

**60± ACRES**  
**COPIAH COUNTY, MS**  
**\$210,000**



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

**OFFICE (769) 888-2522**

## LOCATION:

- Rails Road  
Georgetown, MS 39078
- Copiah County
- 13± Miles SE of I-55  
in Crystal Springs
- 60± Minutes S of the  
Jackson Metro Area

## COORDINATES:

- 31.83827, -90.17982

## PROPERTY USE:

- Recreational
- Hunting
- Investment
- Cabin/Home Sites

## TAX INFORMATION:

2023 Taxes will be Calculated at Closing

- Parcel #1: 1-133-15-013.00 (Part Of)
- Parcel #2: 1-134-14-.009.00

## PROPERTY INFORMATION:

- 60± Acres
- Recently Thinned Pines
- Hardwood Draw
- Clearwater Creek Frontage
- Good Road System
- Cabin/Homes Sites
- Water & Power at the Road
- Wildlife Plots in Place Pipeline
- Turkeys, Turkeys, & More Turkeys
- Additional Acreage Available



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**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

# WELCOME TO THE COPIAH 60

**WELCOME TO THE COPIAH 60, LOCATED JUST TWO MILES SOUTHWEST OF GEORGETOWN IN COPIAH COUNTY, MISSISSIPPI.** The timber makeup includes approximately 35± acres of recently thinned pines that looks to have been planted somewhere around 2006/2007, with the remainder being in hardwood timber. The recent thinning of the pines should boost the timber investment and improve the hunting experience. The hardwoods run east and west, along a small clearwater creek that eventually drains into the Pearl River less than one mile east of the property. This creates a perfect travel corridor and water source to keep the deer and turkey using the place. The internal road system is excellent, weaving its way to most everywhere on the property. The Copiah 60 has an entrance along the east side of Rails Road.

Additionally, the Copiah 60 offers several great cabin/house sites to choose from if you're looking for a place to build. The utility providers in this area include Southern Pine EPA and Copiah Water Association.



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
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# MORE ABOUT THE COPIAH 60

Finally, the TURKEY hunting here should be phenomenal! Upon initial inspections, tracks were seen EVERYWHERE!!! The property could also be set up on a burn rotation to maximize habitat and turkey use. The current owners have only turkey hunted the property a couple of times with success each time. Trail cameras are out, catching turkeys on the move almost daily. The location is perfect, being just 13± miles east of Interstate 55 and about an hour south of the Jackson Metro Area.

If you have been looking for an excellent turkey hunting tract with multiple investment avenues, give Michael Oswalt a call.



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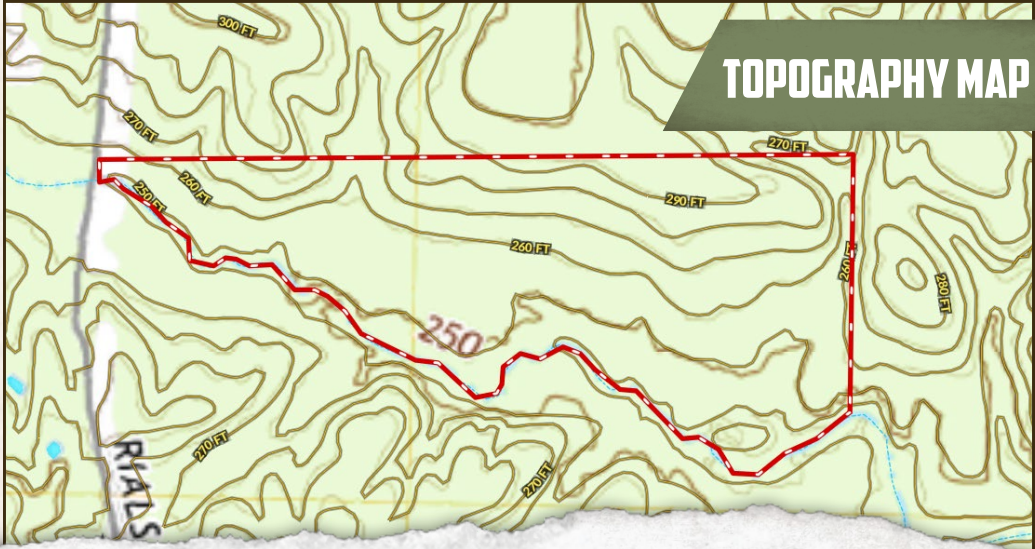
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land id. LINK



