$2,700/Acre

REDUCED!

43.96 SURVEYED ACRES IN COPIAH COUNTY, MS

AFFORDABLE INVESTMENT/BOW HUNTING PROPERTY

- **43.96 Surveyed Acres of Mixed Hardwoods and Pines**
- **Timber Investment**
- **Multiple Homesites**
- **Abundant Signs of Wildlife**
- **Utilities Available**
- **Approximately 3,000 feet of road frontage on Allen Road**

Directions: Take exit 65 toward Gallman off interstate 55, Turn right onto W Gallman Rd (signs for Inds. Park), Turn left onto US-51 N, Turn right onto E Gallman Rd, Turn right onto Allen Rd. Property will be on the left.

call me today!

TRINITY WEBB, REALTOR®
Trinity@TomSmithHomes.com
601.990.5070 office | 769.218.7860 cell

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Information is believed to be accurate but not guaranteed.

ALLEN ROAD, COPIAH COUNTY,MS

This is a great investment opportunity in Copiah County, MS!! This 43.96 surveyed acre property could be developed, used as timber investment, or leased for bowhunting. It offers over 3,000ft of road frontage on Allen Road, which provides access to utilities, and plenty of homesites to choose from. There are abundant deer signs with pastures and cutover adjoining the property. This tract is conveniently located less than 40 minutes from Jackson, MS and 2.5 hours from New Orleans, LA.

Timber Investment • Home Site

Less than 2.5 Hours from New Orleans!

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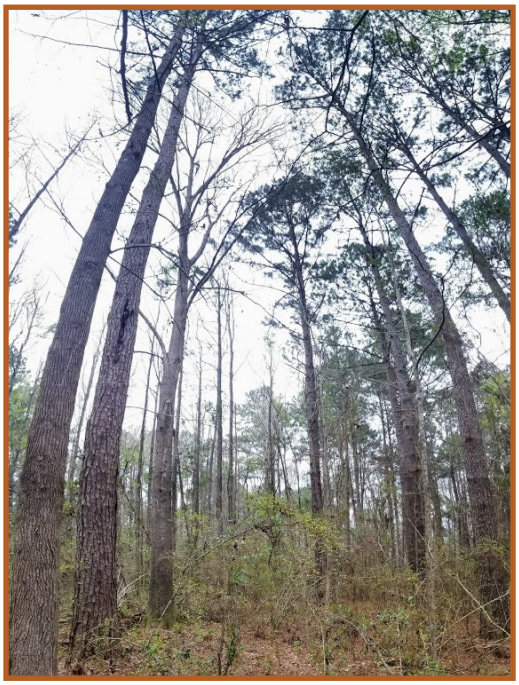

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Ownership Map

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Aerial Map

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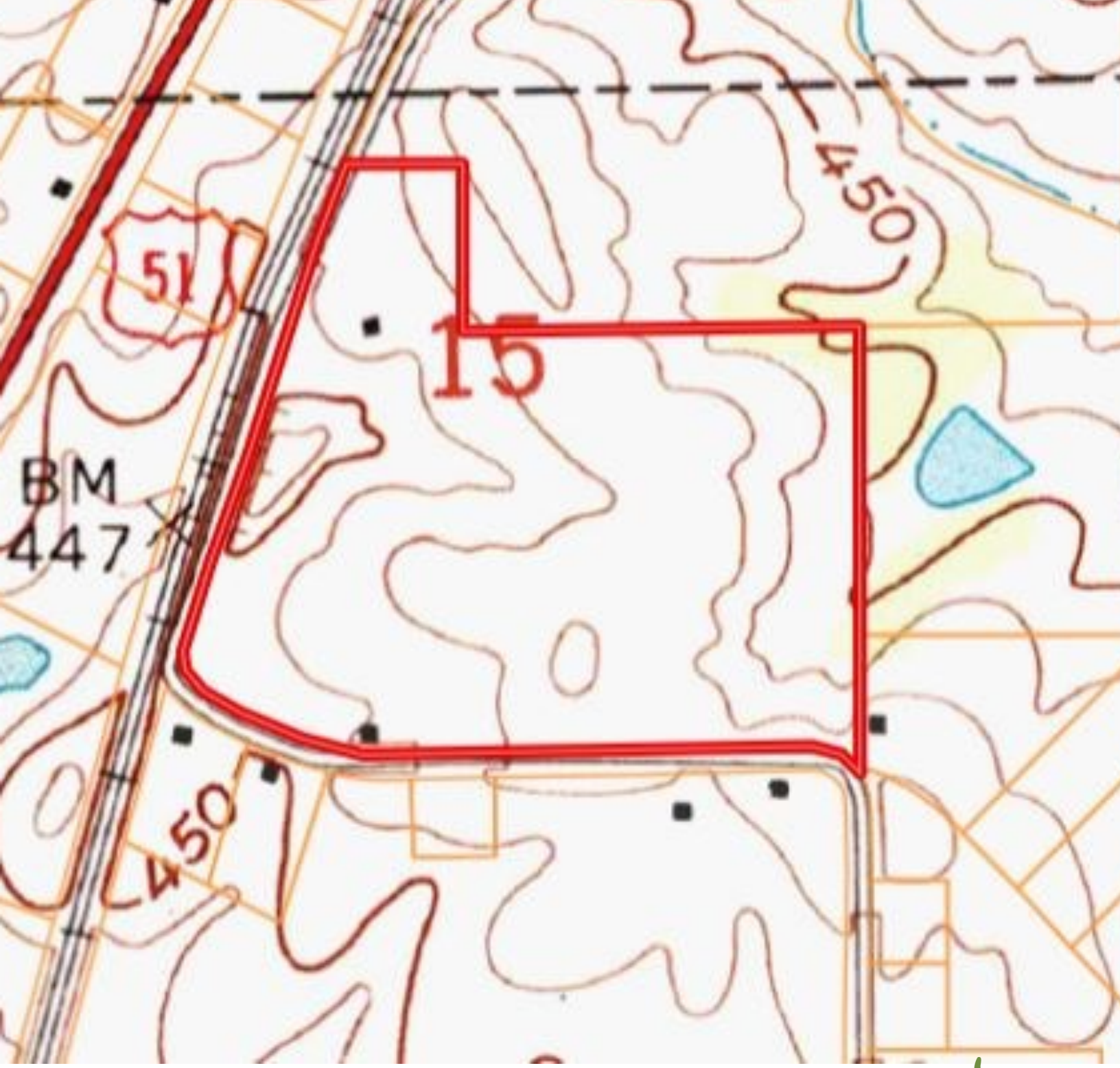

Topo Map

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	16.7	39.75	3e
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	25.1	59.8	2e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded	0.2	0.45	2e
TOTALS		42.0	100%	2.4

Soil Map

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