

# 20.76± Acre Multi-Use Property in Copiah County, MS

**\$70,584**

This 20.76± acre property in Crystal Springs, Mississippi, offers the perfect blend of nature and potential. Tucked away in Copiah County, it's primarily wooded, making it an excellent spot for outdoor activities, hunting, or just enjoying some peace and quiet. With road frontage along MS Highway 27, you get easy access while still having a private, serene setting. The land consists of 32 acres, split into two parcels—one 20.76 acres and another 10.62 acres—and the seller is open to selling them separately or together, depending on what works best for you. Whether you are looking for a place to build your dream home or a private recreational retreat, this property has endless possibilities.



**TOM SMITH**  
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397  
Tom@TomSmithLand.com



**ELLEN SMITH**  
MANAGING BROKER

O: 601.898.2772 | C: 601.954.9395  
Ellen@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397

Tom@TomSmithLand.com



**ELLEN SMITH**

MANAGING BROKER

O: 601.898.2772 | C: 601.954.9395

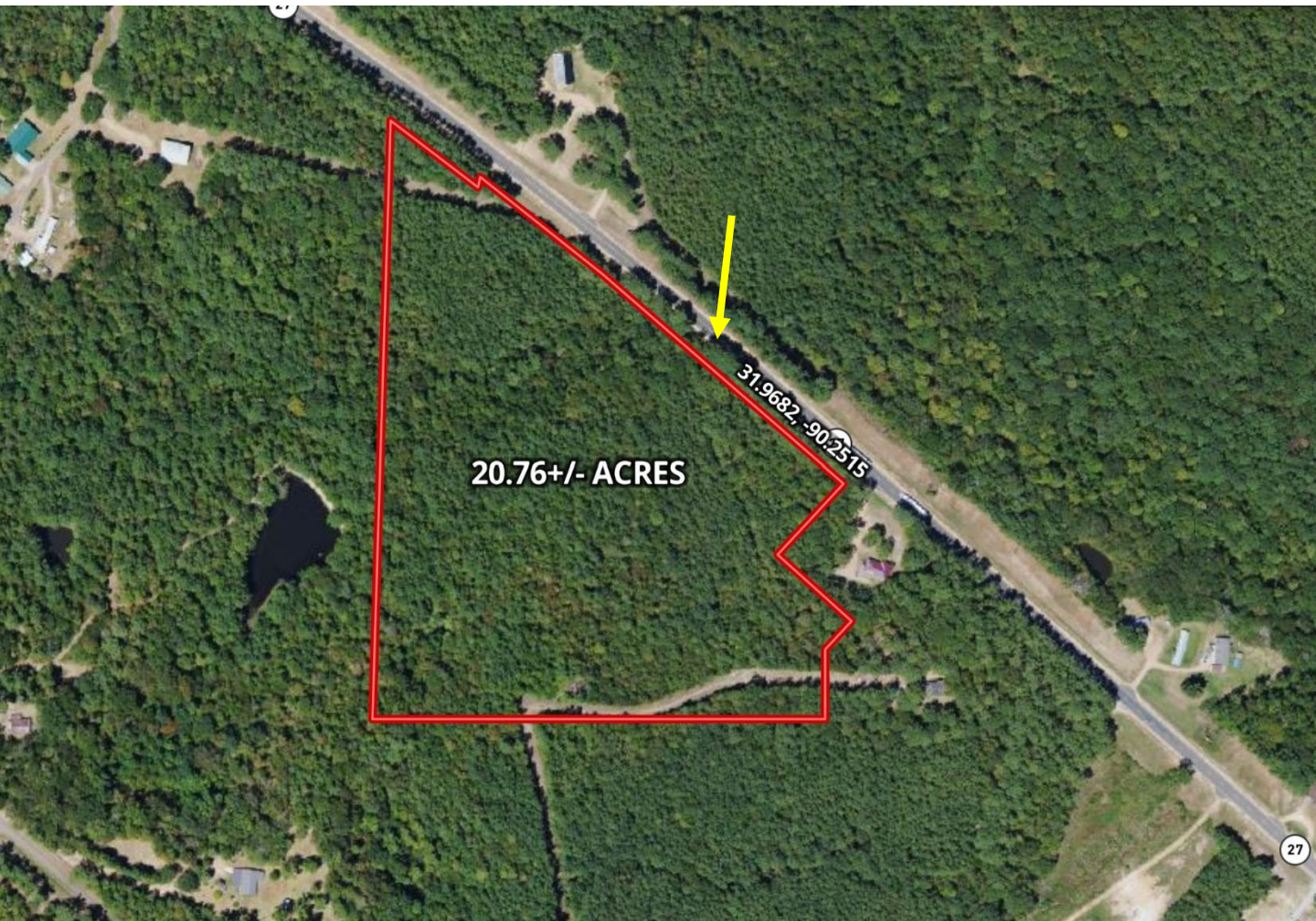
Ellen@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Aerial Map



[Click Here for the Landid Interactive Map Link](#)

