

FAMILY RETREAT

19.8± Acres in Copiah County, MS



\$239,900

- FAMILY RETREAT ON 19.8± ACRES IN COPIAH COUNTY, MS
 - OFFERS HUNTING, TRANQUILITY, HORSEBACK RIDING, AND IS A PERFECT WEEKEND GETAWAY
 - LOCATED OUTSIDE HAZLEHURST ON PERRETT ROAD
 - HARDWOODS, PINES, PASTURES
 - BROODMARE SHEDS
 - 5-STALL HORSE SHED
 - 70'X45' POLE BARN
 - 2 BED/1 BATH CABIN
 - 2022 FURNISHED PREMIER TINY HOUSE
- CALL TOM FOR PRIVATE SHOWING!



TOM SMITH

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Discover your ideal family retreat, where cherished weekends become unforgettable memories! This 19.8± acre Copiah County property is the perfect weekend getaway for your family and a place where you can take the kids to enjoy riding their horses and hunting in the woods for deer and turkey while enjoying the peaceful tranquility of being away from it all! Located just outside the city limits of Hazlehurst on Perrett Road, this property offers a little bit of everything! Set against a backdrop of hardwoods and pines, this tract features sprawling horse pastures, two broodmare sheds, and a 5-stall covered horse shed alongside a versatile 70'x45' metal pole barn. Complete with essential amenities, including electricity, plumbing, and a half bathroom, this barn accommodates your needs effortlessly. Four 12'x12' commercial roll-up doors and two standard entrance doors ensure seamless access, while thoughtful design, including 4' overhangs, safeguards against the elements.

The cozy 500-square-foot cabin offers two bedrooms and one bathroom, a new metal roof and ceiling, a rewiring four years ago, a walk-in shower, vanity, commode, butane wall heaters, and a window AC unit. It has essentials, including a refrigerator, mattress, and box springs. A covered front porch offers relaxation with ample storage on both sides and the rear.

Also included is a 2022 Premier Tiny House, fully furnished, with all appliances, kitchen work island, window treatments, and Daiken mini-split AC-heat unit, under warranty, which guarantees year-round comfort. The insulation packages include interior walls and, beneath the home, fully skirted with automatic open and close foundation vents, an open-cell spray foam insulation package in the interior walls and ceiling, and a closed-cell spray foam insulation package underneath. A thick black poly ground cover is beneath the tiny house to keep moisture out. The home is secured with heavy-duty high wind tie-down anchors in the ground on each corner, ensuring you are safe from the elements. Don't let this hunting retreat slip by. Call Tom to schedule your private showing, and take this opportunity to start making family memories today!

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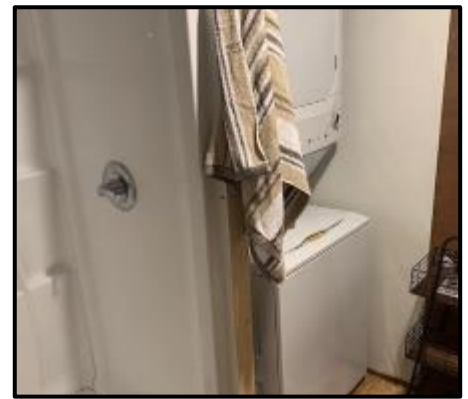


