



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

196± ACRES
ATTALA COUNTY, MS
\$645,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

LOCATION:

- Attala County, MS
- 6± Miles East of the Big Black River
- 15± Miles Southwest of Kosciusko
- 56± Miles Northeast of Madison

COORDINATES:

- 32.981907, -89.772779

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Investment
- Timber
- Cabin Site

PROPERTY INFORMATION:

- 196± Total Acres
- 16± Acres of Dry Farm Ground
- 9± Acres of Fields/Food Plots
- 3,900± Feet of High Transmission Line
- Loaded with Hardwood Timber
- Large Pine Timber
- Horton Creek Frontage
- Small Pond
- Internal Trails
- Rolling Terrain
- Deer and Turkey

TAX INFORMATION:

- 1806-140-0006000: \$216.94
- Part of 1805-150-0002000: TBD



ADAM HESTER, ALC | ASSOCIATE BROKER
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WELCOME TO THE ATTALA 196

INTRODUCING THE ATTALA 196, A PRIME RECREATIONAL TIMBER TRACT SITUATED NEAR SALLIS, APPROXIMATELY 15 MILES SOUTHWEST FROM KOSCIUSKO, MS. The 196± acre Attala County property offers diversity and an aesthetically pleasing landscape. With frontage on Highway 429, the Attala 196 provides the convenience of easy access to utilities.

The make-up includes a blend of active farm ground, open fields, and exceptional timber resources. With opportunities for farm rental income, tree planting/potential CRP enrollment, wildlife habitat creation, and large food plot planting, the possibilities are endless for the new owner. Additionally, the high transmission line spans 3,900± feet, providing approximately 6 acres of open ground for potential food plots and wildlife habitat enhancement.



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MORE ABOUT THE ATTALA 196

The timber is a standout feature of the Attala 196. Traverse the trails through the rolling terrain to see the transition from mature pine and hardwood mix in the bottoms to predominantly large hardwood timber with red oak and white oak species scattered across the ridges. Not only does this provide a great food source for wildlife but the views are what every property owner enjoys! The frontage along Horton Creek and fishing in the small pond offers both recreational opportunities and additional water sources for the wildlife.

Combining the ability for hunting deer and turkey with the aesthetics and income potential, the Attala 196 is truly a must-see. Situated just 6± miles east of the Big Black River, and 56± miles northeast of Madison, the Attala 196 presents the perfect balance between seclusion and accessibility, making it an ideal recreational investment opportunity.

**Call Adam Hester or Cody Bellipanni
today to schedule a private showing.**



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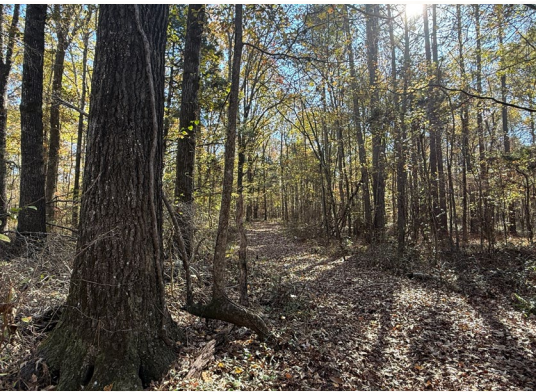
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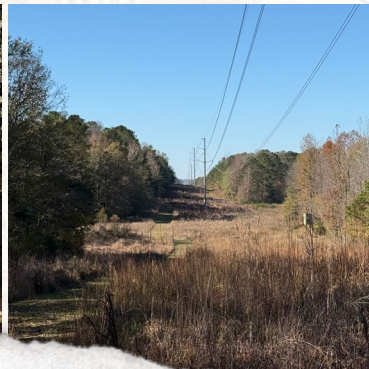
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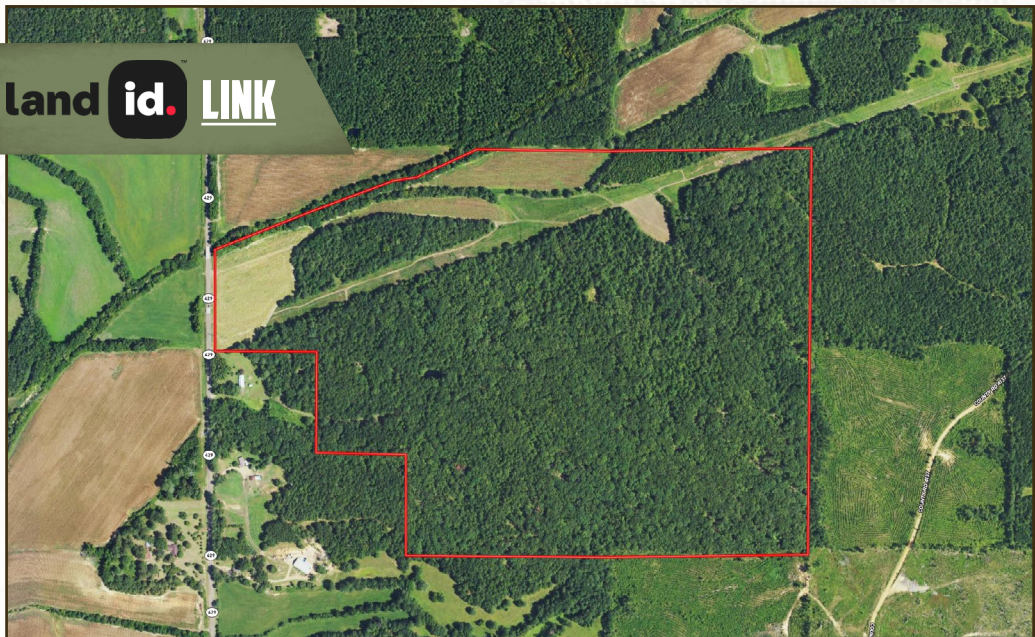
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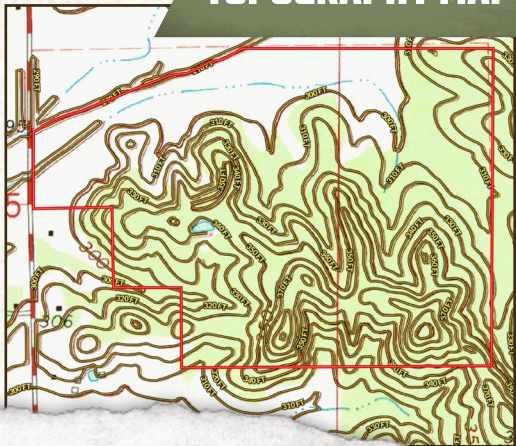
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INFRARED MAP



