

40± ACRES
COPIAH COUNTY, MS

\$119,800



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE COPIAH 40

PROPERTY PROFILE

LOCATION:

- Wesson Game Lane
Wesson, MS 39191
- Copiah County
- Access via Deeded Easement
- 10± Miles from Wesson
- 12± Miles from Brookhaven
- 90± Miles from
Hammond, LA

COORDINATES:

- 31.70003, -90.5039

PROPERTY USE:

- Recreation
- Hunting
- Investment

TAX INFORMATION:

2023 - \$137.39

- Parcel 12003301100

PROPERTY INFORMATION:

- 40± Acres
- Established Food Plots
- Internal Road System
- Live Creek
- Deer, Turkey and
Small Game



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BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE COPIAH 40

WELCOME TO THE COPIAH 40. With established food plots, internal roads, and a creek running the length of the tract, this 40± acre Copiah County, MS property provides the perfect habitat for wildlife, particularly deer. The timber was cut in the summer of 2023, which has created some excellent bedding to help keep more deer on you and less on the neighbors. Over the years, this area has had a solid history of quality deer being harvested. The property is accessed via a deeded easement and is conveniently located to Wesson, Brookhaven, and I-55. Whether you're looking to build a home, hunting cabin, or simply a place to hunt and enjoy the outdoors, the Copiah 40 is for you!

**Call Braden Smith today to schedule
a private showing of this honey hole!**



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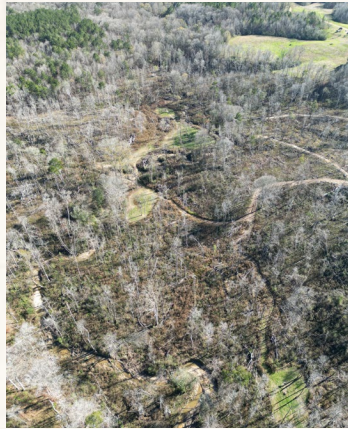
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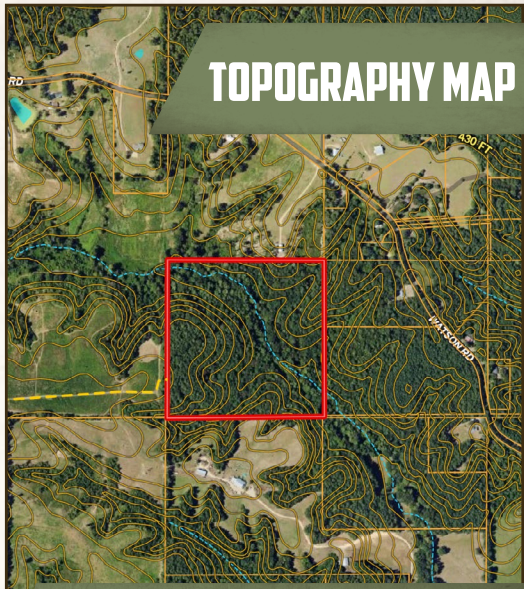
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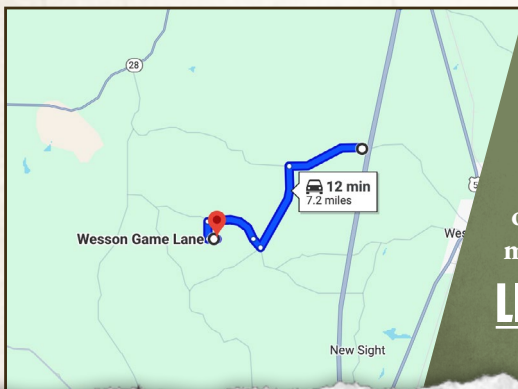
COPIAH COUNTY, MISSISSIPPI



land id. LINK



TOPOGRAPHY MAP



Directions From the Country Junction Truck Stop in Wesson, MS:
 Travel 2.1 miles west on Sylvarena Road then turn left onto Lott Smith Road. Continue 2.5 miles and turn right onto Faye Lane NW. In 0.3 miles, at the county line, continue onto Watson Road. Proceed 1.5 miles and turn left onto Foster Lane. In 0.5 miles, turn left onto Wesson Game Lane. Continue 0.2 miles to the driveway on the left.

LINK TO GOOGLE MAP DIRECTIONS



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