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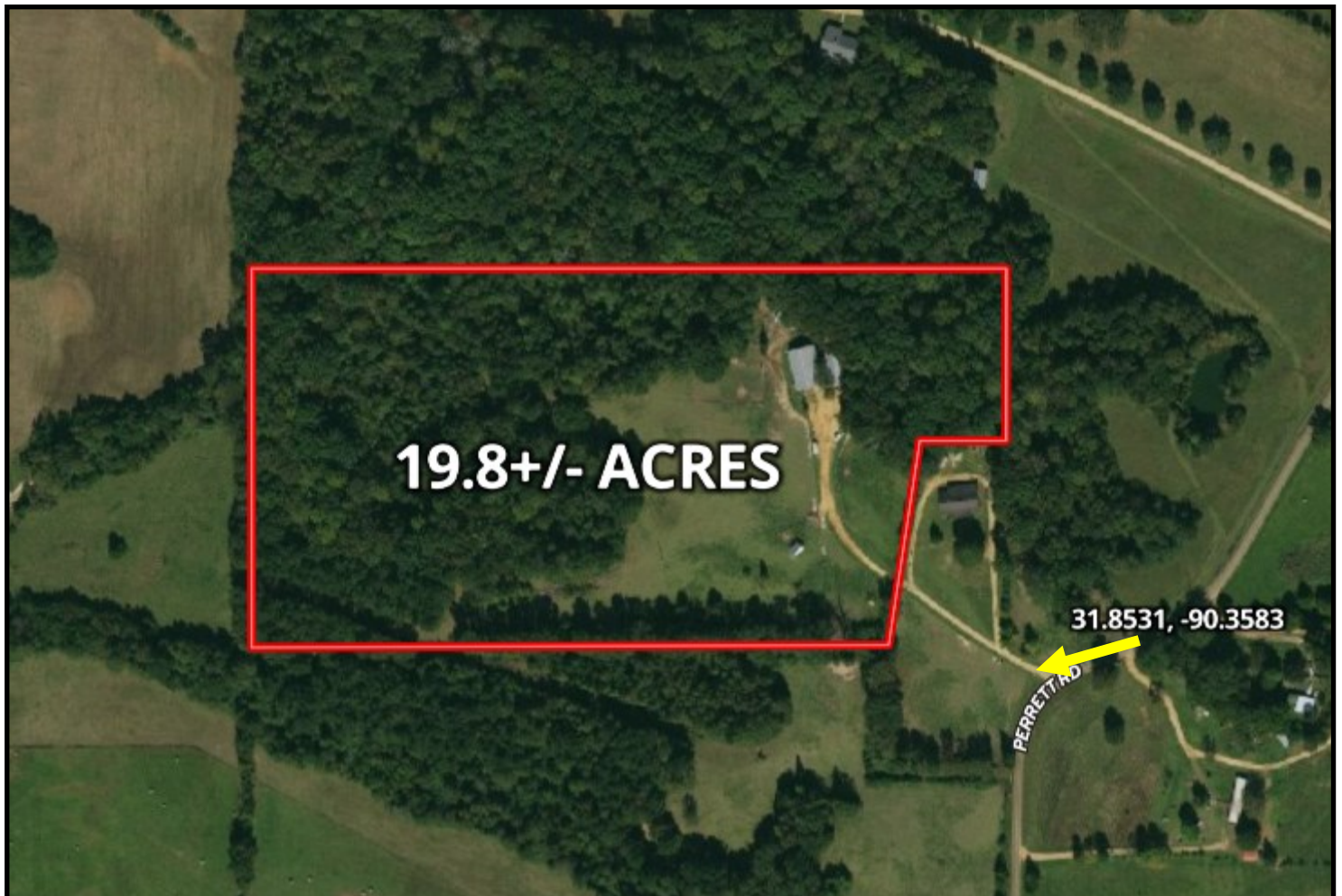
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