TOPOGRAPHY MAP



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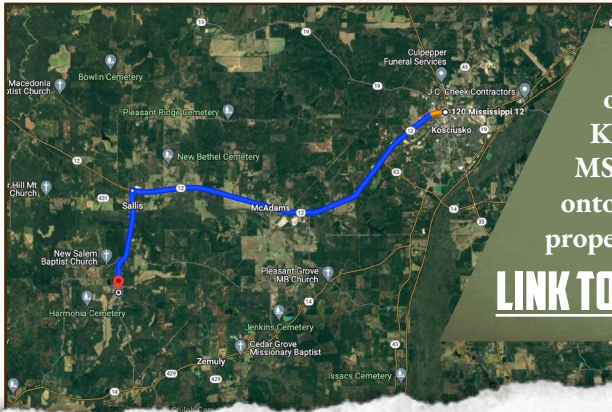
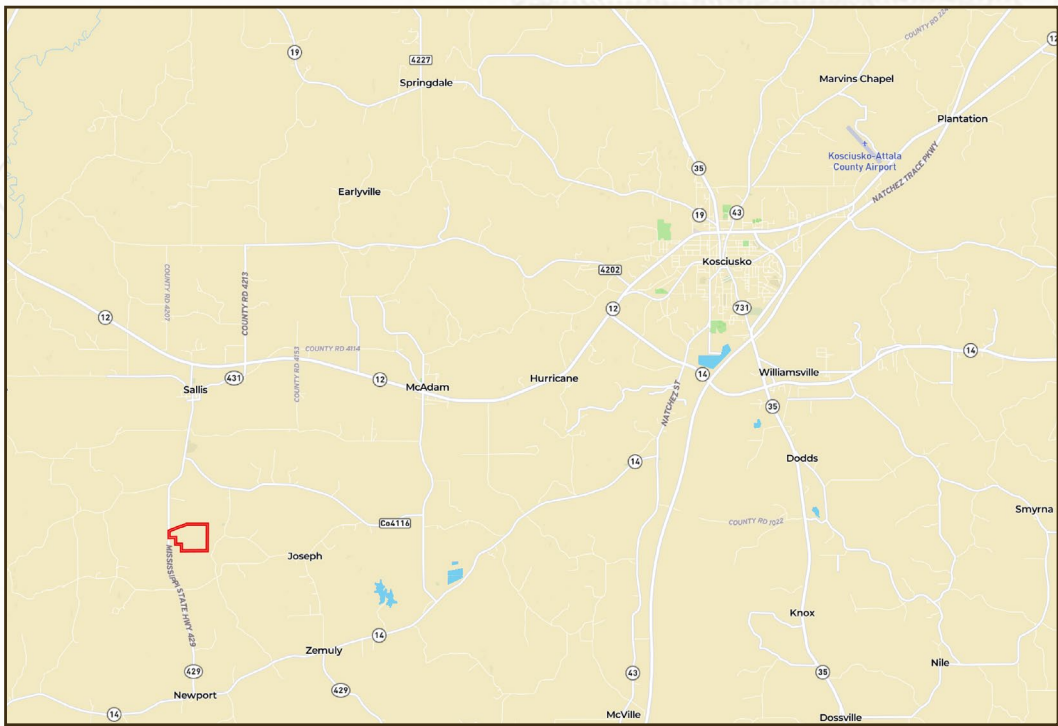
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Directions From the Intersection of MS-12 W and MS-35 S in Kosciusko, MS: Travel west on MS-12W for 11.9 miles. Turn left onto MS-429 S and in 3.4 miles, the property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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