

# 70± Acre Family Estate

Copiah County, MS

1001 Eagle Landing Lane, Hazlehurst, MS



**\$797,500**



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

**Call The Land Man  
Today!**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Property Information

## Location:

- 1001 Eagle Landing Lane  
Hazlehurst, MS 39083

## Coordinates:

- 31.84065, -90.27215

## Property Use:

- Residential
- Hunting
- Timber

# Property Highlights

- 70± Acres
- 3,977± Sq Ft Custom Built Brick Home
- 3 Bedrooms, 3.5 Bathrooms
- Professional Grade Kitchen
- Large Master Suite with Sitting Room & Kitchenette
- Vaulted Living Room
- Beautiful Sunroom
- Surround Sound System
- Office & Hobby Room
- 4 Car Garage (1,300± Sq Ft)
- Whole House Vacuum
- Oak Hardwood Floors
- Professionally Landscaped
- Perfect Place for a Swimming Pool
- 60x40 Shop
- 55± Acres of Young Pine
- 10± Acres of Hay-Ready Pasture
- Abundant Whitetail Deer & Turkey
- Paved Road Frontage
- Home Warranty Included
- Many Furnishings Included

**TOM  
SMITH**  
ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



# The Estate

70± Acres

This exceptional 70± acre retreat in Covich County offers far more than a home—it offers a private lifestyle defined by comfort, beauty, and recreation. The nearly 4,000± square-foot residence features three bedrooms, three-and-a-half baths, a professional-grade kitchen, a luxurious primary suite, an expansive family room with a fireplace, and a stunning sunroom overlooking the beautifully maintained grounds. Spacious secondary bedrooms and thoughtful details throughout reflect quality craftsmanship and pride of ownership. Outside, manicured landscaping and a vibrant flower garden create a picturesque setting, with ample space for a future pool or additional outdoor amenities. A substantial 60' x 40' shop provides endless possibilities for equipment storage, hobbies, projects, or a workshop. The land is equally impressive, offering approximately 55± acres of young pine timber and 10± acres of pasture ready for hay production. For sportsmen and nature lovers, the property delivers outstanding hunting opportunities, with abundant whitetail deer and turkey throughout the area.

From the moment you enter the property, you'll recognize the care, quality, and attention to detail that make this estate truly special. Built with exceptional materials and meticulously maintained, it is a rare offering in the Mississippi countryside.

Shown by appointment only. Proof of funds required prior to viewing. Contact Tom Smith today to schedule your private tour.

**TOM  
SMITH**  
ALC®, BROKER  
Office: 601.898.2772  
Cell: 601.454.9397  
Tom@TomSmithLand.com



# The Residence

[CLICK HERE FOR PROPERTY VIDEO](#)



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



# The Residence

[CLICK HERE FOR THE HOME TOUR](#)



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



# The Residence



**TOM  
SMITH**

ALC®, BROKER

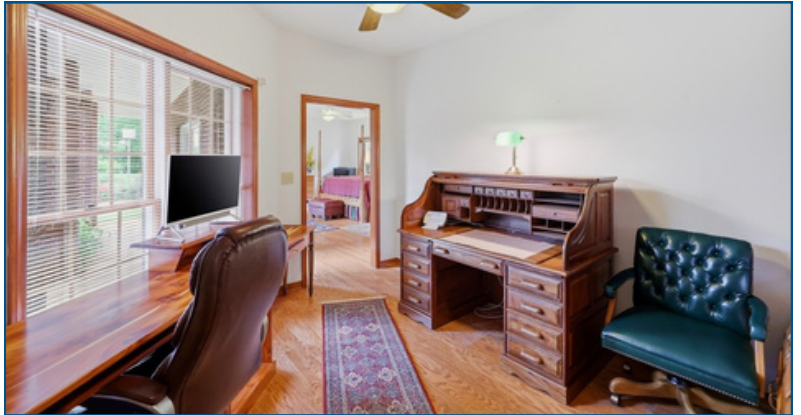
Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



# The Residence



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



# The Residence



**TOM  
SMITH**  
ALC®, BROKER  
Office: 601.898.2772  
Cell: 601.454.9397  
Tom@TomSmithLand.com



# The Residence



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



# Aerial Photos



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



# Aerial Photos



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



# Aerial Map

[VIEW INTERACTIVE MAP](#)



