



# SMALLTOWN

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

769-760-0005 office

**10 ± ACRES IN ATTALA COUNTY, MS**  
**\$24,500**



# Property Profile

## The Attala 10

### Location:

- Attala County, MS
- Frontage on Fairground Road
- Just inside the Kosciusko City Limits
- .35 miles from Highway 12

### Coordinates:

- 33.07209, -89.57471

### Property Information:

- 10± Acres
- Mixed Hardwood and Pine
- Located in a Floodplain
- Deer/Turkey/Small Game
- Utilities Available

### Property Use:

- Hunting (Archery Only inside City Limits)
- Potential Home/Cabin Site
- Recreational

### Tax Information:

- Parcel 1305-152-0019000: \$45.13 for 2024



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**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.





Have you been searching for an affordable recreational playground and campsite inside the city limits of Kosciusko, MS. This 10± acre diverse timber tract is situated only .35 miles north of Highway 12 on Fairground Road in Attala County. There is easy access off Fairground Road, with an established driveway entrance. Once you are on the property, there is a lane that takes you to an opening in the northeast corner for a potential campsite or home site.



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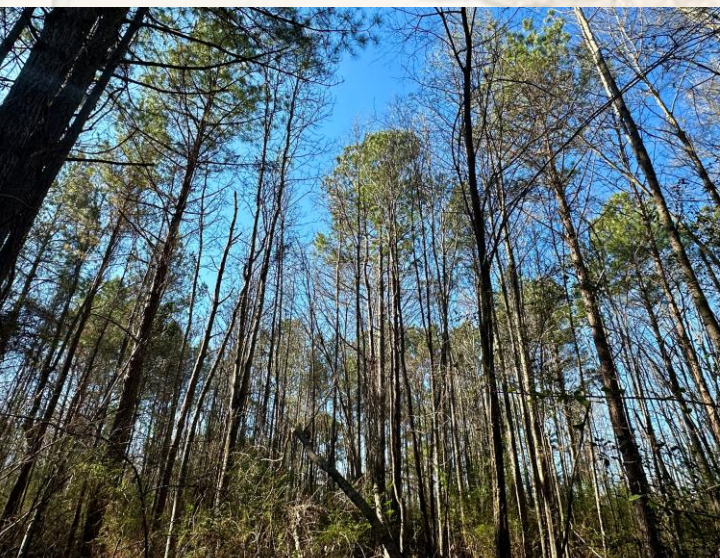
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The terrain primarily consists of bottomland that holds a nice stand of mixed-aged pine and hardwoods. Near the western boundary is several acres of mixed mature pine. The hardwood consists of towering oaks and sweetgum. Upon inspection we found numerous wildlife signs, including deer scrapes, rubs, trails and turkey feathers.