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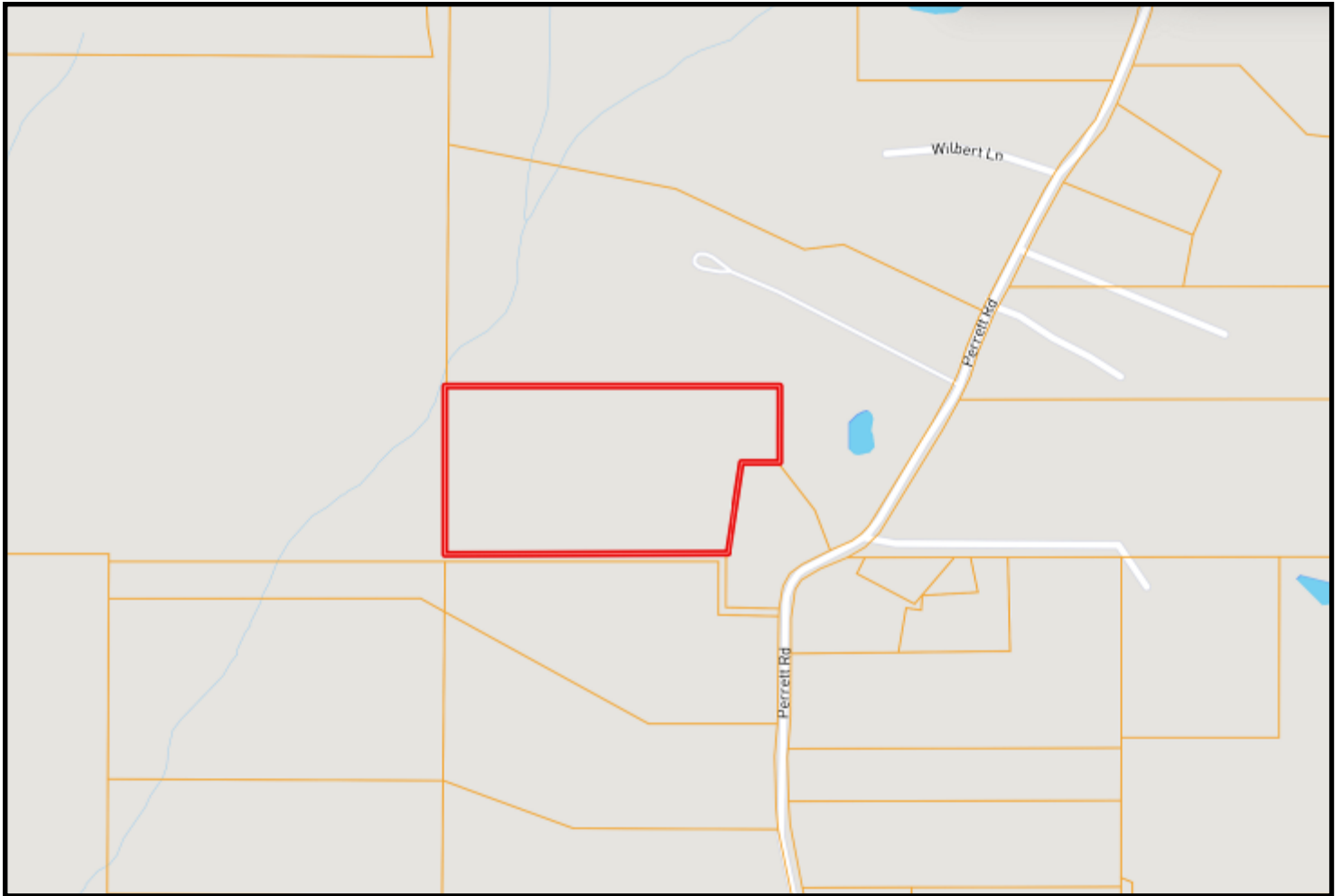
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OWNERSHIP MAP



