

Bill Patrick

www.TomSmithLand.com

Bill@TomSmithLand.com



Cell: 601.573-0749
Office: 601.898.2772
Fax: 601.898.8278



HUNTING / RECREATIONAL TRACT
112 ACRES, COPIAH COUNTY, MS

- **112 Acre Hunting /Recreational Tract**
- **1971 Square Foot Home**
- **Mature Hardwood Trees**
- **18 Year Old Plantation Pine**
- **Water and Electricity on Site**
- **Frontage on Hwy 28**
- **Copiah Creek Traverses Property**
- **Excellent Road System**
- **Three Established Food Plots**



\$359,000



This very nice property offers a home situated on 112 acres of woodlands. The home needs work, but could be remodeled into a home or camp site. There are 40 acres of plantation pine that is ready to be thinned, along with 50 acres of mature hardwoods. Copiah creek traverses the property offering water to the vegetation and sustenance for wildlife. In addition to this natural habitat, soybean fields are located on nearby property. Located only minutes from Hazlehurst, this property offers excellent hunting potential while being close to town. Directions: From I 55 take exit 61 and travel east on Hwy 28 for 4.8 miles, property is on the left. Address is 33153 Hwy 28 East. Call Bill today!!

Information is Believed to be Accurate but not Guaranteed



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Tom Smith Land and Homes, LLC

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601 Crescent Blvd., Suite 103, Ridgeland, MS 39157





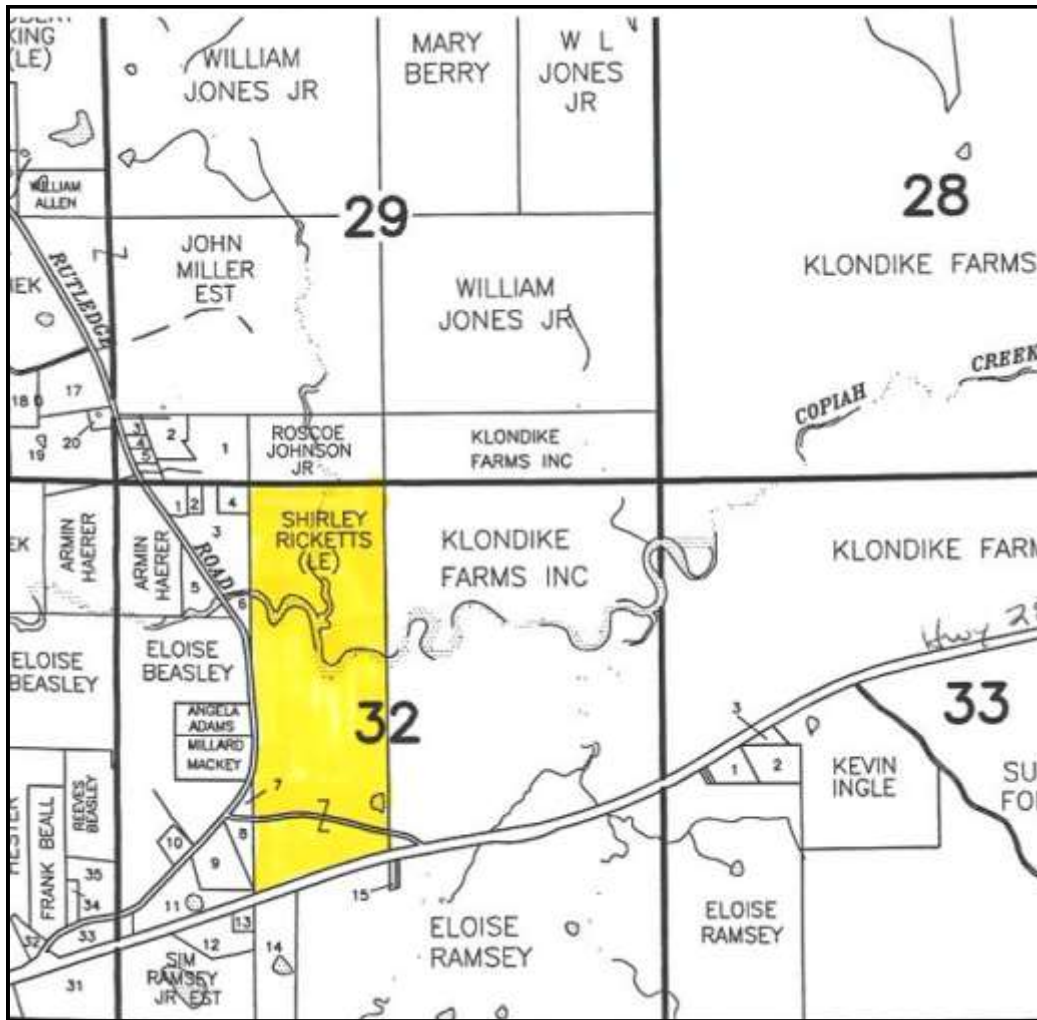
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Ownership Map