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

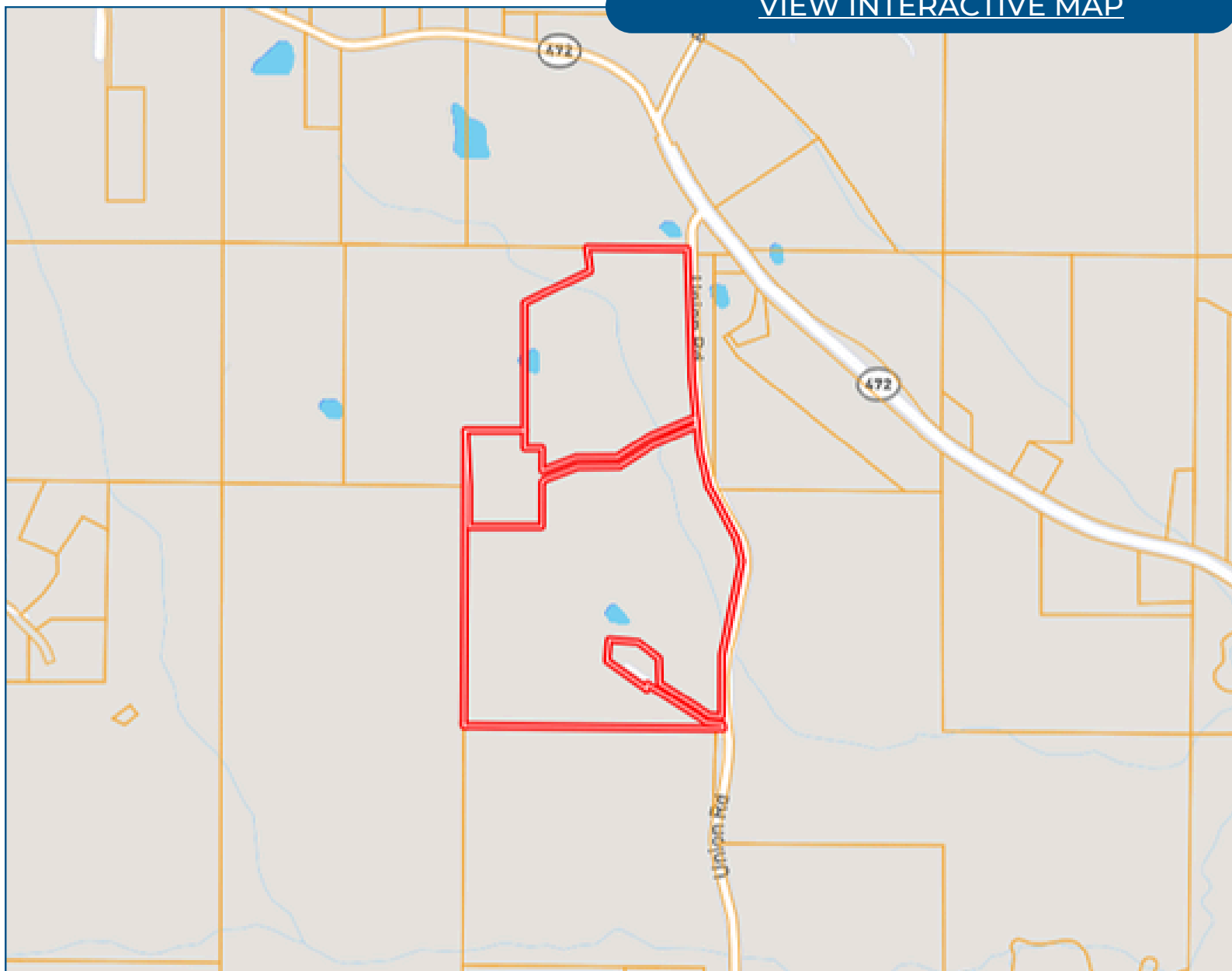
Cell: 601.454.9397

Tom@TomSmithLand.com



# Ownership Map

[VIEW INTERACTIVE MAP](#)