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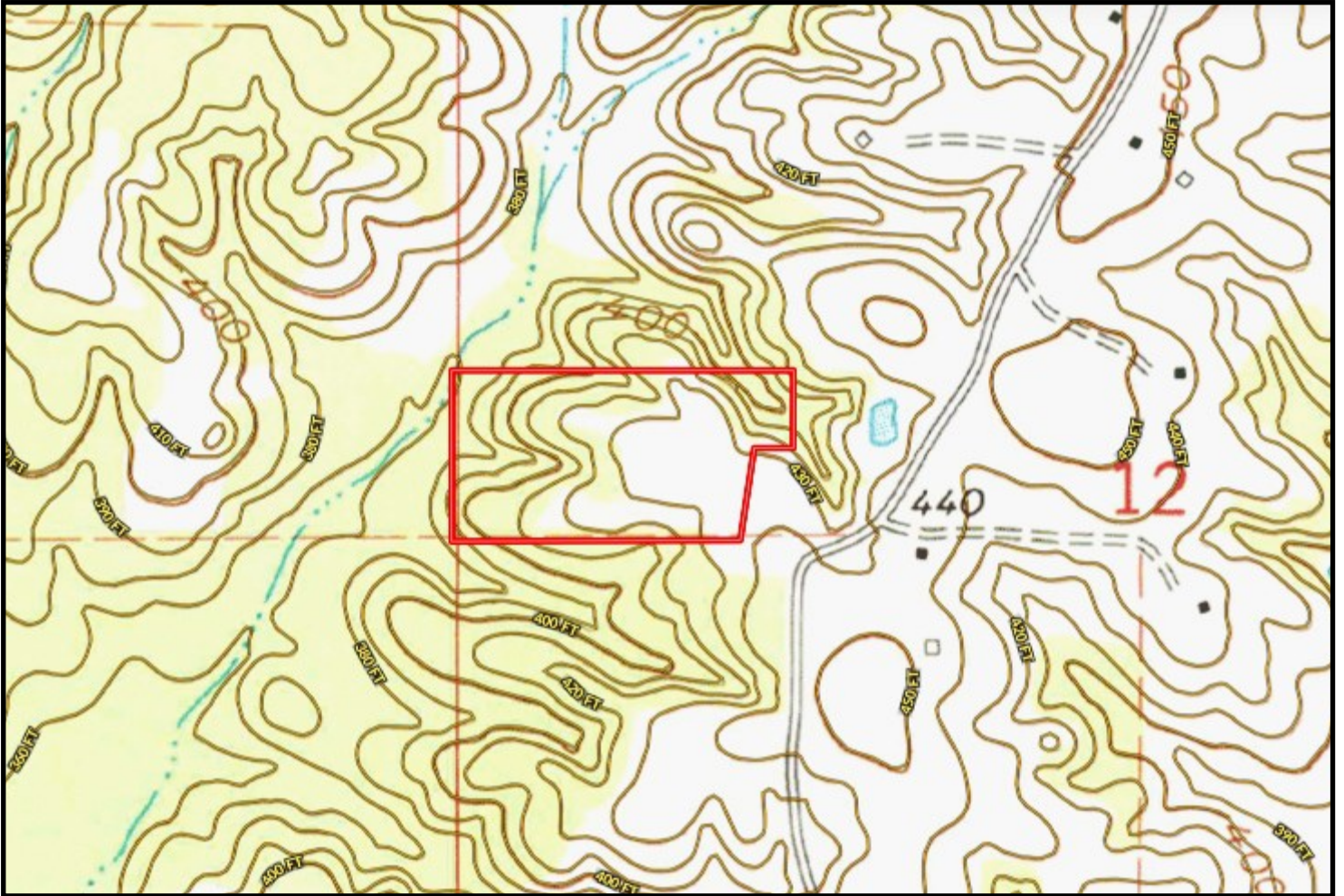
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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	9.42	51.2	0	28	2e
SaE	Saffell gravelly sandy loam, 12 to 17 percent slopes	8.53	46.36	0	39	6e
Gb	Gillsburg silt loam	0.45	2.45	0	50	2w