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Aerial Photo

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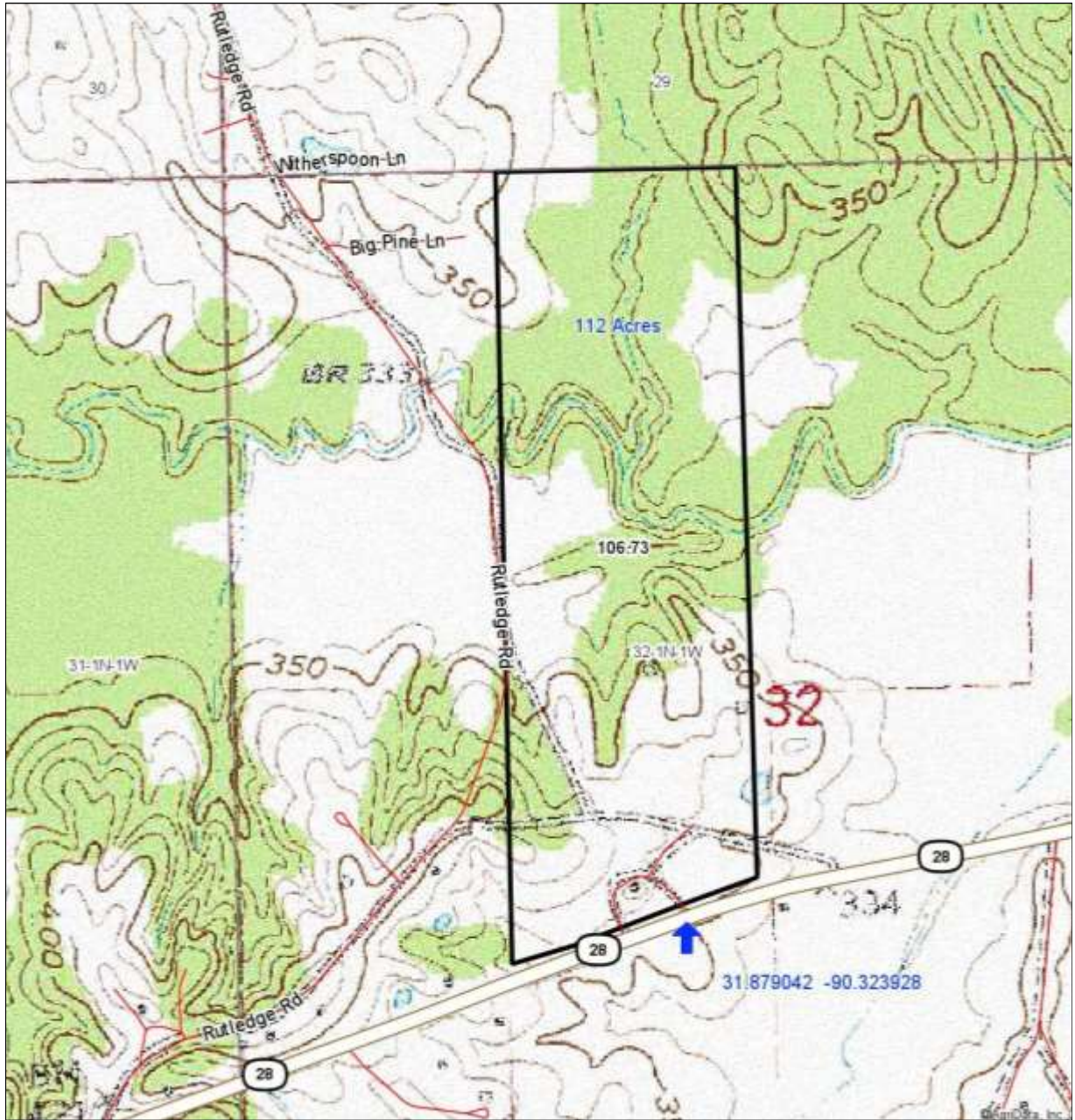
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Topo Map