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

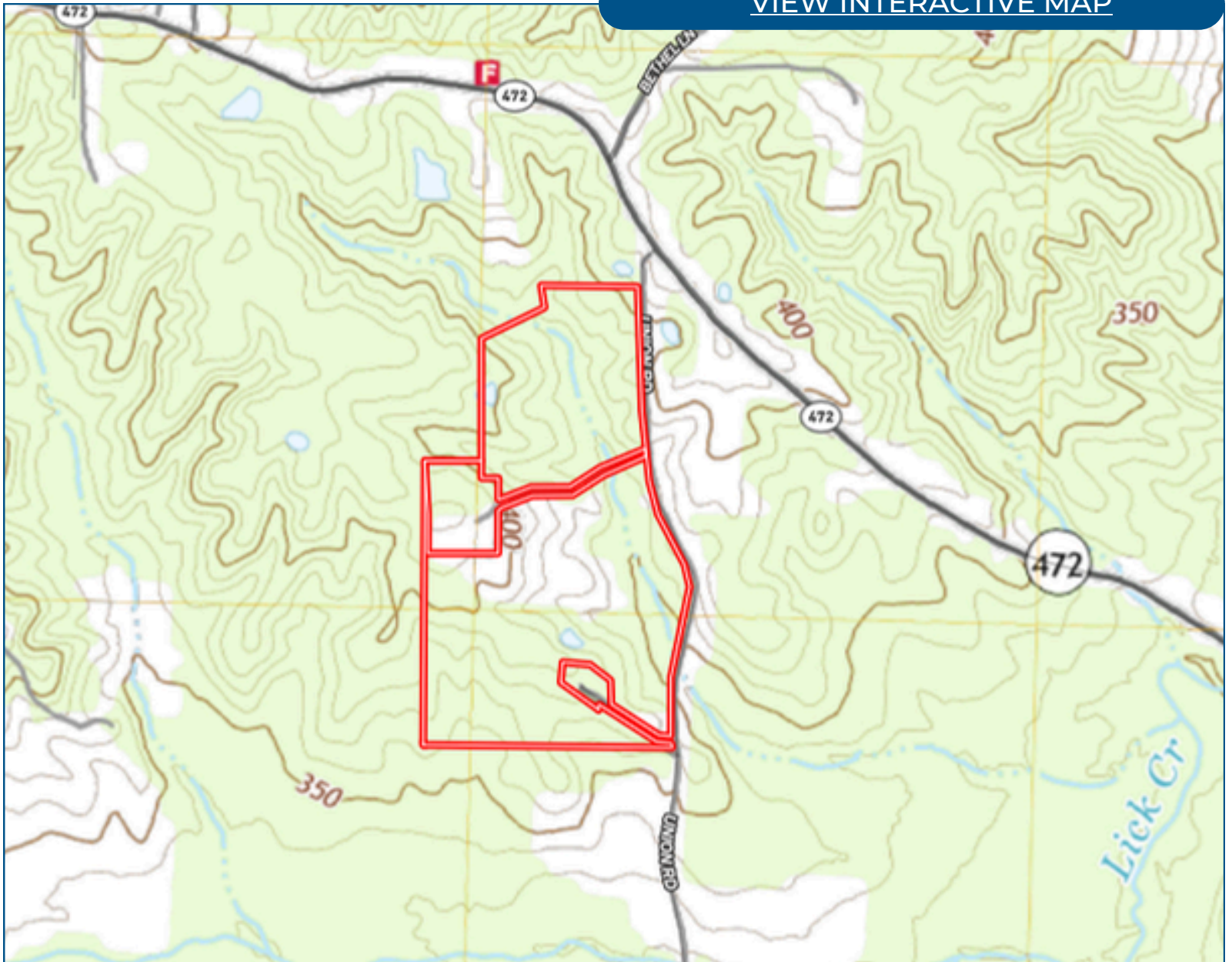
Cell: 601.454.9397

Tom@TomSmithLand.com



# Topo Map

[VIEW INTERACTIVE MAP](#)



