

COPIAH 222 TREE FARM

222+/- ACRES IN COPIAH COUNTY, MS



Welcome to the Copiah 222 Tree Farm! If you have been looking for a recreational timberland investment, this may be the one. The timber make up is perfectly diversified featuring 103± acres of 2005 pine plantation (1st thinning in the works), 66± acres of natural pine with hardwood, 53± acres of hardwood, 4± acres of gas line (the perfect wildlife plot area), and a pond. 2018 timber cruise available upon request. The pond was stocked many years ago and would make a great home/cabin site. A beautiful, gravel bottom creek traverses the property from the northwest to east (a great place for the kids to explore and a natural travel corridor for the wildlife). This tract offers plenty of frontage along the east side of Rials Road (paved) and the north side of Knight Road (gravel). With at least four maintained entrances and a great interior road system, playing the wind for your favorite spot should be easy. The deer and turkey hunting along the Pearl River Basin, just ¾ of a mile to the east, has historically been great. Copiah Water Association Inc. handles the community water in the area with Southern Pine EPA providing the electricity. The location is just 2 miles southwest of Georgetown, 30 miles south of the Jackson Metro Area, and 141 miles northeast of Baton Rouge, LA. 2020 Taxes: \$779. If you have been waiting for a solid timber investment with great recreational opportunities in south central Mississippi, give Michael Oswald a call for your private tour today!



MORE THAN
10K
FOLLOWERS
ON FACEBOOK

Call me today!

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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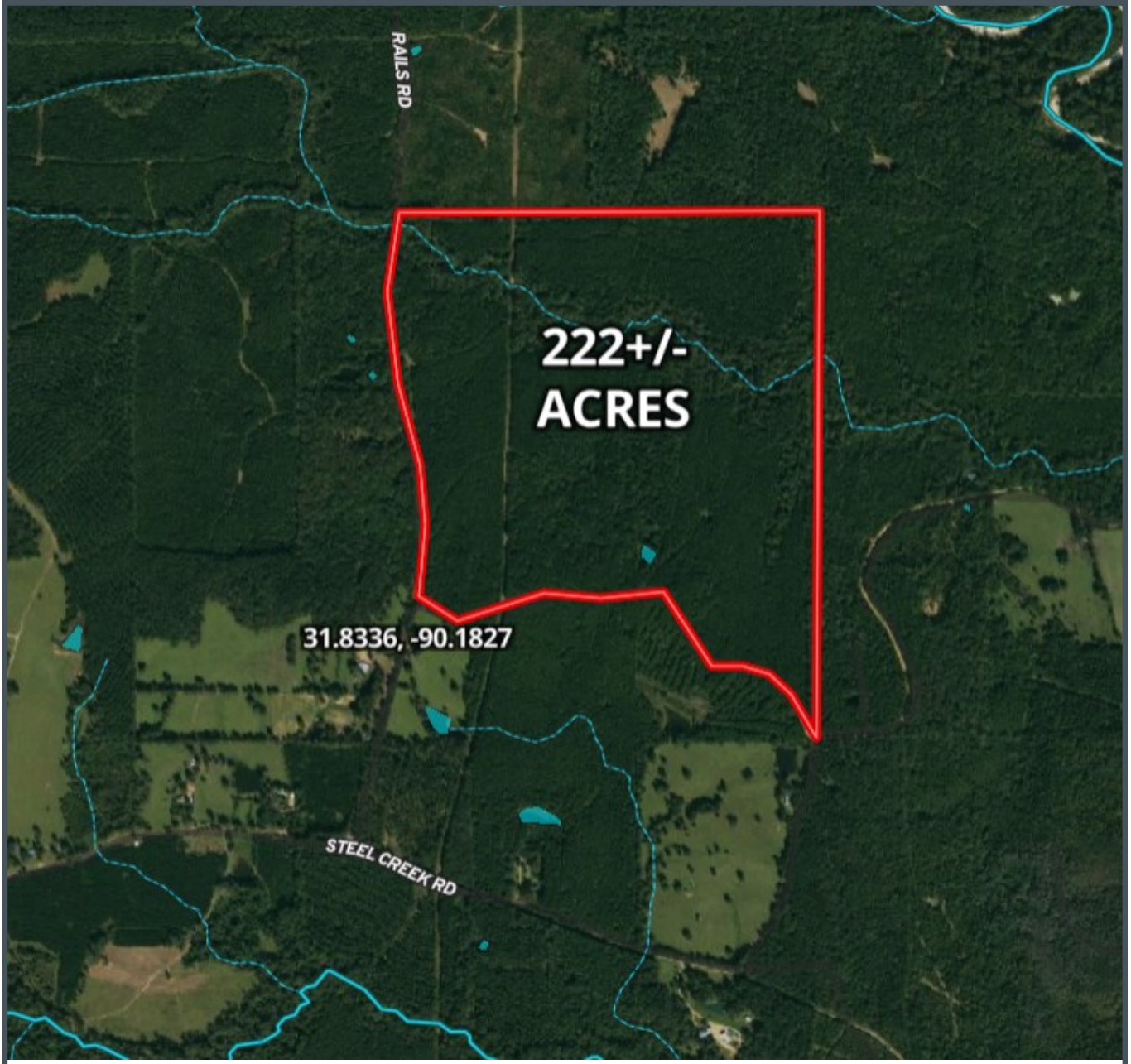
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AERIAL MAP



