

16± ACRES
COPIAH COUNTY, MS
\$120,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE COPIAH 16

PROPERTY PROFILE

LOCATION:

- Ford Lane
Crystal Springs, MS 39059
- New Zion Community
- Copiah County
- 5.5± Miles W of Crystal Springs
- 30± Miles S of Jackson
- 156± Miles N of Baton Rouge

COORDINATES:

- 32.0115, -90.434

TAX INFORMATION:

- Part of Parcel# 1-024-18-008.00
- Taxes: TBD

PROPERTY USE:

- Potential Home Site
- Hunting
- Recreation
- Investment

PROPERTY INFORMATION:

- 16± Secluded Acres
- Pine Timber
- Scattered Hardwoods
- Food Plot
- Internal Road System
- Cleared Build Site
- Water by New Zion Water ASSC
- Power by Entergy



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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 16

WELCOME TO THE COPIAH 16, LOCATED JUST OVER FIVE MILES WEST OF CRYSTAL SPRINGS, MISSISSIPPI, IN THE HIGHLY SOUGHT-AFTER NEW ZION COMMUNITY. This 16± acre Copiah County tract offers the perfect combination of seclusion and convenience.

The property consists of primarily gently rolling terrain, pine timber that just underwent its second thinning, and scattered hardwoods in the bottom. A potential home site has already been cleared and could maybe save you an extra step if you are looking to build. The very secluded area makes for an extremely peaceful setting, yet it's 6± miles from the I-55.

The Copiah 16 would also make a great place for the outdoorsman looking for a smaller, more affordable tract to hunt. Another bonus of this property, from an outdoorsman standpoint, is its close proximity to Calling Panther Lake, a beautiful lake known for growing big fish. Being only 4.6± miles down the road, you could be fishing in no time!

The Copiah 16 is an ideal spot for your future home or for a small hunting tract.

**Contact Luke Sanders today to learn more
and schedule a private tour!**



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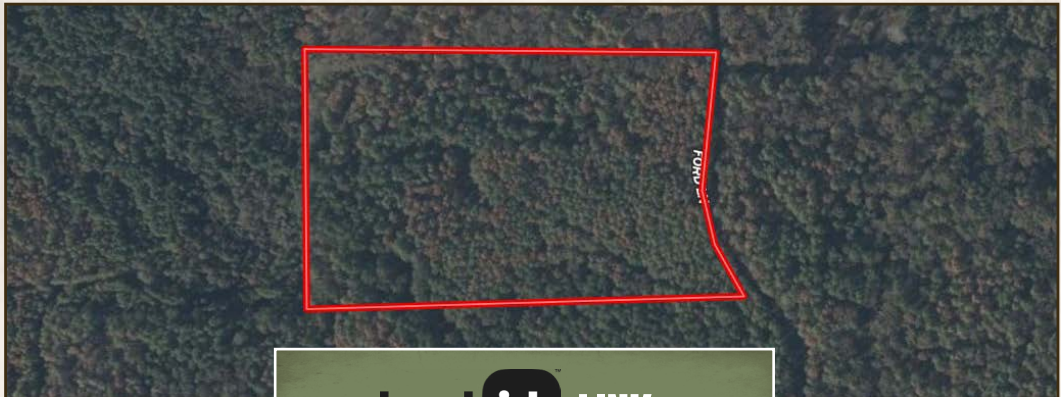
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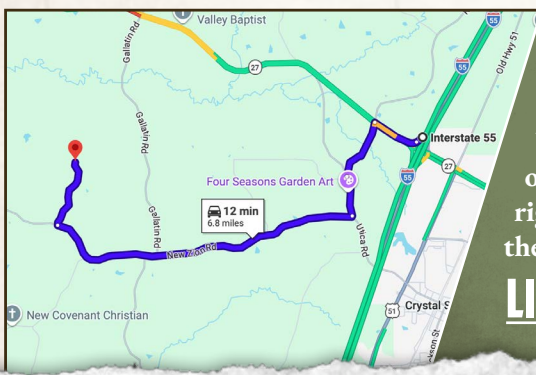
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land id. LINK



Directions From I-55 at North Crystal Springs: Travel 0.5 miles west on Highway 27. Turn left on Rhymes Road and continue 0.8 miles. Turn left on Utica Road and travel 0.5 miles. Turn left on New Zion and proceed 4 miles. Turn right on Ford Lane and travel 0.8 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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