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

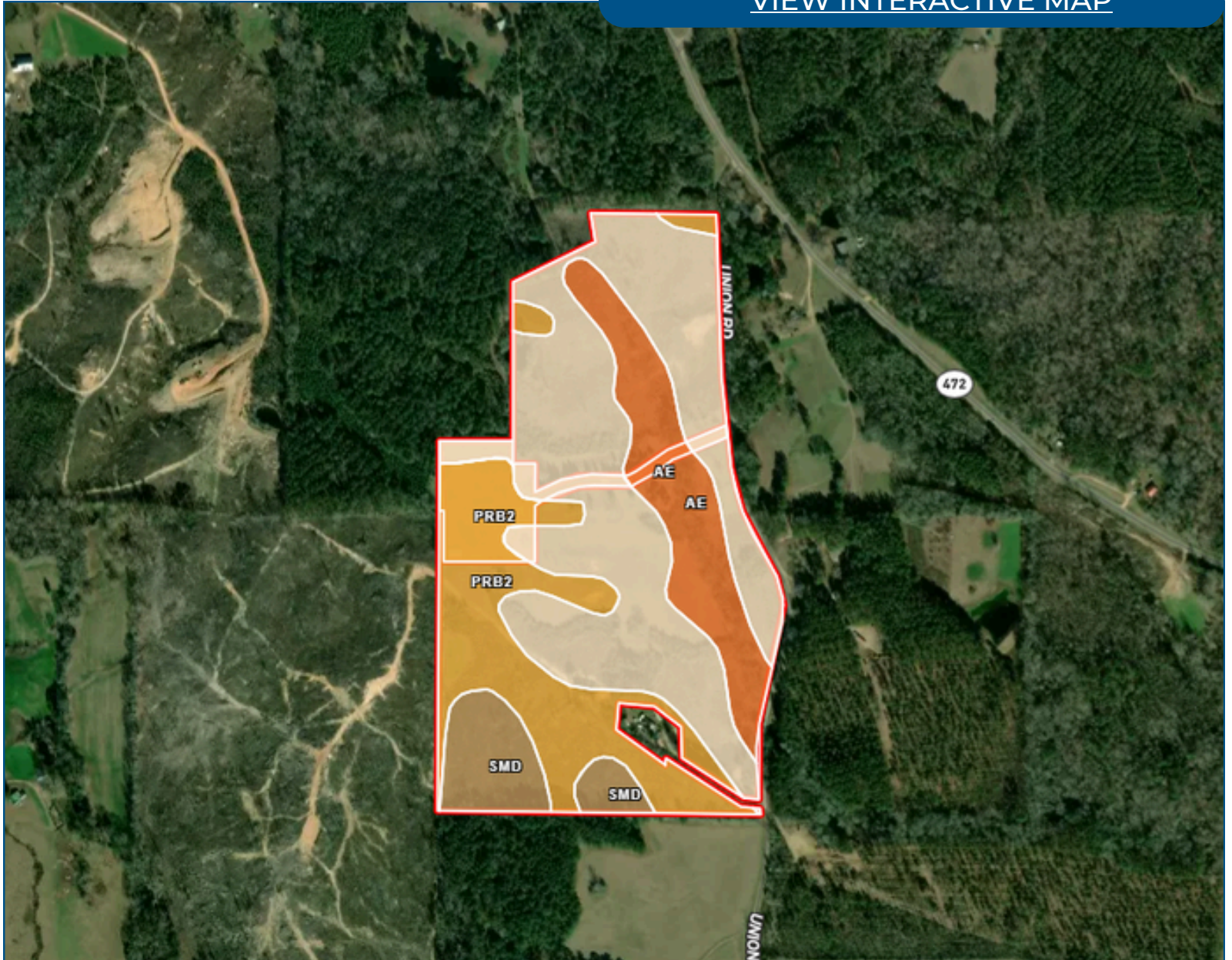
Cell: 601.454.9397

Tom@TomSmithLand.com



# Soil Map

[VIEW INTERACTIVE MAP](#)



