

**5.46± ACRES**  
**COPIAH COUNTY, MS**  
**\$40,950**



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

**OFFICE (769) 888-2522**

# THE COPIAH 5.46

## PROPERTY PROFILE

### LOCATION:

- Sumrall Road  
Crystal Springs, MS 39059
- Copiah County
- 7.2± Miles W of Crystal Springs
- 30± Miles SW of the  
Jackson Metro Area

### COORDINATES:

- 31.9786, -90.4588

### PROPERTY USE:

- Recreation
- Hunting
- Investment
- Potential Home Site

### PROPERTY INFORMATION:

- 5.46± Surveyed Acres
- Established Roads
- Food Plot
- Mix of Hardwoods & Pines
- Beautiful Home Place
- Additional Acreage Available

### TAX INFORMATION:

- TBD



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**LUKE SANDERS**

LAND SPECIALIST

C: 601-953-3535

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE COPIAH 5.46

ARE YOU ON THE HUNT FOR A SMALLER, MANAGEABLE PIECE OF LAND WITH GREAT RECREATIONAL AND INVESTMENT POTENTIAL? End your search at the Copiah 5.46! This 5.46± surveyed acre tract, situated off Sumrall Road in Copiah County, MS, offers the perfect mix of seclusion and convenience, being just seven miles from Crystal Springs. The property is made up of beautiful pine and mixed hardwood timber with an interior road in place for quick access to a beautiful home site. An established food plot makes this property ready for hunting or outdoor enjoyment, and with Calling Panther WMA located directly across the road, it provides an outstanding opportunity for someone to put in for their draws! Additional acreage is available.

**The Copiah 5.46 is worth considering.  
Call Luke Sanders today to learn more!**



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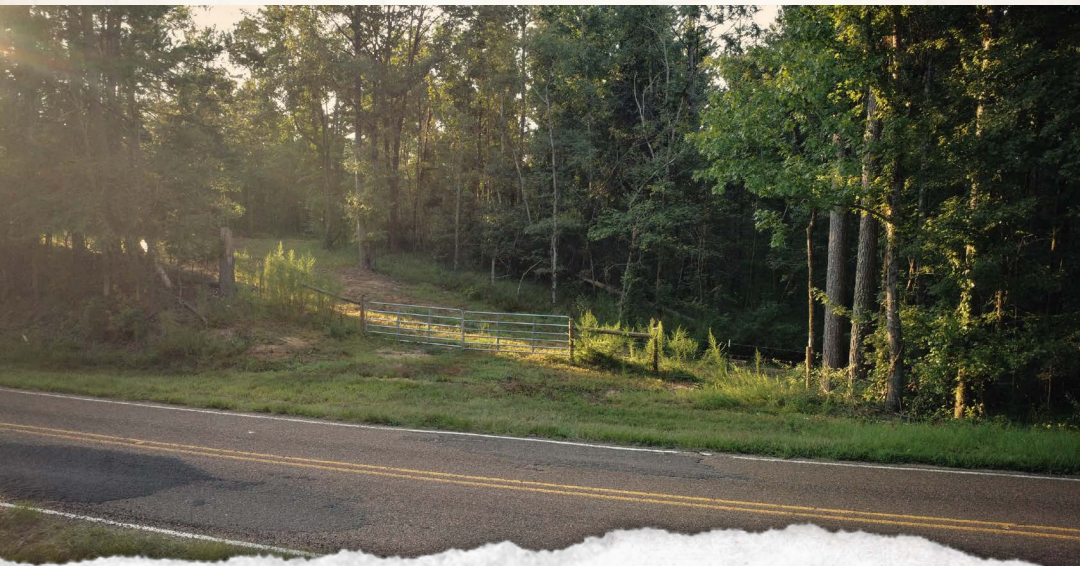
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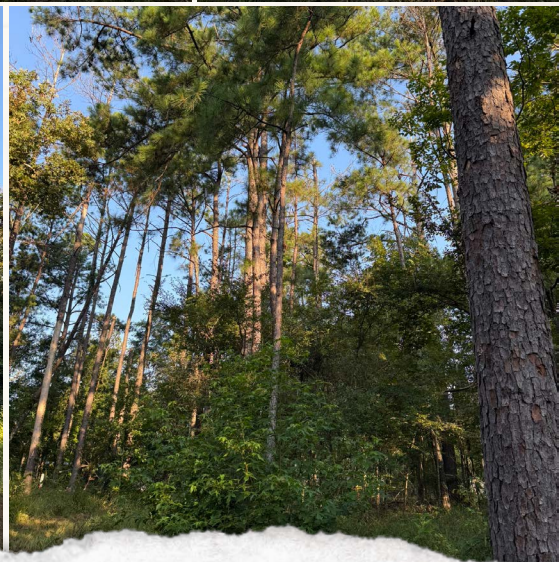
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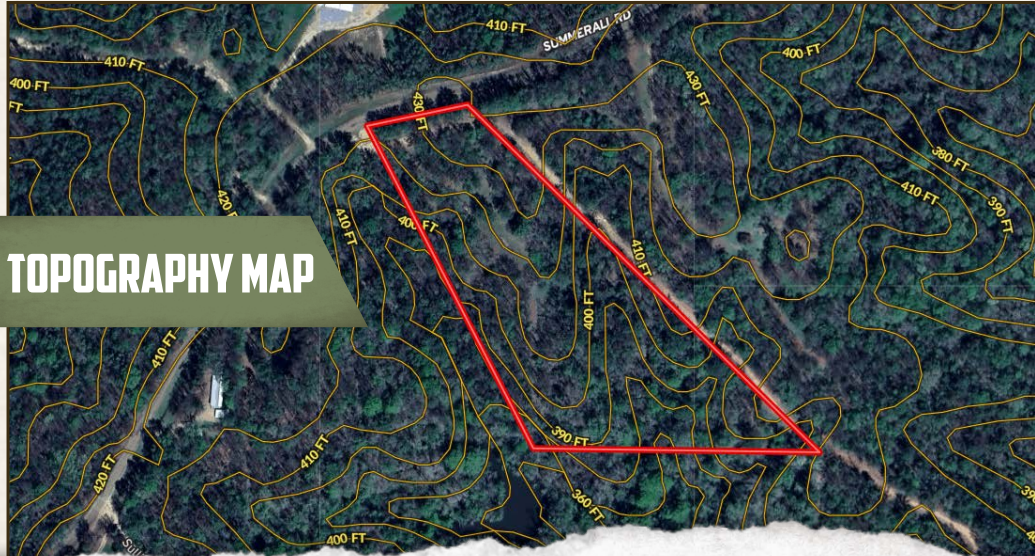
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land id. LINK



