

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

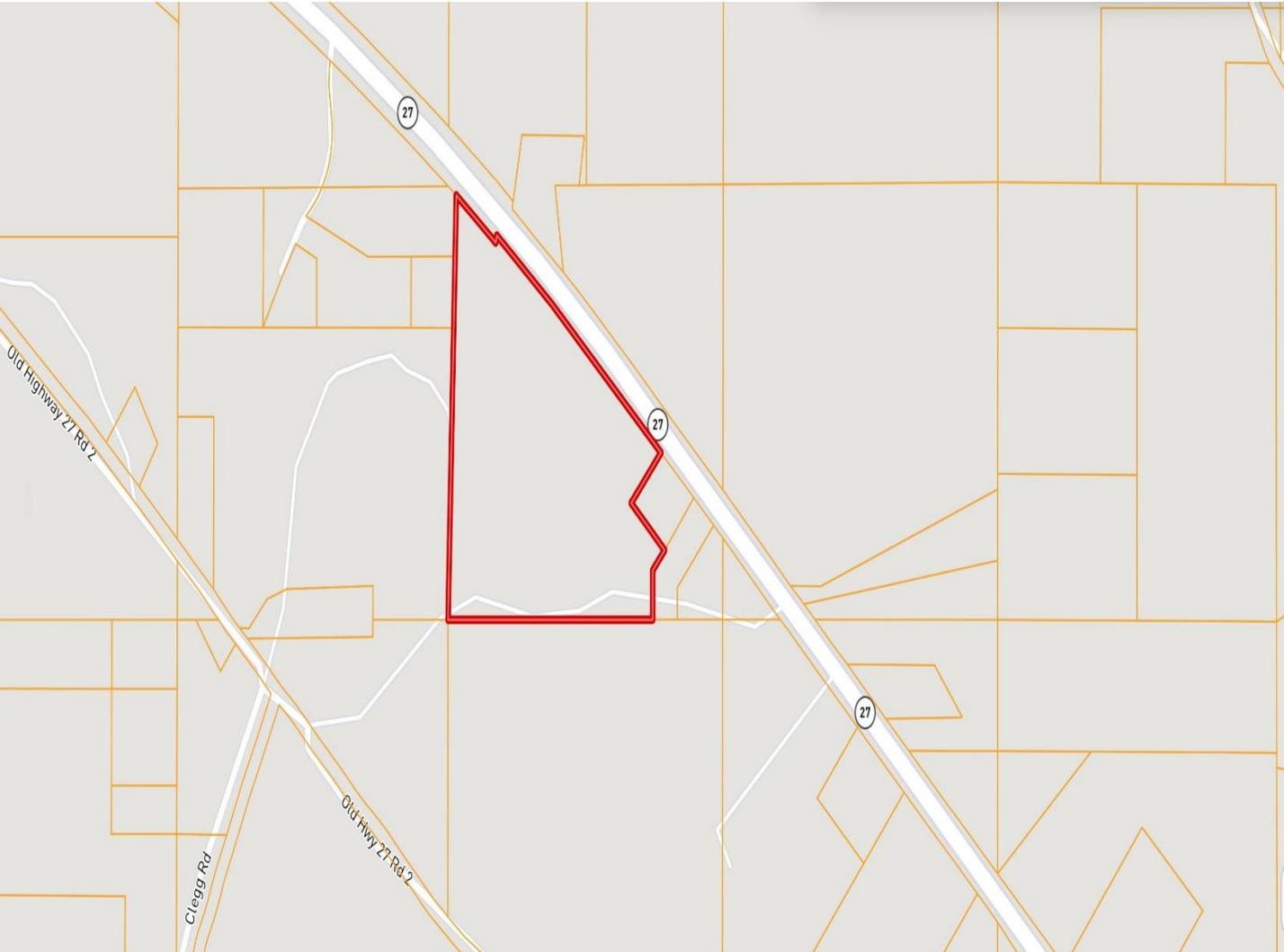
ELLEN SMITH
MANAGING BROKER
O: 601.898.2772 | C: 601.954.9395
Ellen@TomSmithHomes.com

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

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.



