



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

72.83± ACRES
ATTALA COUNTY, MS
\$168,000



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

THE ATTALA 72.83

PROPERTY PROFILE

LOCATION:

- 2249 Attala Road 3107 West, MS 39192
- Attala County
- 3± Miles E of West
- 15± Miles NW of Kosciusko
- 64± Miles NE of Madison
- 83.4± Miles NE of Panther Swamp
- 97.7± Miles NE of the Delta National Forest

COORDINATES:

- 33.17641, -89.73612

PROPERTY INFORMATION:

- 72.83± Acres
- Frontage on Highway 440
- Several Access Points
- Multiple Home Sites
- Utilities Nearby
- Rolling Terrain

PROPERTY USE:

- Deer/Turkey Hunting
- Potential Home Sites
- Recreational

TAX INFORMATION:

2024 Tax Amount: \$253.41

- Parcel 0601-120-0001000
- Parcel 0601-120-0009000



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ADAM HESTER, ALC

ASSOCIATE BROKER


C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

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 72.83

TAKE ADVANTAGE OF THE OPPORTUNITY TO OWN 72.83± SURVEYED ACRES! RECENTLY CUTOVER, THIS ATTALA COUNTY LAND IS SITUATED JUST 15 MILES NORTHWEST OF KOSCIUSKO, MS. The property offers approximately 1,900 feet of frontage along Highway 440, including two convenient entry points. With rolling terrain, this tract has excellent recreational potential and multiple sites for a home. Power and water are nearby, making it easy to build your dream house or place a mobile home.

The area is known for its abundant wildlife, offering great opportunities for deer and turkey hunting. Whether you're looking for a hunting tract, a private getaway, or a future home site, this property checks all the boxes.

Call Adam Hester today to explore the opportunities!



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72.83± ACRES **ATTALA COUNTY, MISSISSIPPI**



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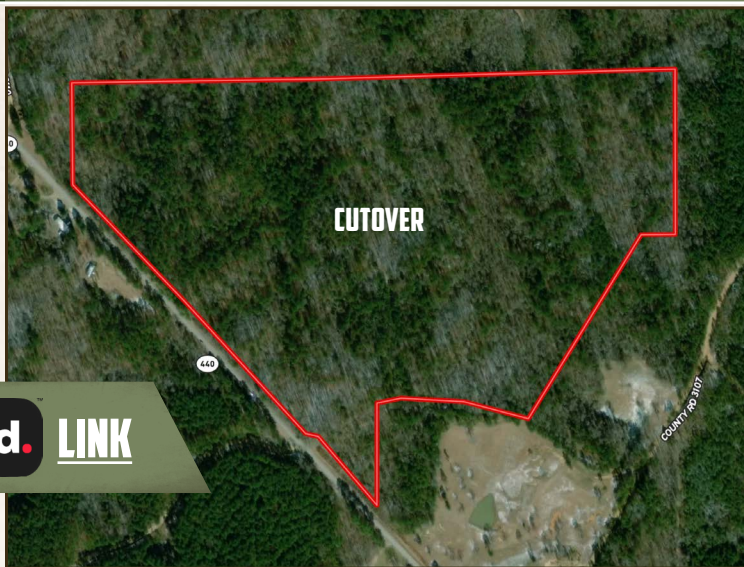
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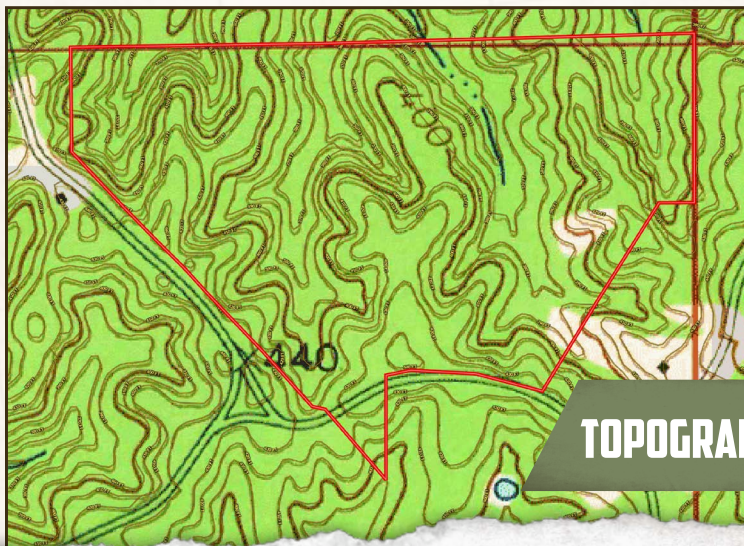
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land id. LINK



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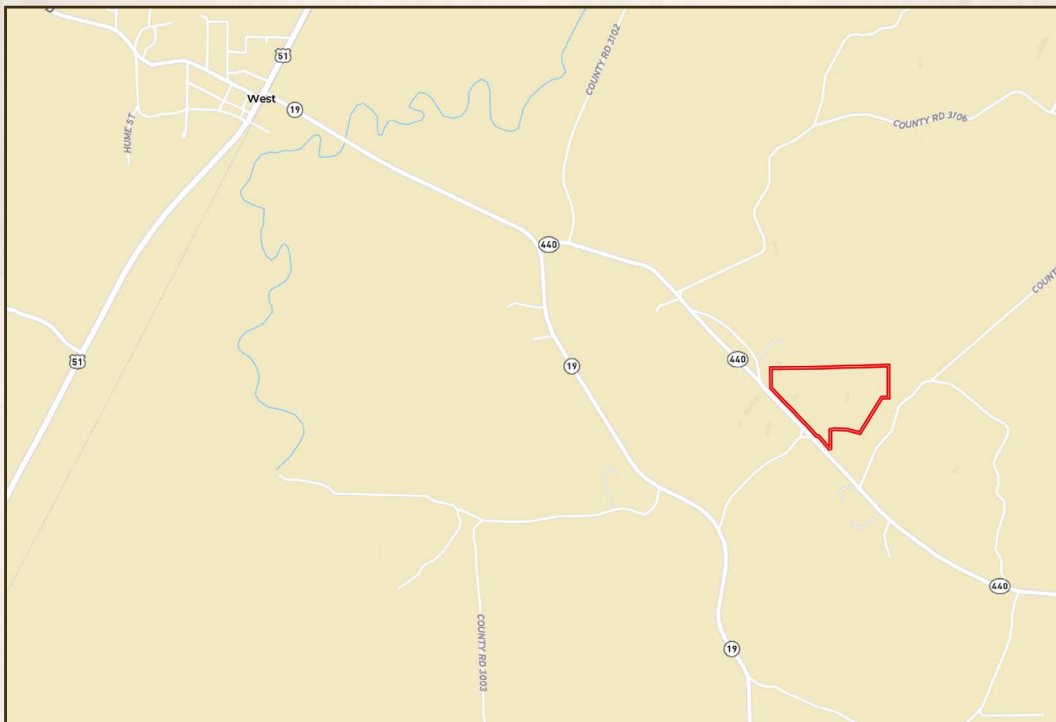
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ATTALA COUNTY, MISSISSIPPI



Directions From West, MS: Travel 115 feet northeast on US-51 N. Turn right onto MS-19 S and continue 1.4 miles. Turn left onto MS-440 E and in 1.5 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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