TOPOGRAPHY MAP



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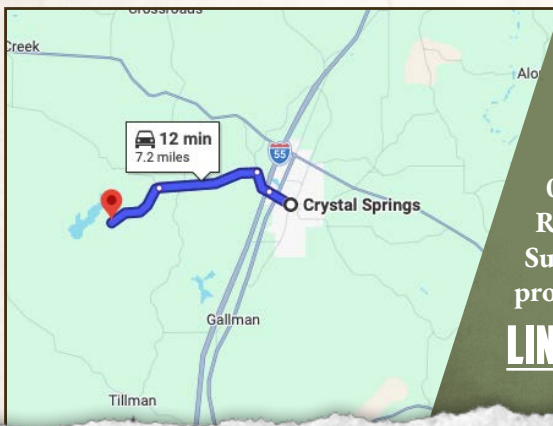
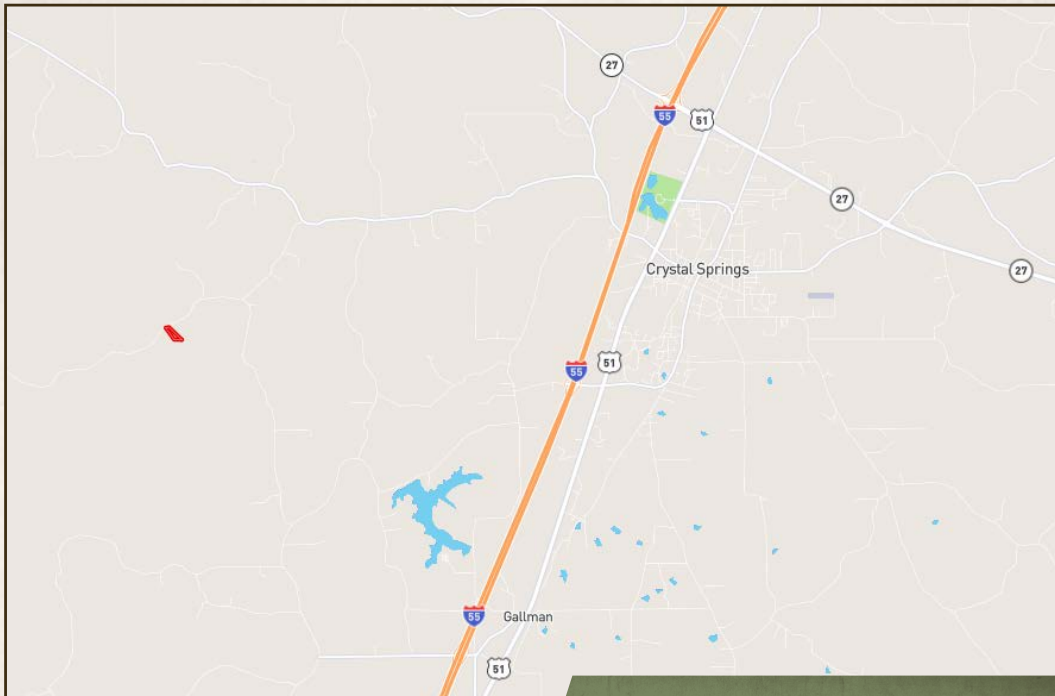
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Directions From Exit #72 off I-55 in Crystal Springs, MS: Travel 0.6 miles northwest on Hwy 27. Turn left on Rhymes Road and proceed 0.8 miles. Turn left on Utica Road and continue 0.5 miles. Turn right on New Zion Road and travel 3.4 miles. Turn left on Sumrall Road and proceed 2.2 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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