



94± ACRES
ATTALA COUNTY, MS
\$150,400



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE ATTALA 94

PROPERTY PROFILE

LOCATION:

- Attala County, MS
- Frontage on County Road 4210
- 13± Miles West of Kosciusko
- 67± Miles North of Madison

COORDINATES:

- 33.08223, -89.75899

PROPERTY USE:

- Hunting
- Recreational
- Potential Cabin Site
- Investment

PROPERTY INFORMATION:

- 94± Deeded Acres
- Pine Regeneration
- Rolling Terrain
- Deer/Turkey/Small Game
- Electricity at the Road

TAX INFORMATION:

2023 - \$223.50

- Parcel: 15011100005000



BARRY HOLT | LAND SPECIALIST
C: 601-613-2288 | barry@smalltownproperties.com

DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA 94

RECREATIONAL TRACT SEEKERS TAKE A LOOK AT WHAT THE ATTALA 94 HAS TO OFFER. Located approximately 13 miles west of Kosciusko in Attala County, MS, this 94± deeded acre tract offers county road frontage, potential camp sites, and hunting opportunities. County Road 4210 bisects the property and provides nearly 2,180 feet of road frontage. The land make-up consists of gently rolling terrain with 9-year-old pine regeneration and a few pockets of mature hardwoods. An extensive established trail system is in place with numerous food plots located throughout. Taylor Creek is roughly 480 feet to the east of the boundary line providing year-round water for the wildlife. This part of the county is known for good deer and turkey numbers, and this tract offers ample bedding areas for whitetail.

If you are looking to build a camp, power is available at the road and you can have a well installed for water. Depending on your goals, you can manage this property as-is, or create more trails and improve the wildlife habitat.

The Attala 94 can be your own place, call Barry Holt or Derek Eaves today to schedule a private showing!



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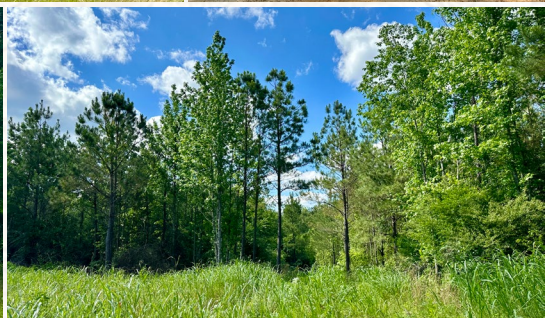
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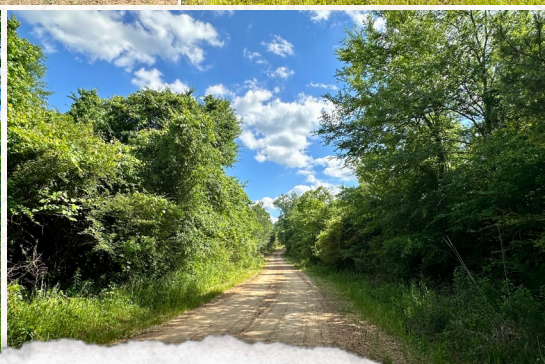
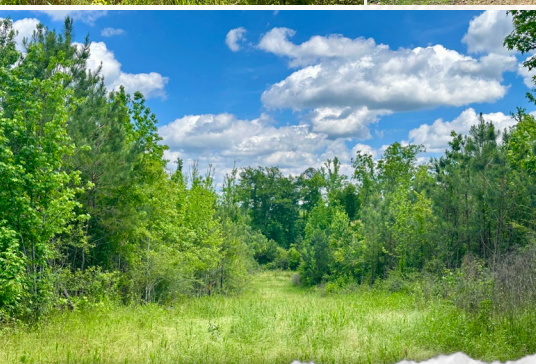
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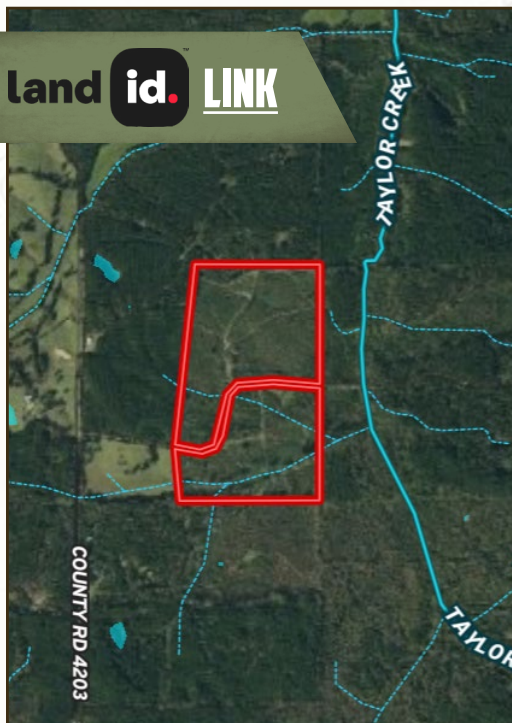
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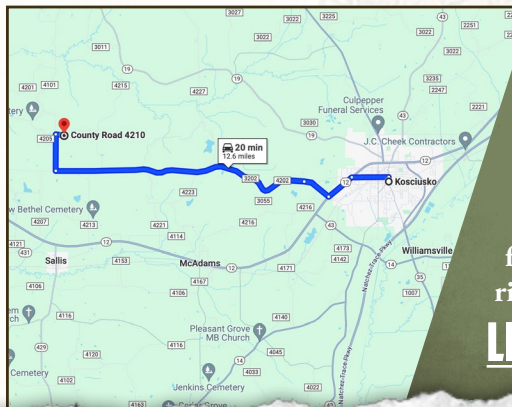
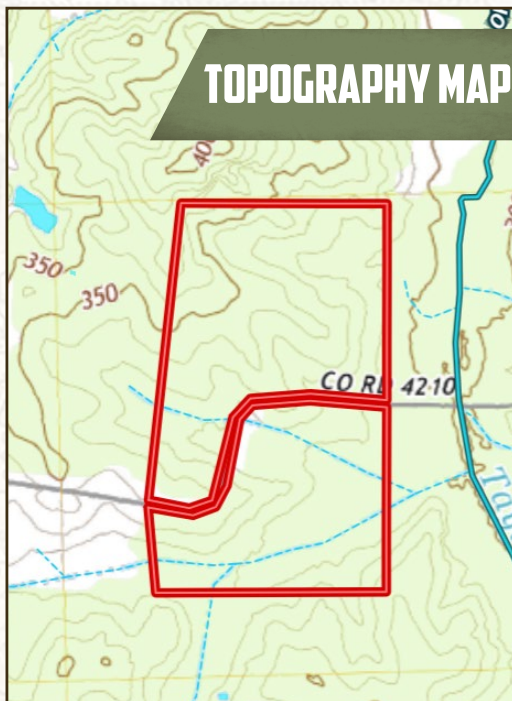
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ATTALA COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



Directions from Kosciusko, MS:
Travel west on Highway 12 for approximately 2.1 miles. Turn right onto Youth Center Road and travel 9 miles. Turn right onto County Road 4203 and travel 1.1 miles. Turn right onto County Road 4210 and proceed for .3 miles, the for sale sign will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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