

195± Acres with a Cabin in Attala County, MS

\$448,500



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

Office 769.888.2522

Property Profile

The Attala 195

Location:

- Sallis, MS
- Attala County
- Under an Hour from Madison

Coordinates:

- 33.067, -89.8188

Property Information:

- 195± Acres
- 1,450 SqFt Cabin with 3Bed/2Bath, Living Room, and Kitchen
- Front and Back Porch
- Metal Storage Building and Tractor Shed
- Creek Traverses Property
- Interior Road System
- 7 Established Wildlife Plots Equipped with Stands and a Few Have Feeders
- Heavily Timbered with Pockets of Mature Oaks
- Approximately 1,000 Feet East of the Big Black River
- Excellent Deer and Turkey Hunting

Property Use:

- Residential
- Recreational
- Hunting

Tax Information: 2022- \$1356.69

- Parcel #1: 1504-170-0008000- \$433.08
- Parcel #2: 1504-180-0004000- \$923.61



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MICHAEL OSWALT

PRINCIPAL BROKER


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4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

Welcome to the Attala 195! Have you ever wanted to hunt the Big Black River corridor without all the major flooding? Here is your chance, in Attala County, MS. The 195± acre property is located roughly 1000 feet to the east of the river, along County Road 4101 and only a small portion of the tract is in the FEMA flood zone. Upon arrival, notice the seclusion from the super cool bamboo thicket along the road. A 1,450 ± square foot cabin offers three bedrooms, two bathrooms, living room, kitchen, and the perfect front and back porch for relaxing and watching wildlife in the food plots behind the house. Additionally, a metal storage building and tractor shed are in place for all your land maintenance equipment/tools.



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If the kids or grandkids want to play in the creek, they won't have to go far... a sandy creek is about 50 yards from the camp. When it's time to hunt, pick a road, any road. The interior road system will take you to almost every corner of the property. The timber makeup is mixed with various aged timber with scattered pockets of mature oaks. You will find seven established wildlife plots with some just being planted in clay peas, chufa, or clover. The plots are equipped with stands, and a few have feeders. The Big Black River corridor has been known to be game rich and the Attala 195 is no different. The deer and turkey numbers are excellent, but the turkey numbers shine on this tract. The owner has never gone turkey hunting without at least hearing a gobble at daylight. The deer hunting should be typical of the area but with the possibility of the giant coming through at any time.



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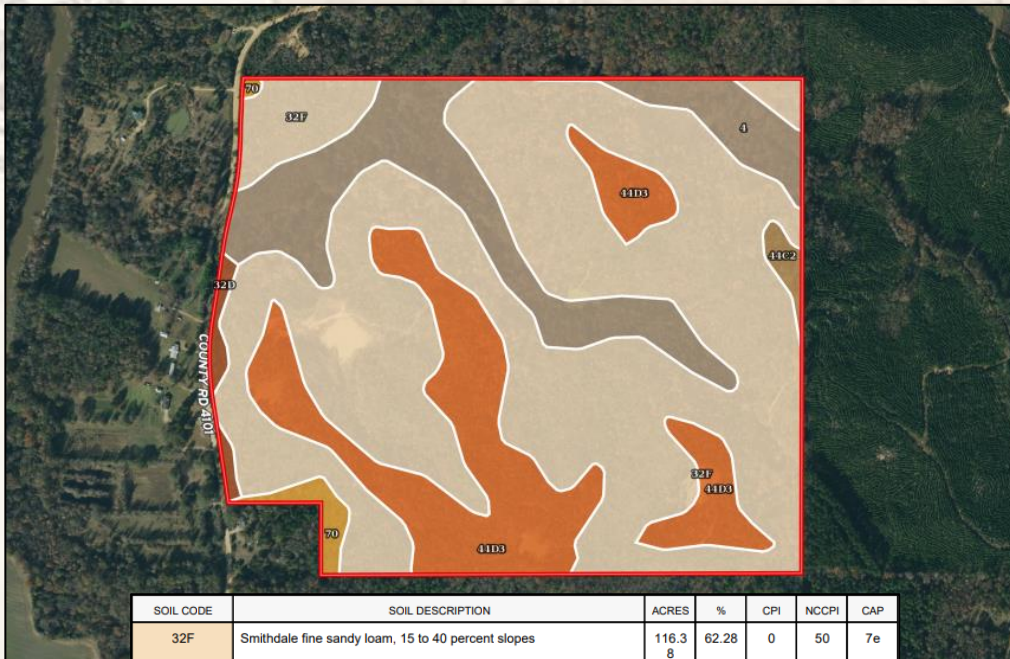
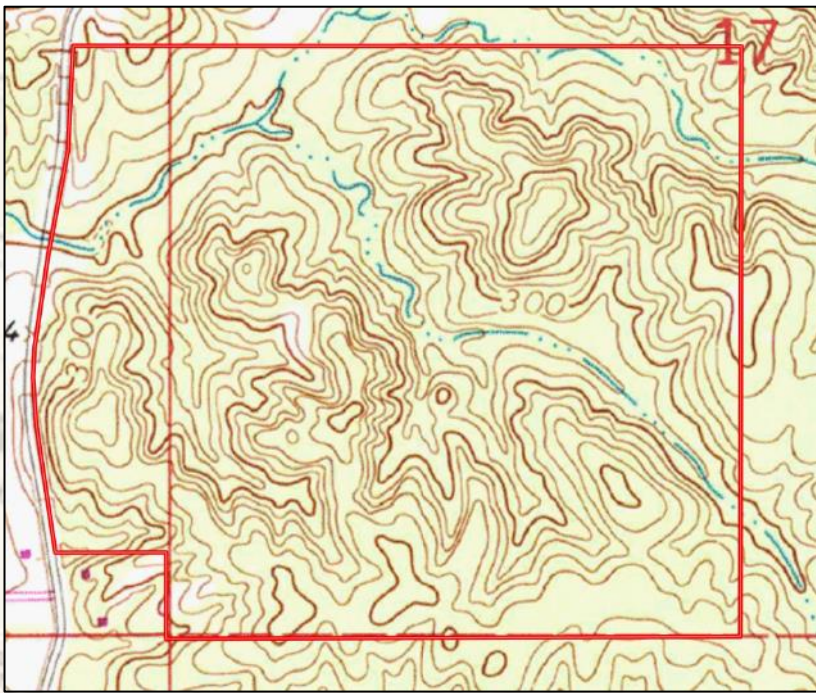
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	116.3 8	62.28	0	50	7e
44D3	Providence silt loam, 8 to 15 percent slopes, severely eroded	35.73	19.12	0	36	6e
4	Kirkville loam, occasionally flooded	29.24	15.65	0	82	2w
70	Smithdale-Udorthents complex, gullied	2.34	1.25	0	14	6e
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	1.74	0.93	0	54	6e
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	1.44	0.77	0	32	3e
TOTALS		186.8 7(*)	100%	-	51.78	5.97



