

46.2+/- Acre Hunting Tract Copiah County, MS



\$115,500

4039 Dixie Garden Wesson, MS 39191

You will not want to miss this unique, gated hunting property in Copiah County, MS. A limestone drive leads to this 46.2+/- acre hunting destination featuring 9+/- year old planted pines with just enough openings for your food plots and deer stand. This property also features a pond on the southwest side proving a great water source for wildlife. You can see these woods when driving north on I-55 behind the rest stop past the Wesson exit. This tract is a long term timber investment that will need thinning in the near future. A legal permanent easement provides access to the property. This tract is conveniently located less than 15 mins to Wesson or Hazlehurst. A cellphone tower leases an acre of the property. They keep up the limestone drive and have the first right of refusal to buy. Their lease is for 40 years. They also pay taxes on the tower, you send them the statement and they send you the check! Call Nicole today to schedule a viewing!

Directions from Exit 51 on I-55 N in Wesson, MS: Stay right off the interstate. Take the first left onto Case Road. Go 0.4 miles and turn left onto Dixie Garden Road. The property will be on the left in 1.6 miles. Look for the Tom Smith Land and Homes Sign.



Call me today!

NICOLE NEWELL, REALTOR®
Nicole@TomSmithHomes.com
601.990.5070 office | 601.754.3766 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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Aerial Map



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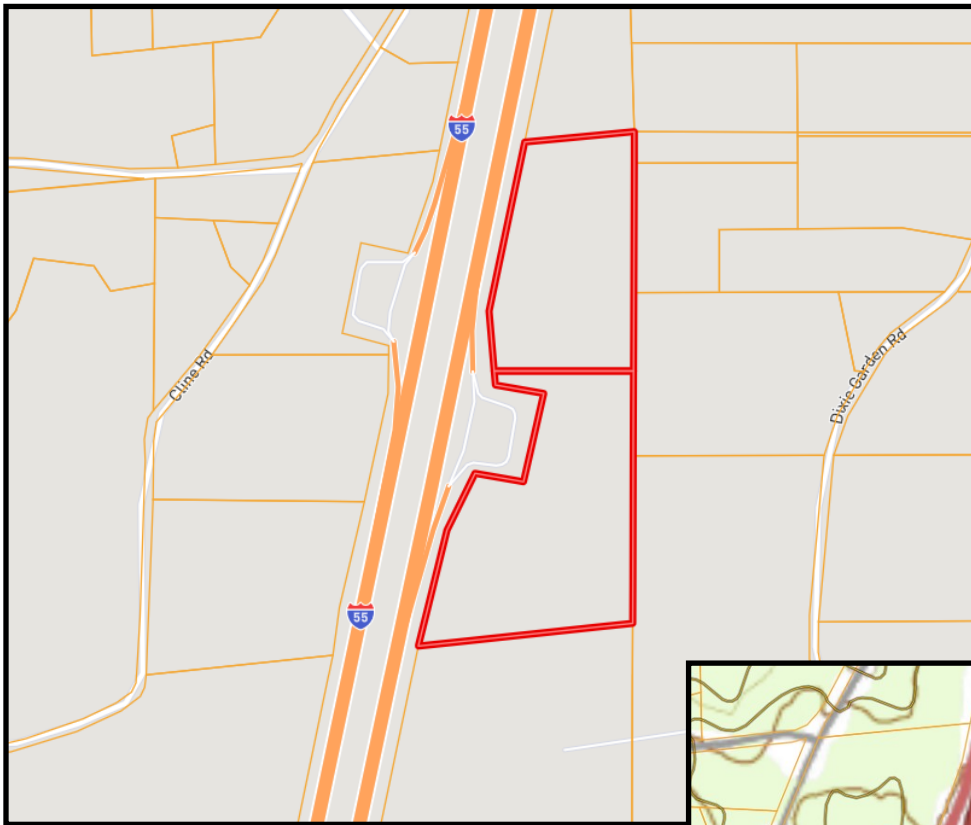
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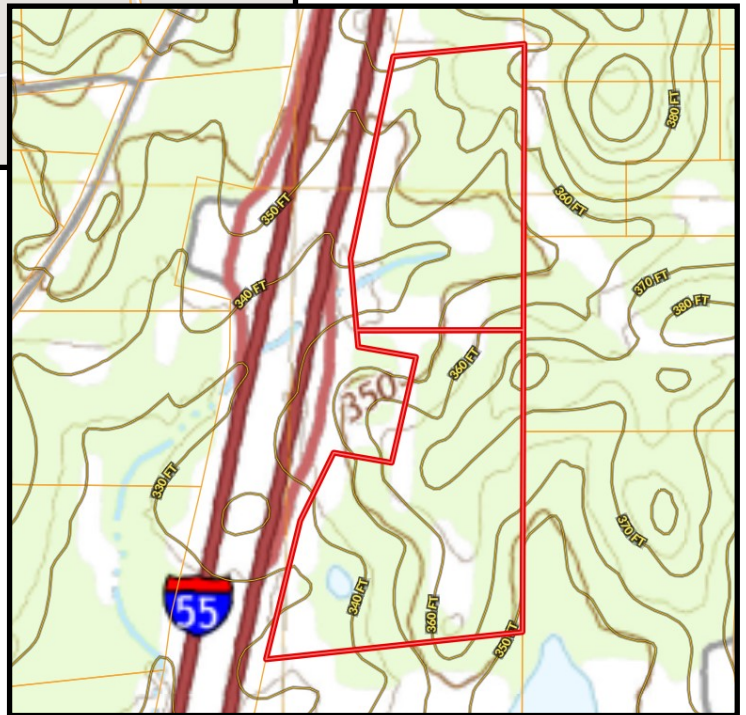
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Ownership
Map