**TOM SMITH**  
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397  
Tom@TomSmithLand.com



**ELLEN SMITH**  
MANAGING BROKER

O: 601.898.2772 | C: 601.954.9395  
Ellen@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Property Lines



Property Lines are Approximate

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397

Tom@TomSmithLand.com



**ELLEN SMITH**

MANAGING BROKER

O: 601.898.2772 | C: 601.954.9395

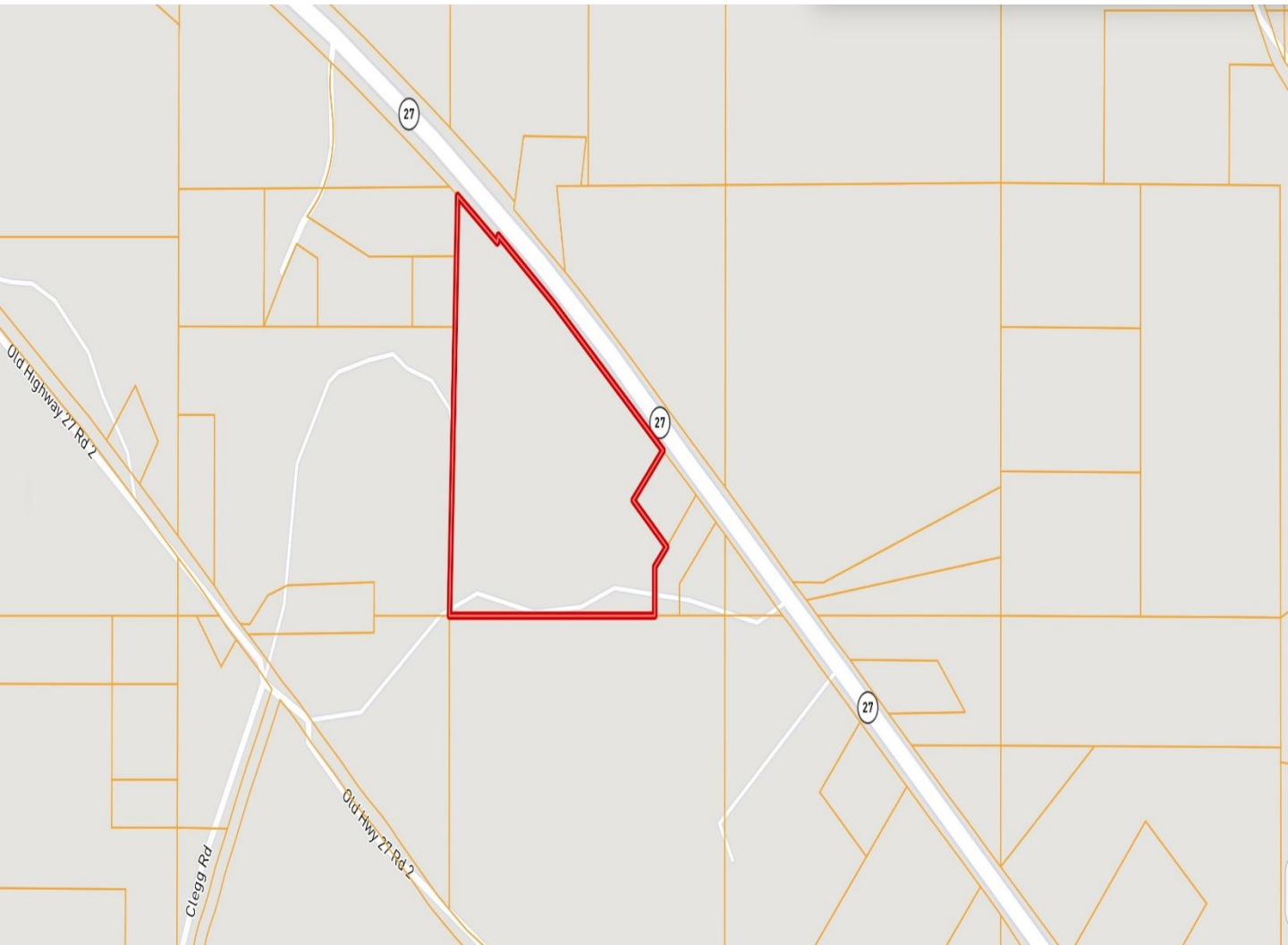
Ellen@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Ownership Map



**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397

[Tom@TomSmithLand.com](mailto:Tom@TomSmithLand.com)



**ELLEN SMITH**

MANAGING BROKER

O: 601.898.2772 | C: 601.954.9395

[Ellen@TomSmithHomes.com](mailto:Ellen@TomSmithHomes.com)