TOPOGRAPHY MAP



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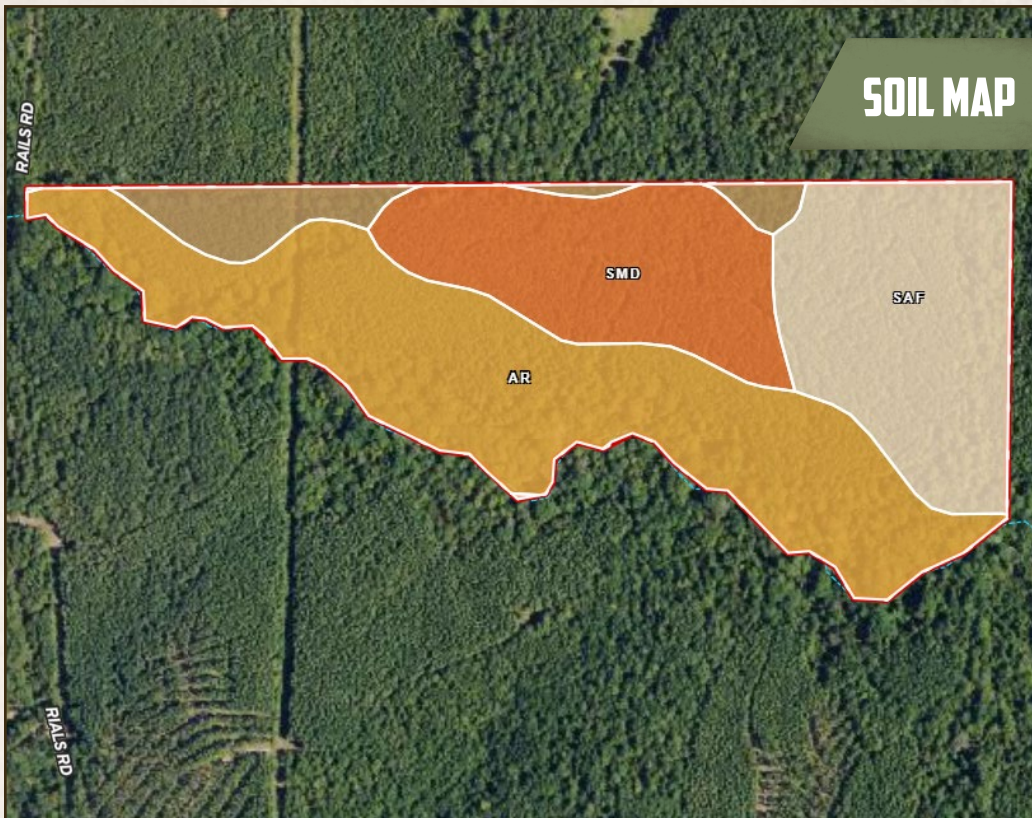
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## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ar	Arkabutla silt loam	27.67	45.47	0	18	4w
SaF	Saffell gravelly sandy loam, 17 to 40 percent slopes	15.61	25.65	0	10	7e
SmD	Smithdale sandy loam, 8 to 12 percent slopes	13.39	22.0	0	53	4e
SmE	Smithdale sandy loam, 12 to 17 percent slopes	4.19	6.89	0	51	6e
TOTALS		60.86(	100%	-	25.92	4.91



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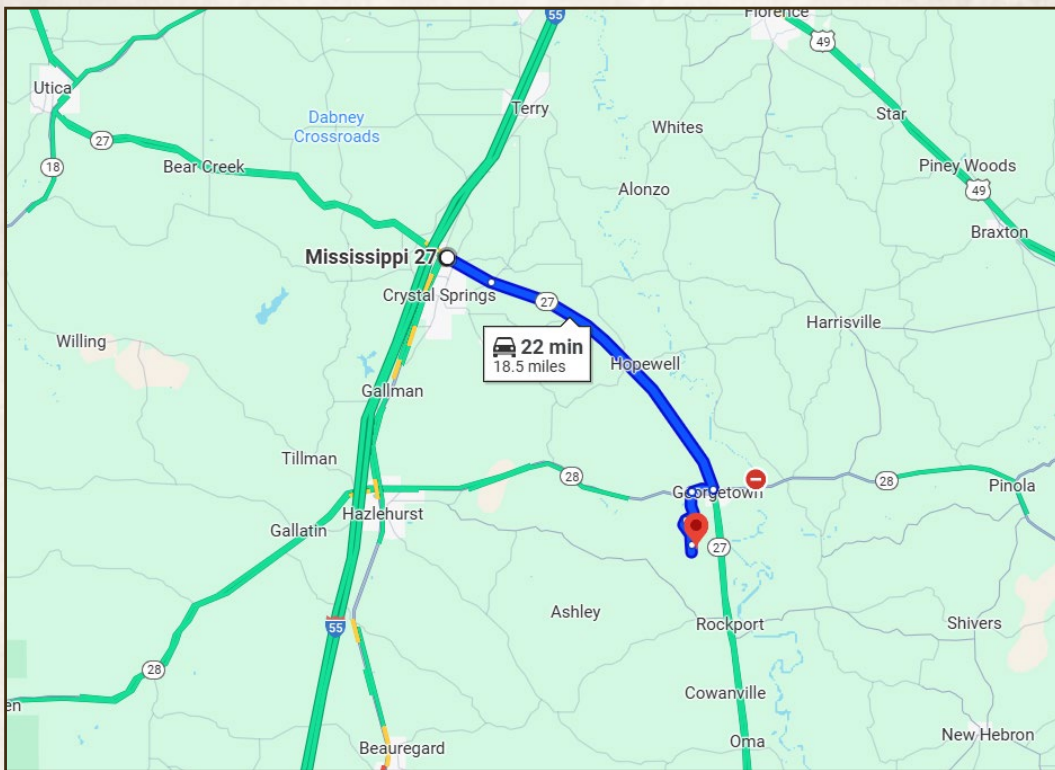
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Directions From the Intersection of I-55 and MS-27 in Crystal Springs, MS: Travel 2 miles southeast on MS-27 S toward E Hembree Road. At the traffic circle, take the 2nd exit and stay on MS-27 S for 12.8 miles. Take a slight right toward MS-28 W and continue for 0.9 miles. Turn left onto Cooper Road and proceed 1.3 miles. Turn left onto Rails Road and in 1.4 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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