



"Your One Stop Real Estate Shop"

LAND & TIMBER | RESIDENTIAL | COMMERCIAL | OIL & GAS

- \* \$215,000.00
- \* 2,000 sq. ft. +/-
- \* 10 Acres +/-

## Country Living At Its Best!!!

Beautiful setting, perfect for horse-lovers!

### Wesson School District

- Ranch Style House w/ shop
- Front 5 acres is perfect for horses
- Great for small or large pets
- Address: 2175 Ridgewood Ln, Hazlehurst, MS 39083
- Easy access to I-55, just off Hwy 28W
- Well water, Community water available
- MLS # 127216- SW



**Tonya B. Stewart**

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[www.4cplandandhomes.com](http://www.4cplandandhomes.com)



## Beautiful Home

- 2,000 sq.ft. +/-
- Ranch Style



## Gently Rolling Land


- 6 ac + Crossed Fenced
- Large fenced dog pen



# Copiah 2175 Ridgewood

2175 Ridgewood Ln, Wesson, MS 39191

## Legend

 Copiah 2175 Ridgewood Ln

Intersection  
28/547

547

Ridgewood Ln

Google Earth

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


3000 ft

# Copiah 2175 Ridgewood

2175 Ridgewood Ln, Wesson, MS 39191

## Legend

 Copiah 2175 Ridgewood Ln



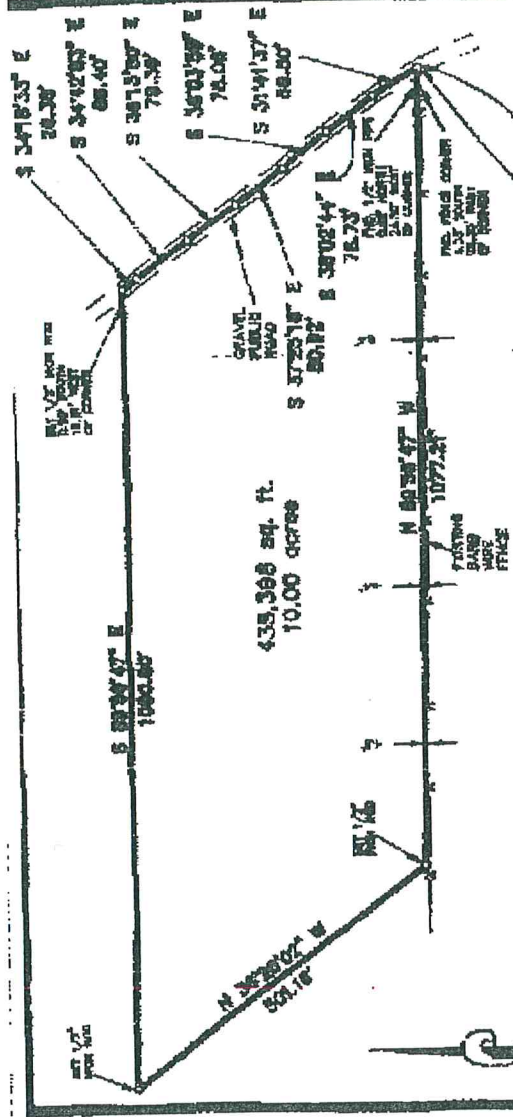
Ridgewood Ln

Google Earth

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500 ft



**INITIATING INSTRUCTIONS:**

Starts of Mississippi, County of Copiah, Township 9 North, Range 5 East, Section 13, a part of the SW 1/4 of the SE 1/4 and in a part of the SE 1/4 of the SW 1/4

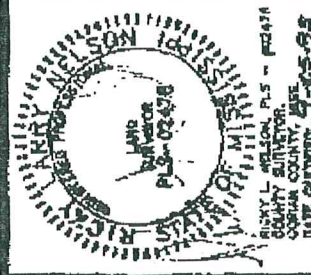
**DESCRIPTION OF LAND:**

A parcel of land containing 11.000 acres, more or less, situated in a part of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) and in a part of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 13, Township 9 North, Range 5 East, Copiah County, Mississippi, being more particularly described by metes and bounds as follows:

Commence at the intersection of the centerline of a gravel Public road and the South line of Section 13, Township 9 North, Range 5 East, Copiah County, Mississippi, said point being the Point of Beginning of the following described parcel of land:

From the Point of Beginning run thence North 89 degrees 56 minutes 47 seconds West along the South line of Section 13 for a distance of 1077.21 feet to a One-Half Inch (1/2) Iron rod; run thence North 36 degrees 20 minutes 02 seconds West leaving the South line of Section 13 for a distance of 501.16 feet to a One-Half Inch (1/2) Iron rod; run thence South 89 degrees 56 minutes 47 seconds East for a distance of 1080.80 feet to a point on the centerline of the above referenced gravel roadway; run thence along the centerline of said roadway as follows: South 34 degrees 18 minutes 33 seconds East for a distance of 26.38 feet; run thence South 34 degrees 42 minutes 53 seconds East for a distance of 80.40 feet; run thence South 38 degrees 13 minutes 00 seconds East for a distance of 79.39 feet; run thence South 37 degrees 25 minutes 18 seconds East for a distance of 80.82 feet; run thence South 36 degrees 03 minutes 59 seconds East for a distance of 78.06 feet; run thence South 58 degrees 07 minutes 44 seconds East for a distance of 78.73 feet; run thence South 31 degrees 41 minutes 37 seconds East for a distance of 68.30 feet to the Point of Beginning.