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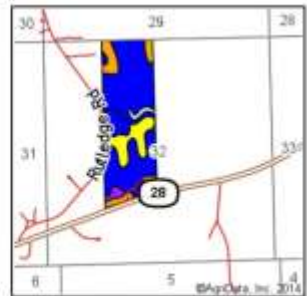
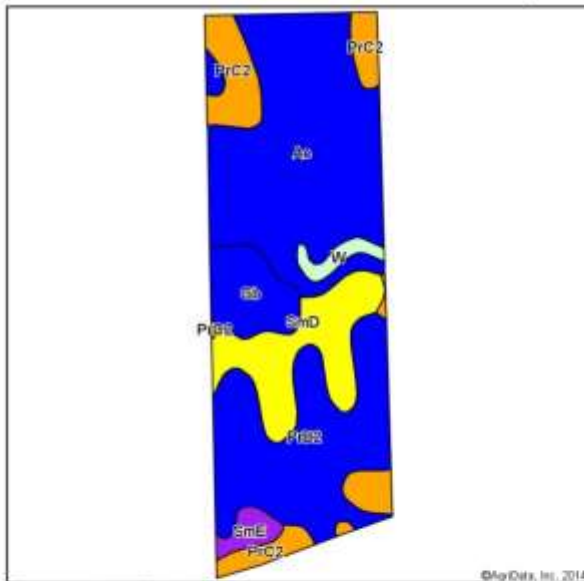
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State: **Mississippi**
 County: **Copiah**
 Location: **601 Crescent Blvd**
 Townsh:
 Acres:
 Date: **7/17/2014**



Soil data provided by USDA and NRCS.

Area Symbol: MS029, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-In Class Legend	Non-In Class	Bahiagrass	Common bermudagrass	Com	Cotton lint	Improved bermudagrass	Oats	Soybeans	Tall fescue	Wheat
Ae	Azele silt loam	41.07	36.5%		Ilw			110	800	11		40	10	40
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	28.24	26.5%		Ile	8.5		90	700	9.5		40	8.5	40
SmD	Smithdale sandy loam, 5 to 12 percent slopes	13.63	12.6%		IVe	8	5	55	400	9	90	25		
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	12.31	11.5%		Ile	8		80	675	8		35	7.5	35
Ge	Giltsburg silt loam	7.48	7.0%		Ilw			7	100	750	10		40	9
SmE	Smithdale sandy loam, 12 to 17 percent slopes	2.21	2.1%		IVe	8	4.5			9				
W	Water	1.79	1.7%											
Weighted Average						4.4	1.2	89.4	687.8	9.8	6.4	36	7.6	32.5

