

90± ACRES WITH A HOME
ATTALA/CHOCTAW COUNTIES, MS
\$335,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (662) 338-2027

THE ATTALA/CHOCTAW 90

PROPERTY PROFILE

LOCATION:

- 37708 MS Hwy 12
McCool, MS 39108
- Attala & Choctaw Counties
- 10± Miles W of Ackerman
- 20± Miles E of Kosciusko

COORDINATES:

- 33.26519, -89.31901

PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing
- Potential Farm/Pasture

PROPERTY INFORMATION:

- 90± Acres
- 2,345± Sq Ft Home
- 3 Bedrooms/3 Baths
- 1 Car Garage
- Mature Hardwoods
- 1± Acre Stocked Pond
- Highway Frontage
- Metal Building/Shop
- Yockanookany River Frontage
- Back-up Power Cummings Generator

TAX INFORMATION:

Total - \$2,715.90

- Attala County
 - #0101-120-0010000: \$2,513.80
 - #0101-120-0010001: \$74.96
- Choctaw County
 - #088-0007-0004000: \$127.14



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MICHAEL COOPER

MANAGING BROKER

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501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ATTALA/CHOCTAW 90

IF YOU ARE SEARCHING FOR A PLACE WITH DIVERSITY AND LOADS OF POTENTIAL, THIS IS IT! Situated on Highway 12 on the Attala/Choctaw County line, this 90± acre property offers the opportunity for you to customize it according to your goals. A 2,345± square foot home sits on a bluff offering a great view overlooking the property. The home features three bedrooms, three baths, an open concept kitchen/dining/living area and a separate, one-car garage. A Cummings generator is available as a back-up power source to the home. For storage, you will find a metal building/shop.

The land make-up consists of mostly overgrown pastureland, which could be converted back to usable pasture or groomed to be a nice recreational hunting tract. There are patches of mature hardwoods scattered throughout. The southern border of the property features a beautiful stretch of the Yackanookany River. Additionally, a one-acre stocked pond sits in the northwest corner within walking distance of the house. Enjoy relaxing by the pond or casting a line. A metal building/shop with electricity, a lean-to and three roll-up doors is located in front of the house with Hwy 12 visibility. Take advantage of the opportunity to make this 90± acre property your own. **DISCLAIMER:** *the property is being sold As-Is.*

To schedule a private showing, call Michael Cooper today.



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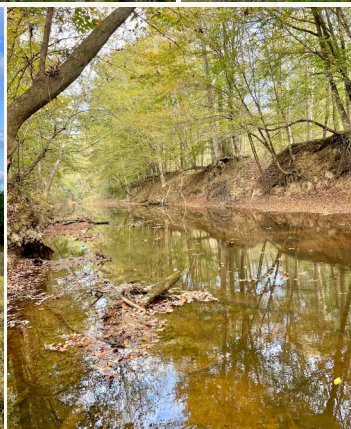
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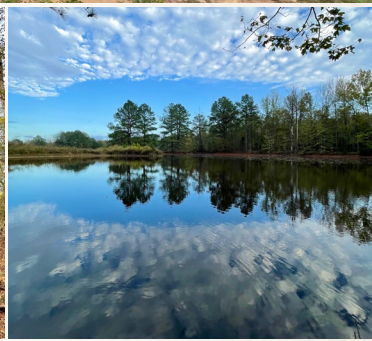
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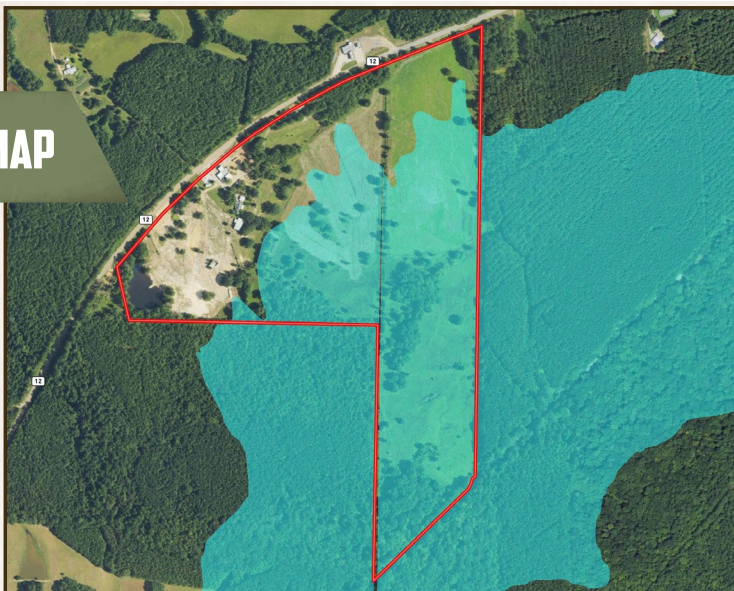
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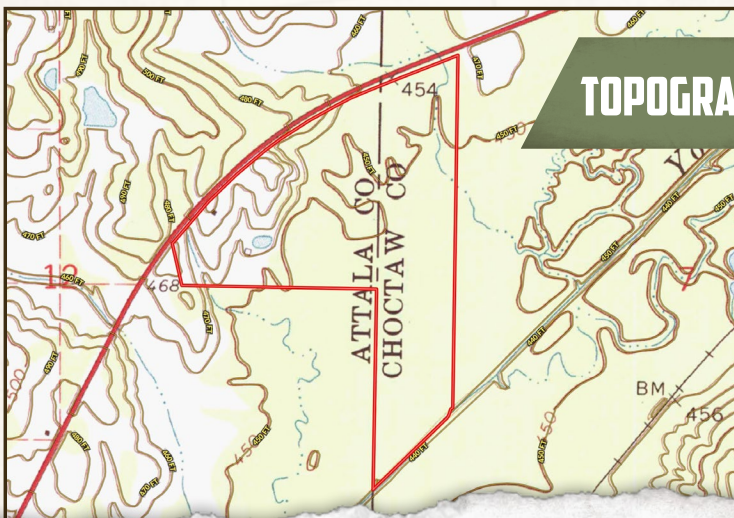
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FLOOD MAP



