

**115.2± Acres in Attala County, MS**

**\$185,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522

# Property Profile

## The Attala 115.2

### Location:

- Attala County, MS
- Frontage on Attala Road 4167 and Attala Road 4202
- 8± Miles West of Kosciusko
- 60± Miles North of Madison

### Coordinates:

- 33.056968, -89.713789

### Property Information:

- 115.2± Total Acres
- Two Tracts in Close Proximity
- Approximately 5-Year-Old Hardwood Regrowth
- Outstanding Wildlife Habitat
- Established Trail System
- Fishing Pond
- Camp with Utilities

### Property Use:

- Hunting
- Fishing
- Getaway

### Tax Information:

- Parcel 14042000005000: \$300 for 2021
- Parcel 14042000007001: \$31 for 2021



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**ADAM HESTER**  
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Information is believed to be accurate but not guaranteed.



Have you been searching for a hunting property in Central Mississippi? Take a look at what this 115.2± acre tract has to offer. Located near the McAdams community in Attala County, this property is composed of two separate parcels. The “hunting” portion consists of 105.3± acres, with the “camp” portion being 9.9± acres. The two parcels are a ½ mile drive of each other.



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The larger tract is made up of 5± year old hardwood regrowth. The owner has done an extensive amount of work over the past 3 years. There is an internal trail system that navigates throughout a large portion of the property. Small food plots are in place and approximately 1,000 trees including persimmon, southern crab apple, sawtooth oak, willow oak, swamp chestnut and nuttall oak have been planted for the wildlife!



With the hardwood regrowth, the wildlife habitat is ideal for deer and other small game. This is in an area known for good turkey numbers and it doesn't take long to see that they like walking along the trails! When it is not hunting season, enjoy fishing the 2± acre pond full of crappie, bream and bass.



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The smaller 9.9± acre parcel is right down the road and has been established as a camp site. There is a small camp that just needs finished out. Water and septic are installed, and electricity is available. Enjoy the convenience of a base camp without disrupting the recreational aspects of the larger tract.



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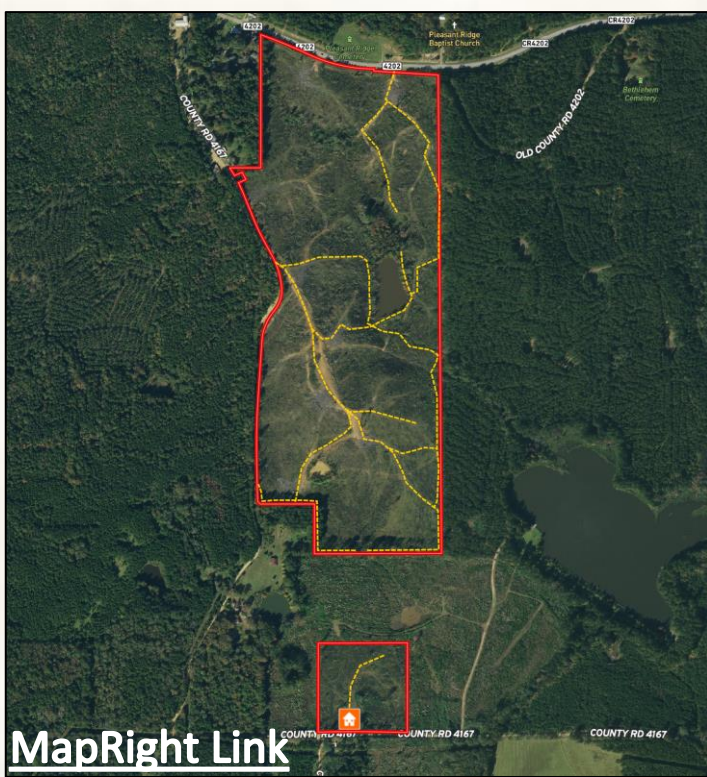
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- Fronts Attala Road 4167 and Attala Road 4202
- 8± Miles West of Kosciusko, MS
- 60± Miles North of Madison, MS



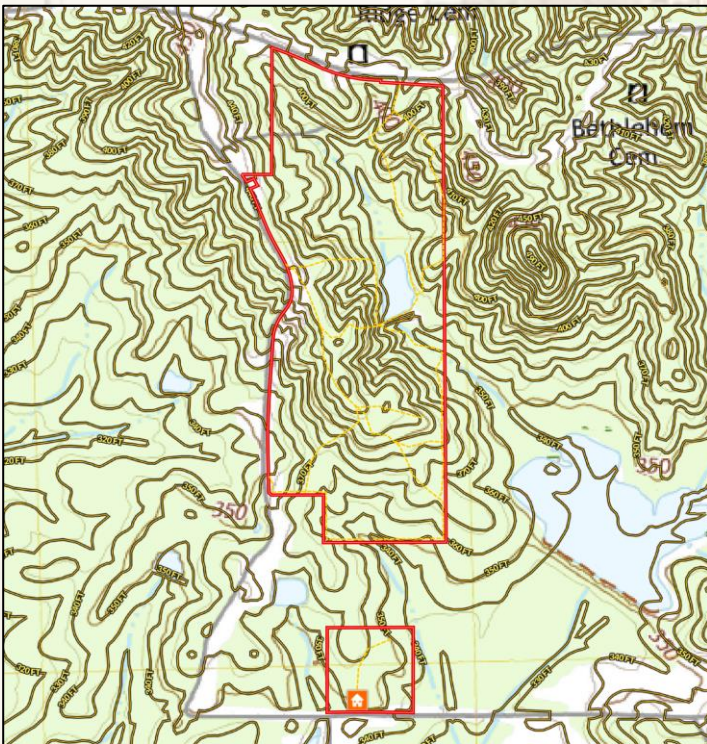
**MapRight Link**



**Google Map Link**

For further reference, the property sits approximately 8 miles west of Kosciusko and 60 miles north of Madison. There is paved frontage on Attala Road 4202 and gravel frontage on Attala Road 4167.

Whether you are looking for a place to hunt and fish, or simply a weekend getaway, be sure to check out what the Attala 115.2 has to offer!



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