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



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

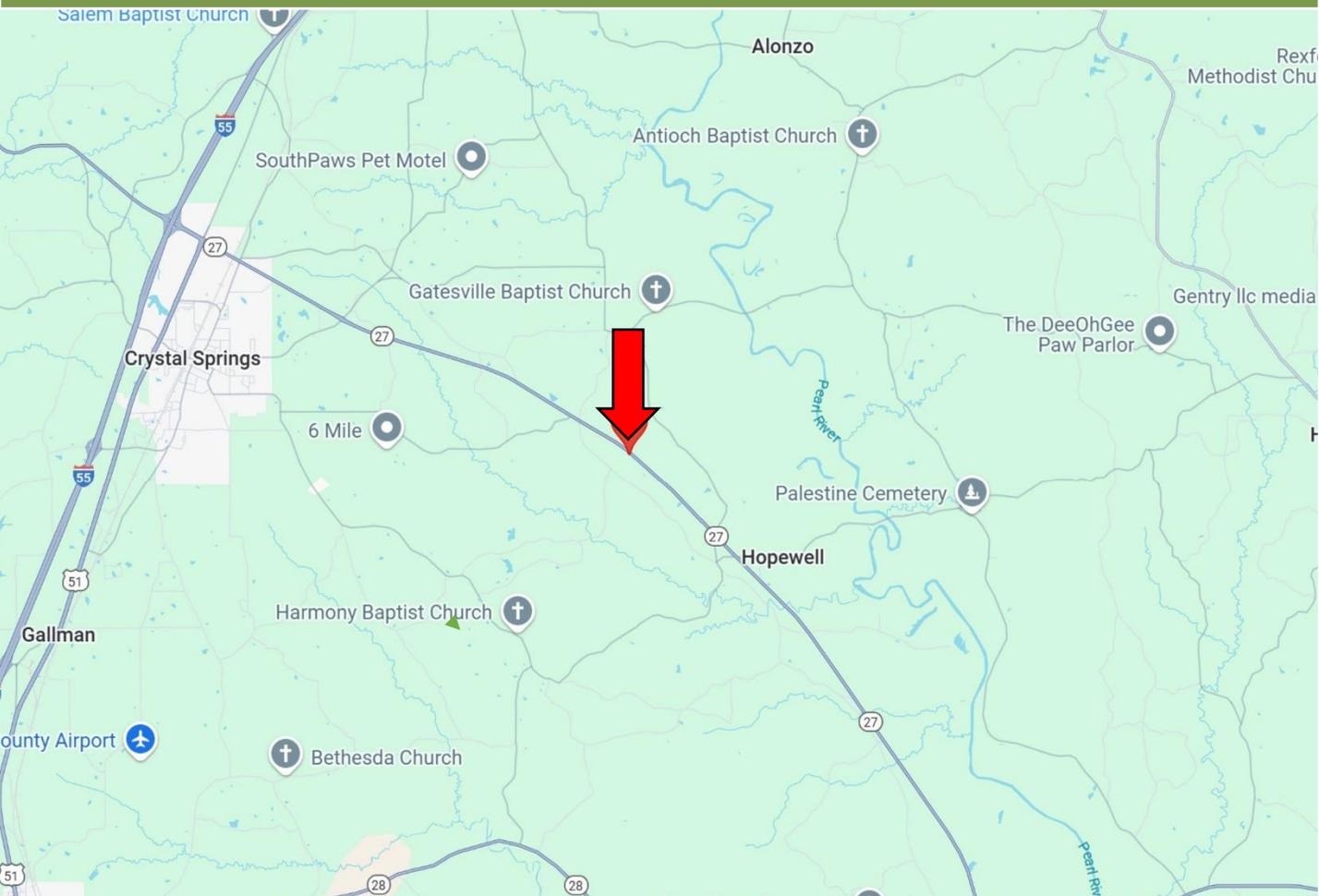
Ellen@TomSmithHomes.com

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 2nd 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.