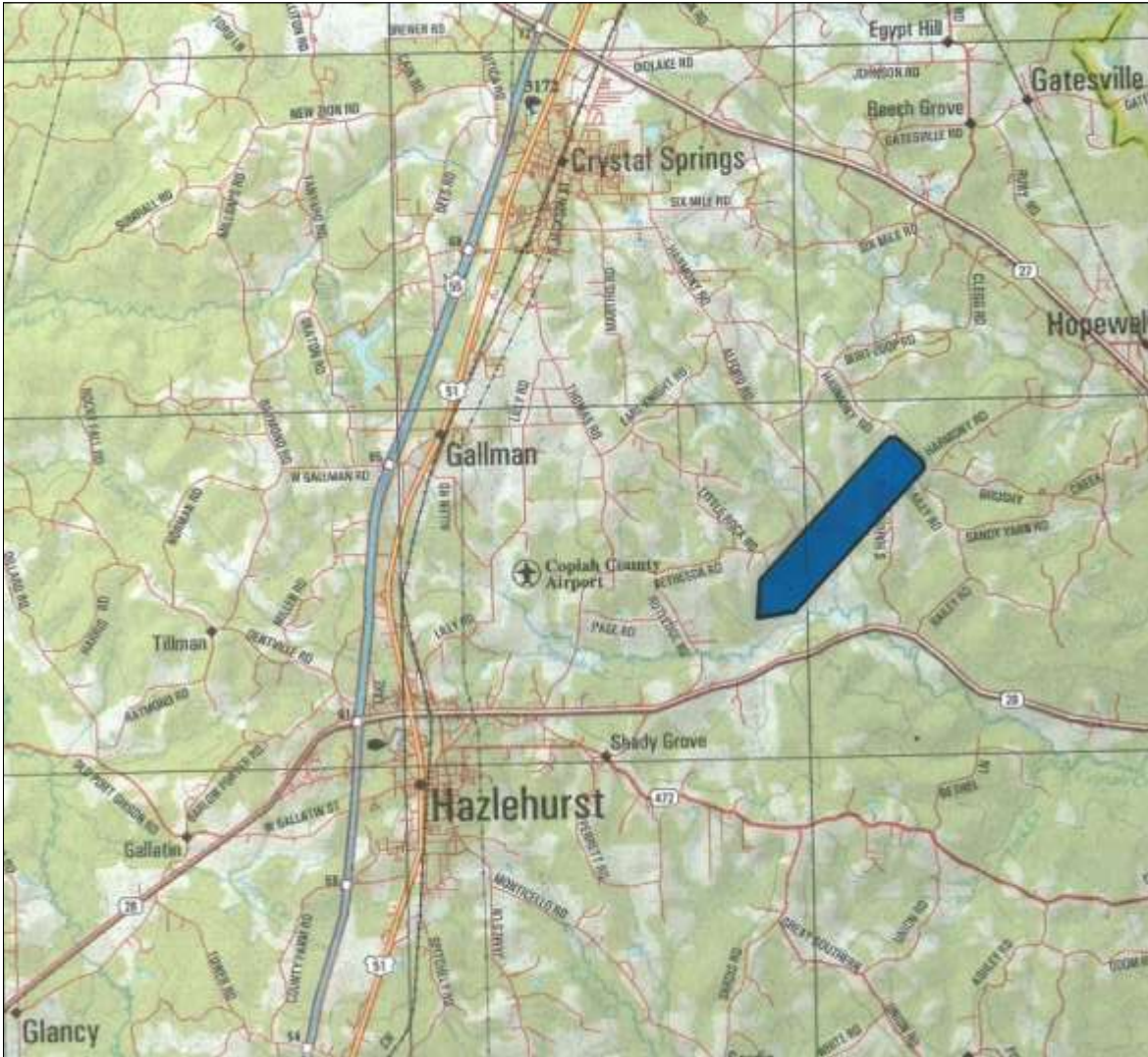
Soil Map

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Directional Map

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