Click [HERE](#) for an Interactive Map



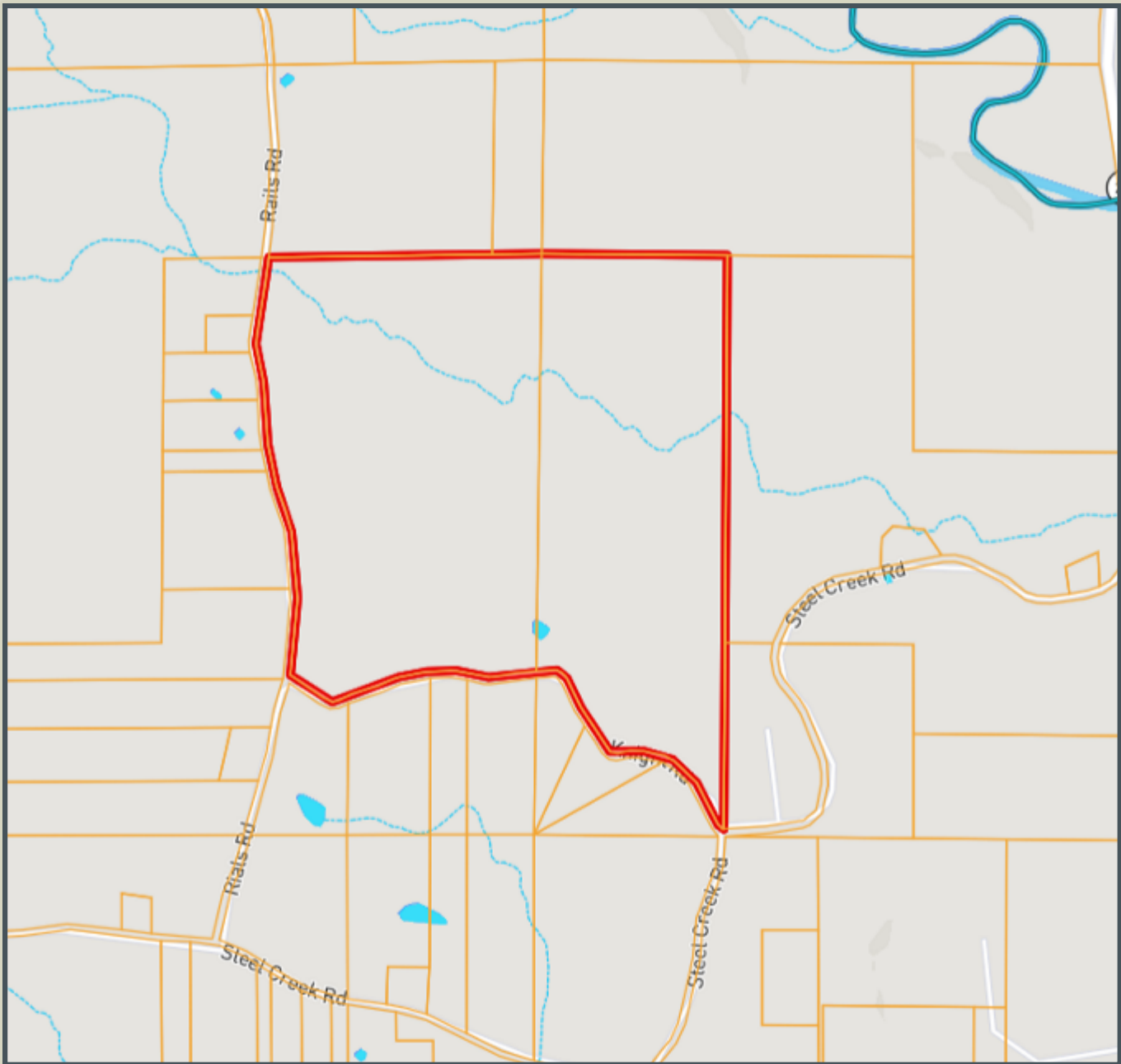
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OWNERSHIP MAP