TOPOGRAPHY MAP



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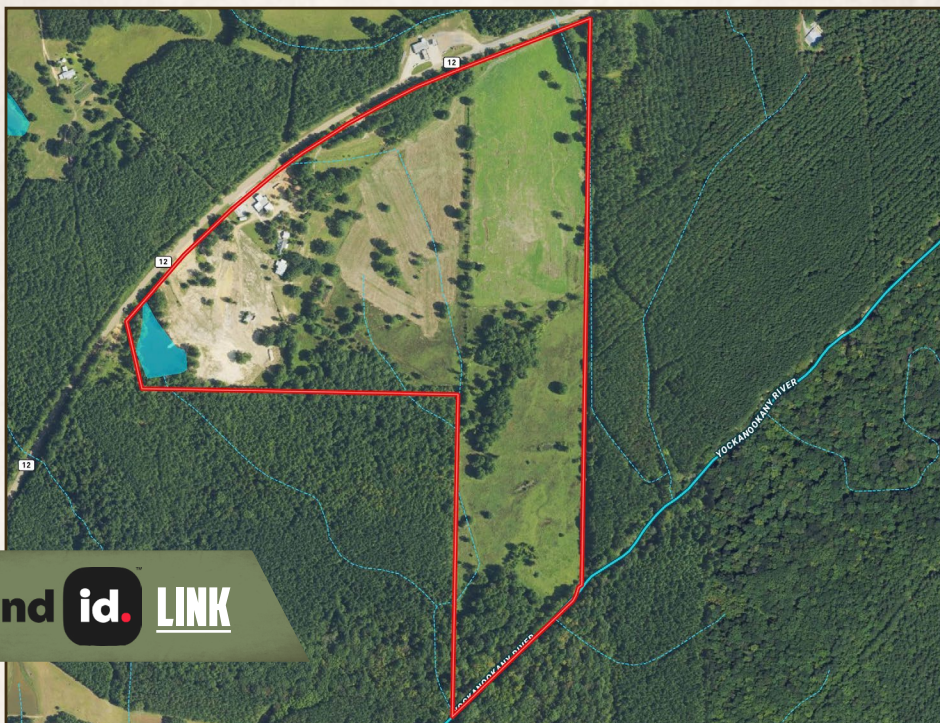
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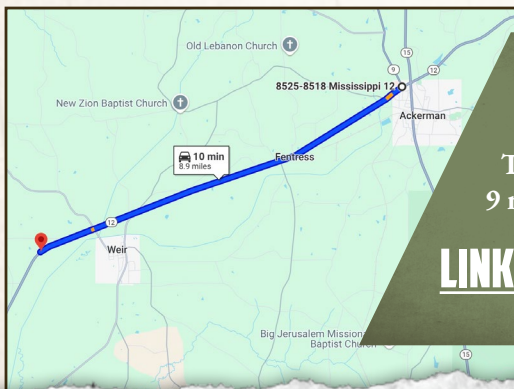
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land id. LINK



**Directions From the Intersection of
Hwy 12 and Hwy 9 in Ackerman, MS:
Travel west on Hwy 12 approximately
9 miles to the destination on the left.**

LINK TO GOOGLE MAP DIRECTIONS



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