Topo Map



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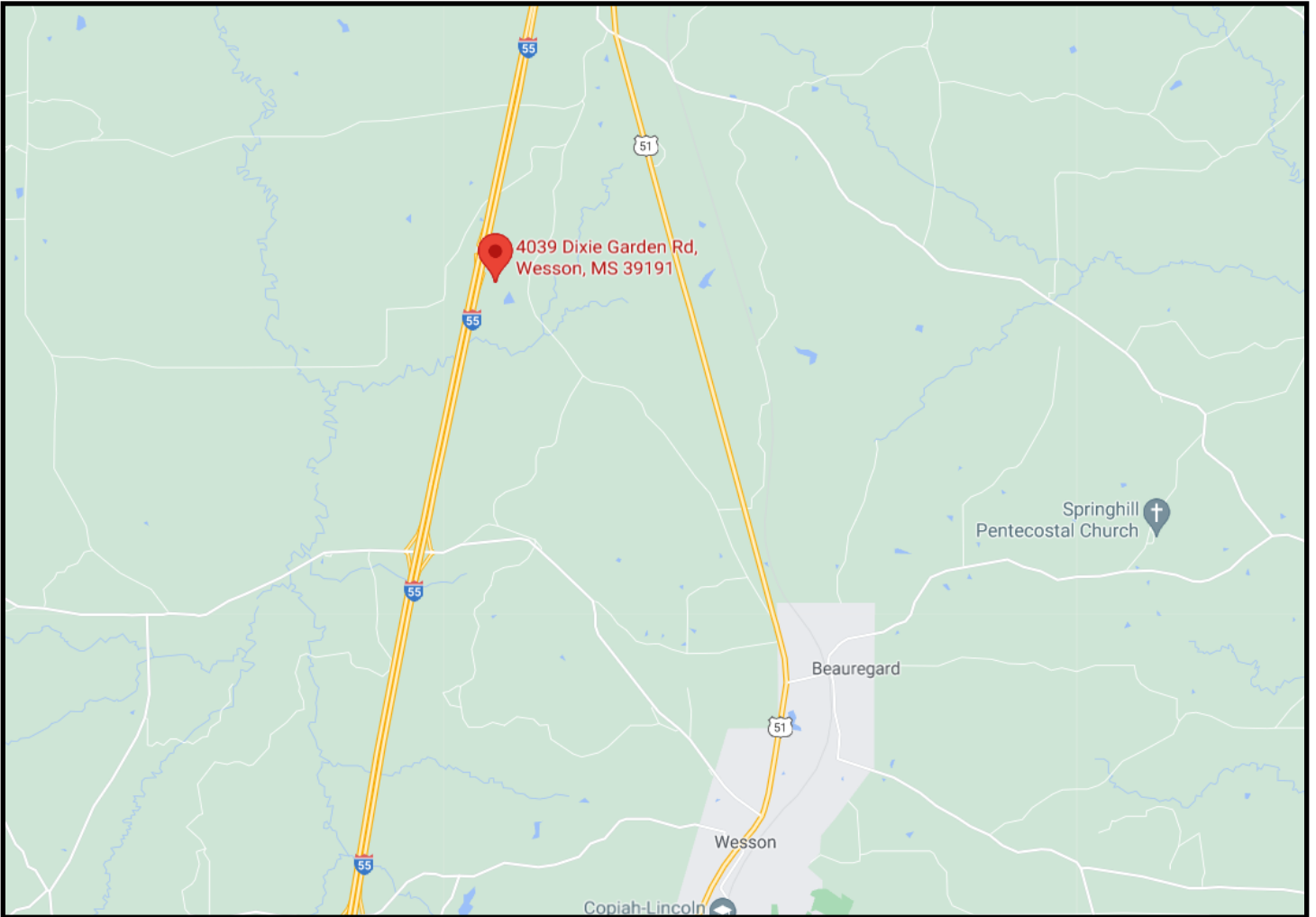
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Directional Map

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