- GENERAL NOTES AND DESIGNATIONS**
1. SURVEY CLASSIFICATION AS PER THE MINIMUM STANDARDS FOR SURVEYS IN THE STATE OF MISSISSIPPI: **DEPARTMENT OF LAND AND NATURAL RESOURCES - SURVEY CLASS "B"** MATHEMATICAL CLOSENESS AND ACCURACY - SURVEY CLASS "C"
  2. REFERENCE MEASUREMENT OBTAINED FROM SOLAR OBSERVATION OF THE SUN BY THE "TRIP ANGLE" METHOD.
  3. THIS SURVEY IS FOR ESTABLISHING THE LOCATION OF A PART OF THE DEED OF REFERENCE SURVEY REFERRED TO ONLY AND ALL OTHER TIES TO PROPERTY SURVEYED MAY BE SUBJECT TO CORRECTION UNDER THE PROVISIONS OF THE SURVEYING ACT OF 1904.
  4. I CERTIFY ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT AS A SURVEYOR I AM A LICENSED SURVEYOR IN THE STATE OF MISSISSIPPI. THIS PLAT REPRESENTS THE PROGRESS OF SAID SURVEY.



<b>PLAT OF SURVEY FOR</b>		<b>DEED OF REFERENCE</b>	
<b>BILLY AND DEBBIE BAKER</b>		<b>JIM HARTLEY</b>	
<b>1/4 OF THE SW 1/4 OF SECTION 13, T-9-N, R-5-E, S-1-N, COPIAH COUNTY, MISSISSIPPI</b>		<b>EMILY BARTAL</b>	
<b>SURVEYING SERVICES, INC. - PROFESSIONAL SURVEYORS</b>		<b>SHEET #</b>	
<b>5027 Union Road - Newsham, Mississippi - 39063 - Ph. (601) 864-6467</b>		<b>1 OF 1</b>	
<b>DATE:</b> 08-26-06	<b>JOB NO.:</b> 9508768		
<b>SCALE:</b> 1" = 200'			
<b>FIELD WORK BY:</b> NELSON			
<b>DRAWN BY:</b> NELSON			
<b>REVIEWED BY:</b> NELSON			

AGAD FAH - BILLY AND DEBBIE BAKER

**INDEXING INSTRUCTIONS:**

State of Mississippi, County of Copiah, Township 9 North, Range 5 East, Section 13, a part of the SW 1/4 of the SE 1/4 and in a part of the SE 1/4 of the SW 1/4

**DESCRIPTION OF LANDS:**

A parcel of land containing 10.00 acres, more or less, situated in a part of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) and in a part of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 13, Township 9 North, Range 5 East, Copiah County, Mississippi, being more particularly described by metes and bounds as follows:

Commence at the intersection of the centerline of a gravel Public road and the South in line of Section 13, Township 9 North, Range 5 East, Copiah County, Mississippi, said point being the Point of Beginning of the following described parcel of land:

From the Point of Beginning run thence North 89 degrees 56 minutes 47 seconds West along the South line of Section 13 for a distance of 1077.21 feet to a One-Half inch (1/2) iron rod; run thence North 36 degrees 20 minutes 02 seconds West leaving the South line of Section 13 for a distance of 501.16 feet to a One-Half inch (1/2) iron rod; run thence South 89 degrees 56 minutes 47 seconds East for a distance of 1080.80 feet to a point on the centerline of the above referenced gravel roadway; run thence along the centerline of said roadway as follows: South 34 degrees 18 minutes 33 seconds East for a distance of 25.38 feet; run thence South 34 degrees 42 minutes 53 seconds East for a distance of 86.40 feet; run thence South 36 degrees 13 minutes 50 seconds East for a distance of 79.39 feet; run thence South 37 degrees 25 minutes 18 seconds East for a distance of 80.92 feet; run thence South 38 degrees 03 minutes 59 seconds East for a distance of 78.06 feet; run thence South 38 degrees 02 minutes 44 seconds East for a distance of 78.73 feet; run thence South 31 degrees 41 minutes 37 seconds East for a distance of 69.50 feet to the Point of Beginning.