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

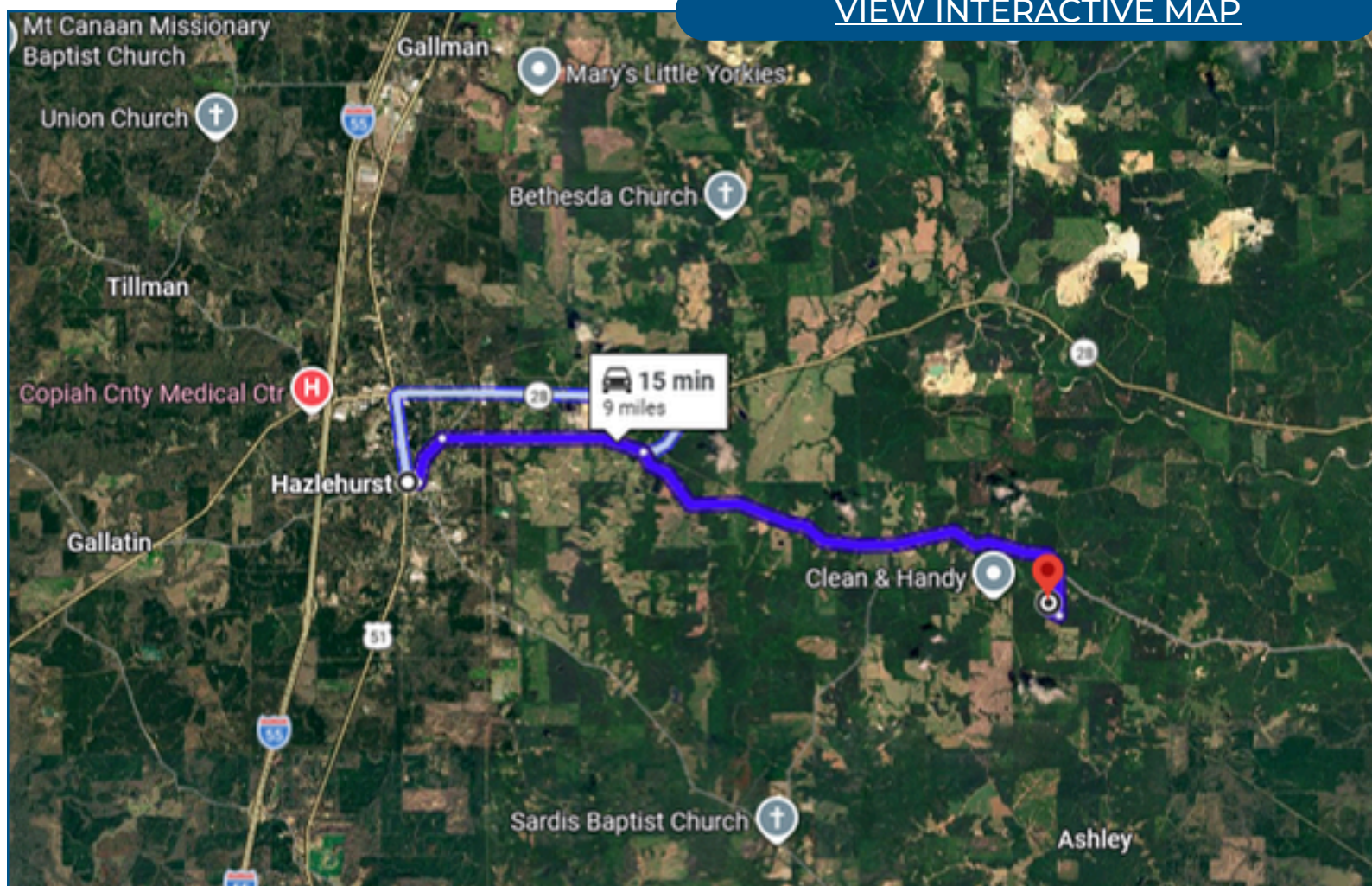
Cell: 601.454.9397

Tom@TomSmithLand.com



# Directional Map

[VIEW INTERACTIVE MAP](#)



## Directions from Hazlehurst, MS:

Head toward S Ragsdale Ave for 0.1 miles. Turn left at the 2<sup>nd</sup> cross street onto Georgetown St for 0.6 miles. Turn right onto E Whitworth St in 2.3 miles.

Take a slight right onto MS-472 E in 5.3 miles. Turn right onto Union Rd in 0.6 miles. Turn right onto Eagle Landing Road in 0.1 miles and you have arrived at your destination.

**TOM  
SMITH**  
ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.