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Topo Map



**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397

Tom@TomSmithLand.com

**ELLEN SMITH**

MANAGING BROKER

O: 601.898.2772 | C: 601.954.9395

Ellen@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmE	Smithdale sandy loam, 12 to 17 percent slopes	7.76	37.38	0	51	6e
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	4.81	23.17	0	28	2e
Gb	Gillsburg silt loam	4.31	20.76	0	50	2w
LrE	Lorman fine sandy loam, 12 to 35 percent slopes	3.61	17.39	0	26	7e
KoC2	Kolin silt loam, 5 to 8 percent slopes, eroded	0.27	1.3	0	57	4e
TOTALS		20.76(*)	100%	-	41.19	4.39



**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397

Tom@TomSmithLand.com

**ELLEN SMITH**

MANAGING BROKER

O: 601.898.2772 | C: 601.954.9395

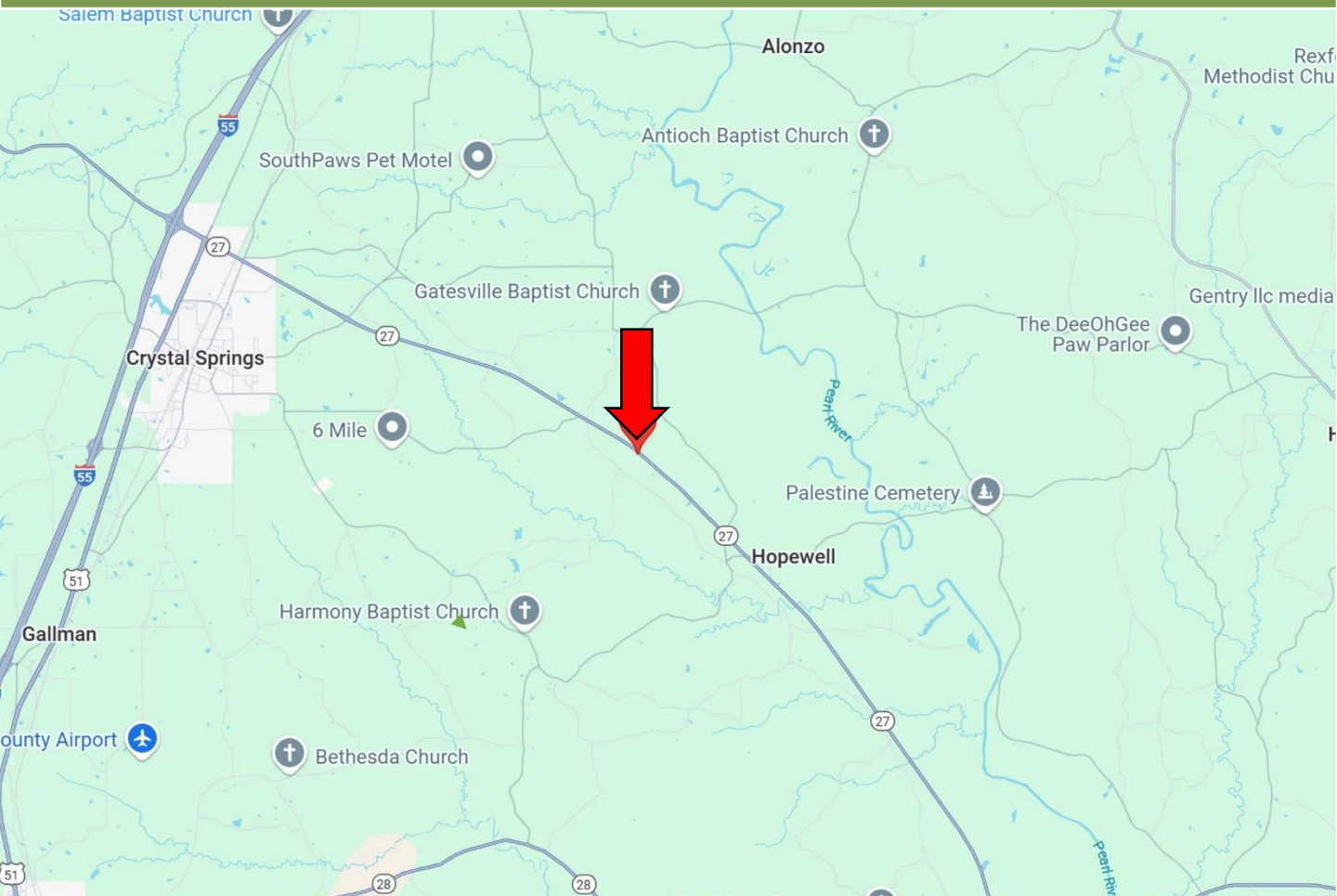
Ellen@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Directional Map



**Directions from I-55 in Crystal Springs, MS:** Take exit 72 for US-51N/MSW-27 S towards Crystal Springs/Utica. Travel MS-27 S. for 2.9 miles. At the traffic circle, take the 2<sup>nd</sup> exit to continue onto MS-27. After 4.5 miles, the property will be on the right.

[GOOGLE MAP LINK](#)



**TOM SMITH**  
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397  
Tom@TomSmithLand.com



Expect More. Get More.



**ELLEN SMITH**  
MANAGING BROKER

O: 601.898.2772 | C: 601.954.9395  
Ellen@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