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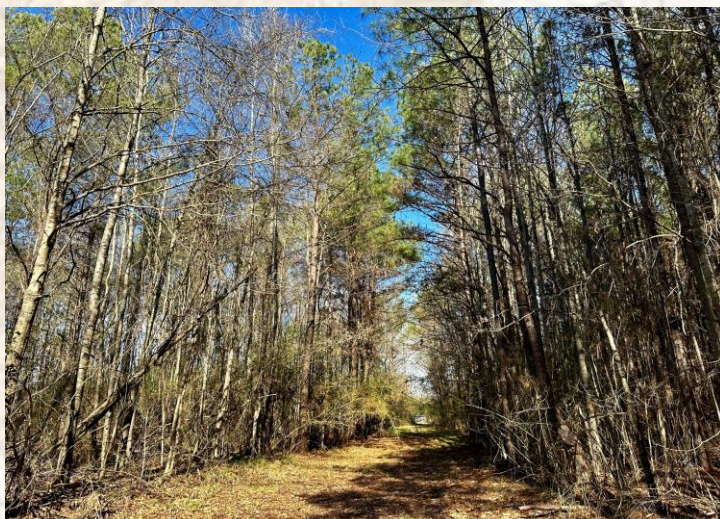
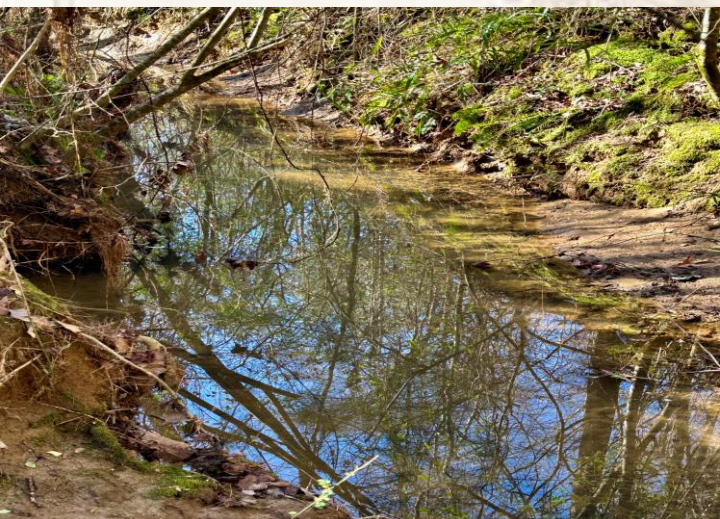
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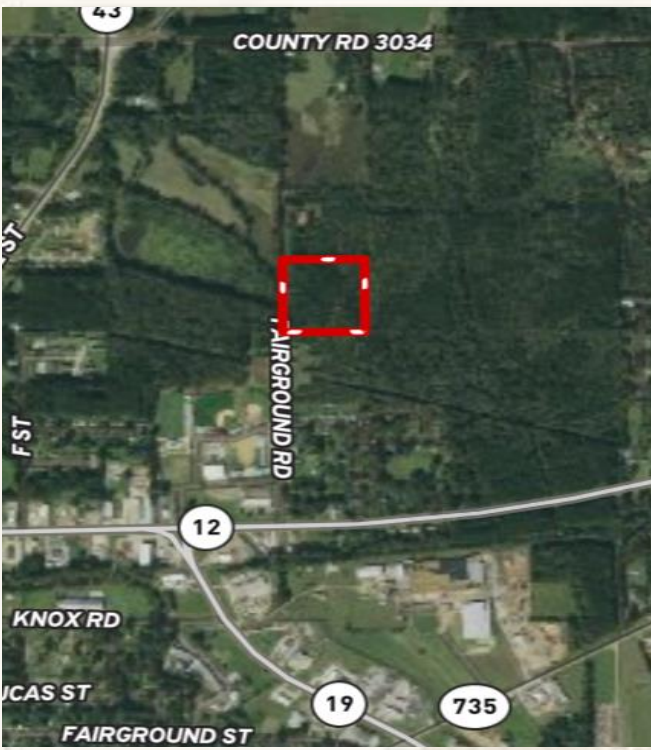
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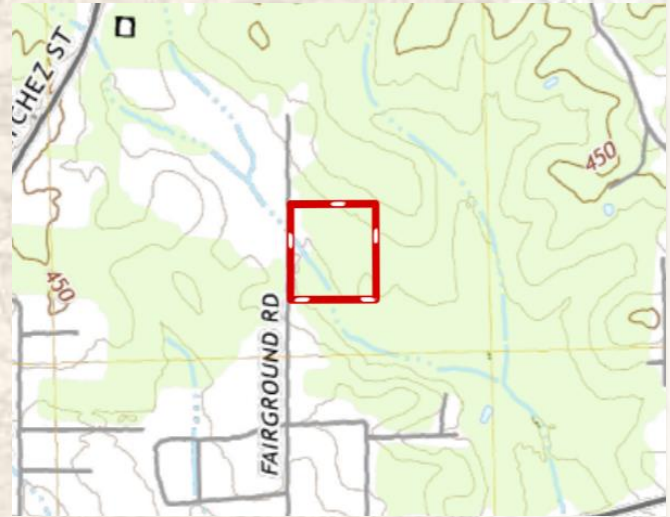
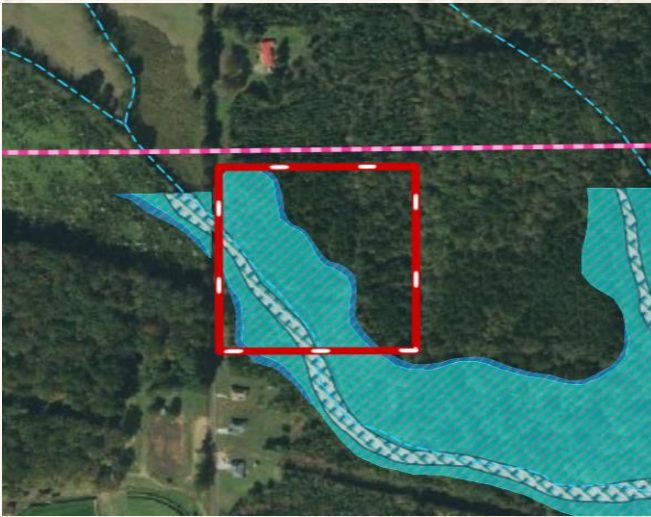




[Interactive Land Map](#)



[Google Maps](#)



Located on a dead-end road, this site has that country feel with still being inside the city limits of Kosciusko. To see all this place has to offer, call Derek Eaves today.

Directions from Kosciusko, MS: From Kosciusko travel east on Highway 12, go approximately .5 miles and turn left onto Fairground Road. The entrance and sign will be on the right.



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