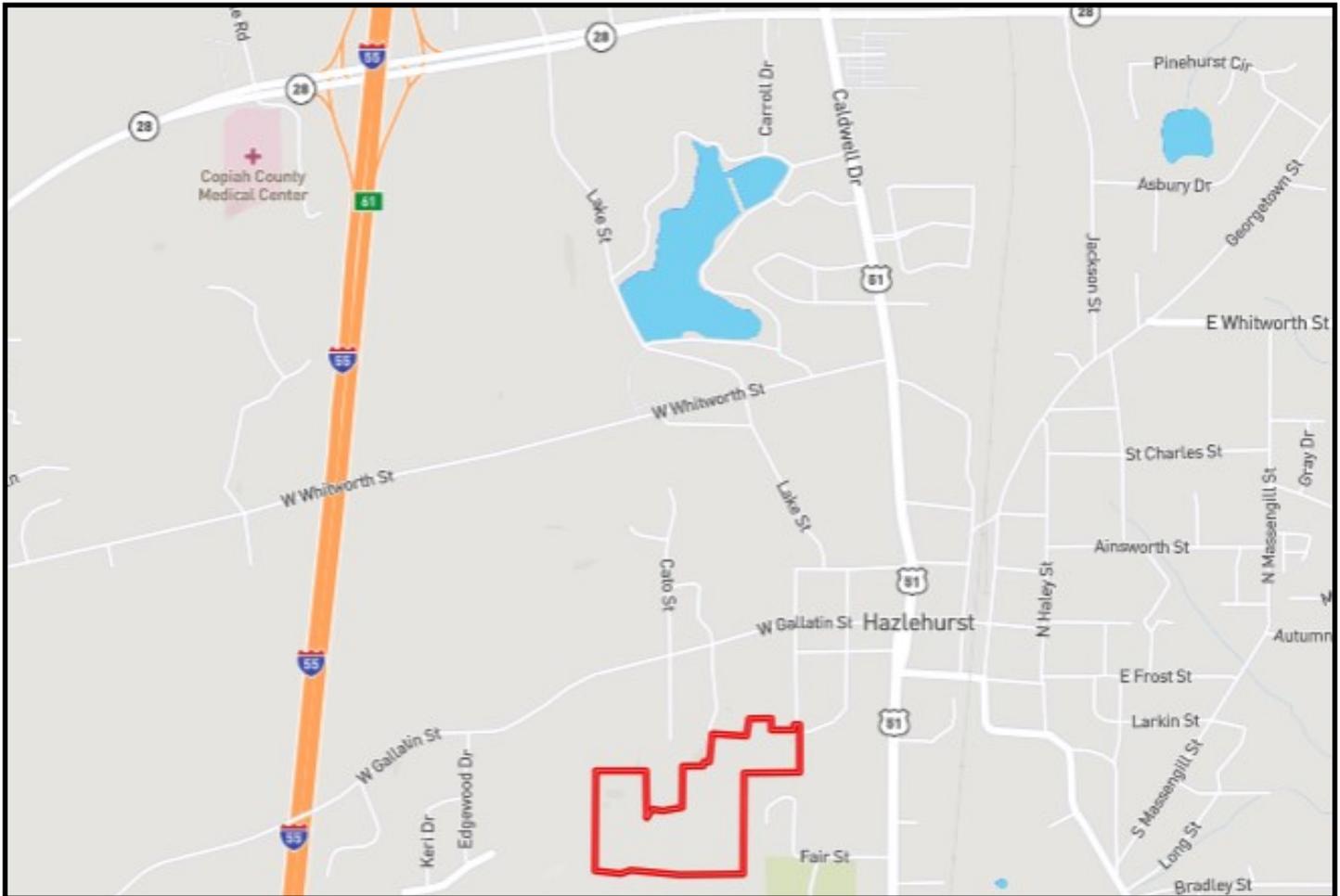
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## Directional Map

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