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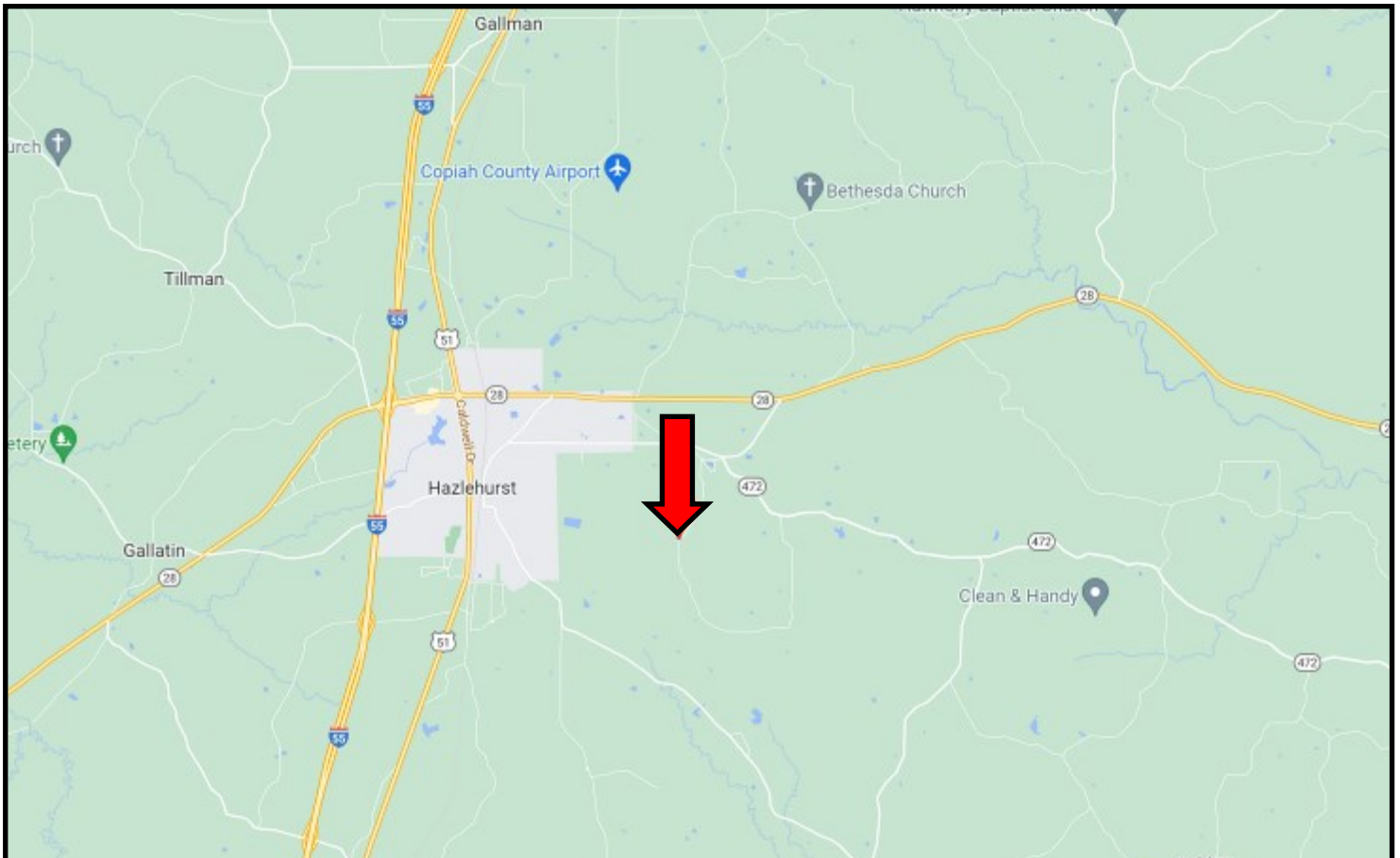
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DIRECTIONAL MAP



DIRECTIONS FROM THE INTERSECTION OF I-55 AND HWY 28 IN HAZLEHURST, MS: Take exit 61 for Hwy 28 towards Hazlehurst. Travel 2.6 miles, then turn right onto Georgetown St. Travel 2 miles, then turn left onto E Whitworth Street and immediately turn right onto Perrett Rd. After 1.1 miles, the property will be on your right. [GOOGLE MAP LINK](#)



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