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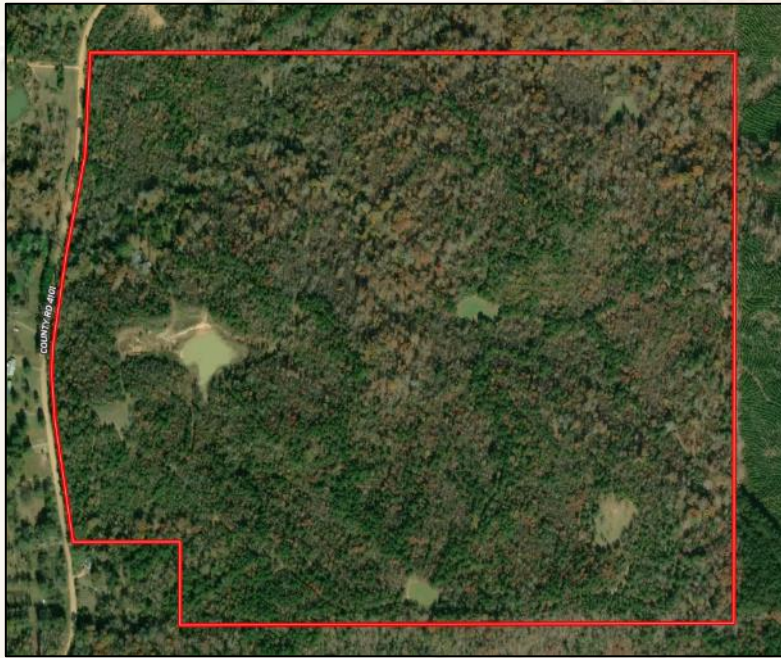
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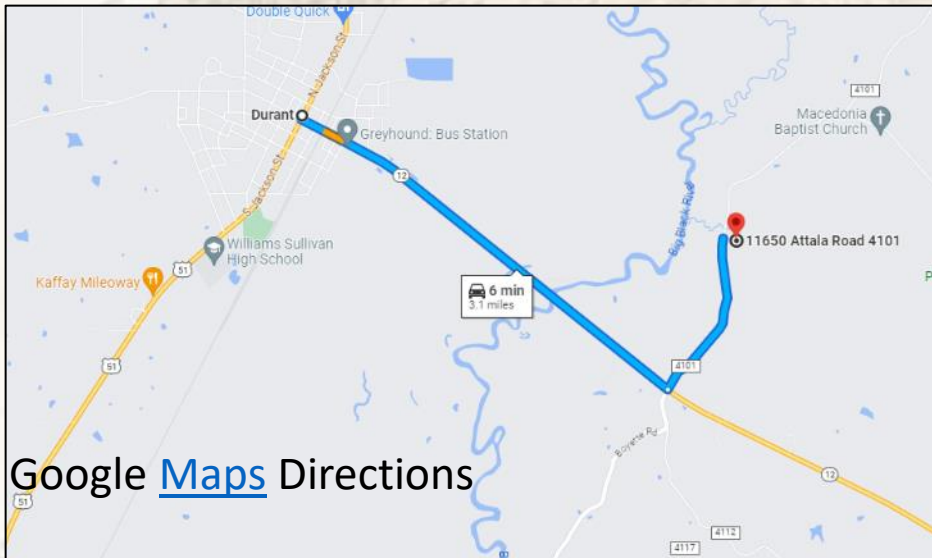
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The location is convenient being just under one hour from Madison, MS and only a few minutes east of Interstate 55. If you have been looking for that game-rich, family place about an hour from the metro area, let's schedule your appointment on the Attala 195 today! Call Michael Oswalt for your private showing.



Land id Link



Google [Maps](#) Directions



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