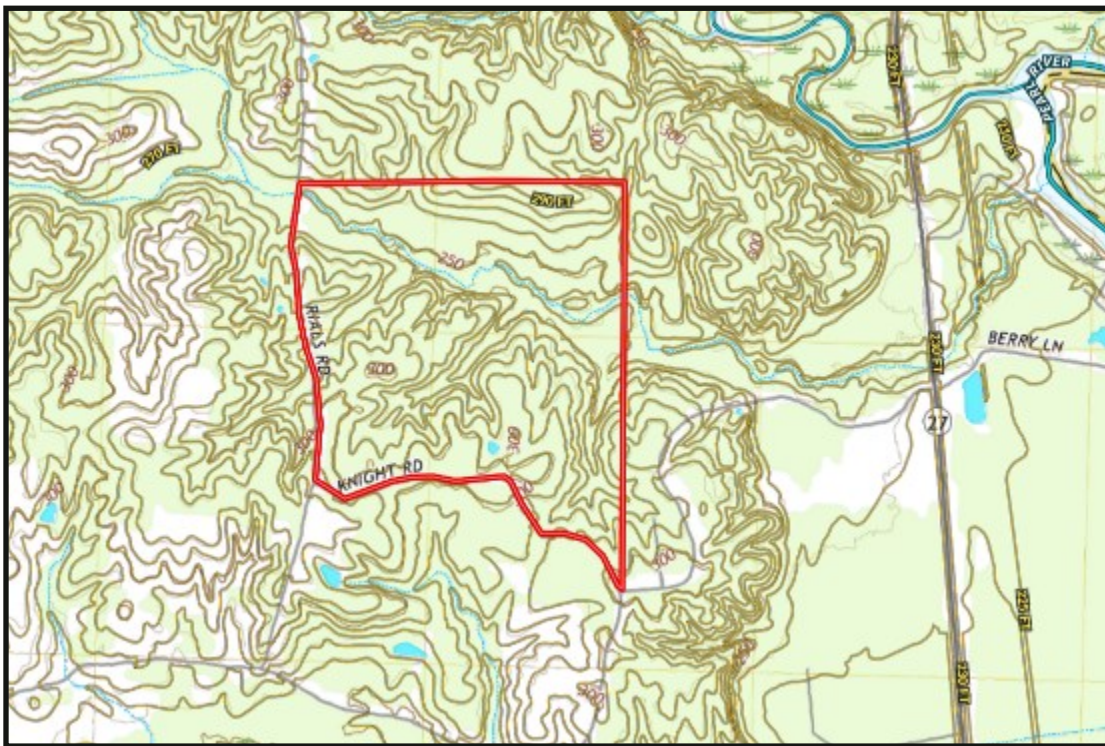


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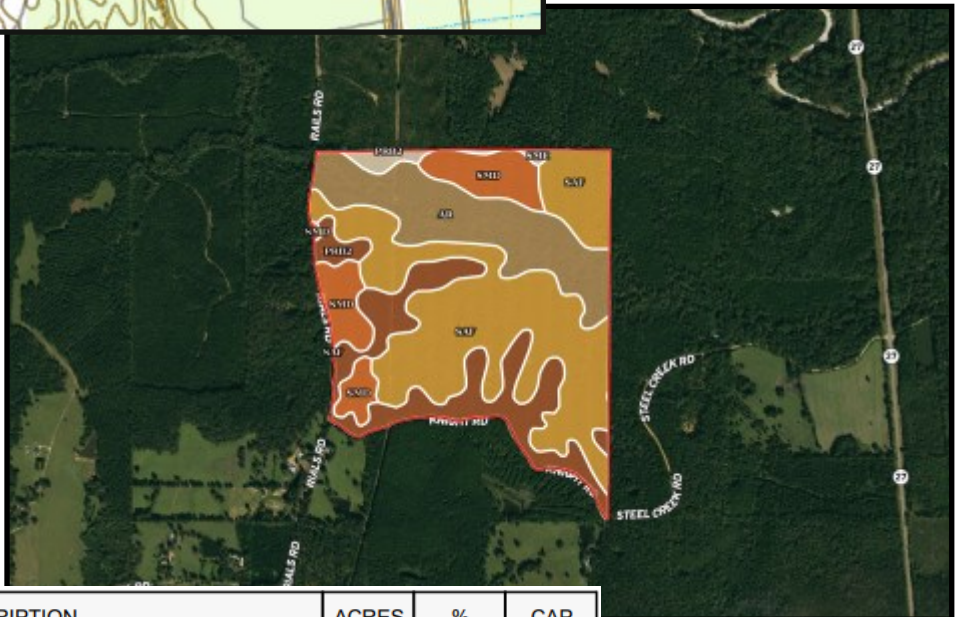
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TOPO MAP

SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|--|-------|-------|------|
| Ar | Arkabutla silt loam | 48.5 | 21.0 | 4w |
| SmD | Smithdale sandy loam, 8 to 12 percent slopes | 28.2 | 12.22 | 4e |
| SmE | Smithdale sandy loam, 12 to 17 percent slopes | 4.5 | 1.93 | 6e |
| SaF | Saffell gravelly sandy loam, 17 to 40 percent slopes | 102.8 | 44.5 | 7e |
| PrB2 | Providence silt loam, 2 to 5 percent slopes, eroded | 47.0 | 20.35 | 2e |
| TOTALS | | 231.1 | 100% | 4.97 |



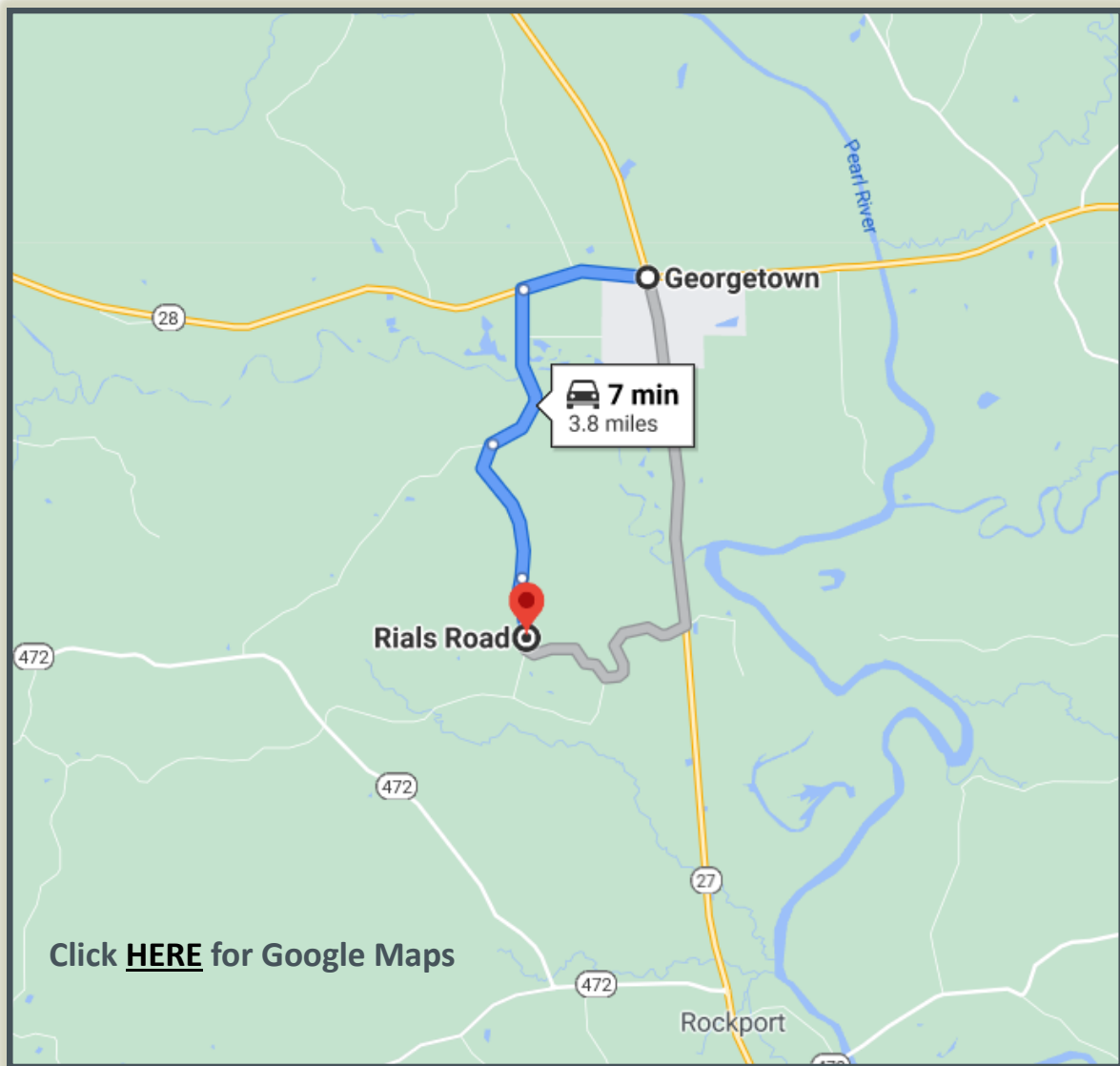
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DIRECTIONAL MAP



Directions From Georgetown, MS: Travel west on MS-28 W toward Jackson Ave for 0.9 miles. Turn left on to Cooper Road in 1.3 miles. Turn left onto Rials Road and travel for 1.1 miles. Continue onto Rials Road for 0.4 miles. The property is located on the left.



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