

**137± ACRES**  
**ATTALA COUNTY, MS**  
**\$347,000**



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

OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# THE ATTALA 137

## PROPERTY PROFILE

### LOCATION:

- County Road 5204  
Ethel, MS 39067
- Attala County
- 2.5± Miles SE of Ethel
- 11± Miles E of Kosciusko

### COORDINATES:

- 33.10311, -89.4249

### PROPERTY USE:

- Potential Home/Cabin Sites
- Deer & Turkey Hunting
- Timber Investment

### PROPERTY INFORMATION:

- 137± Acres
- Paved Road Frontage
- Rolling Terrain
- Pine Timber with  
a Hardwood Drainage
- Small Drainage Stream

### TAX INFORMATION:

2024

- Parcel: 1201-010-0001000  
\$106.22
- Parcel: 1103-060-0004000  
\$286.32



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

[adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

16,000+ Followers

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE ATTALA 137

**WELCOME TO THE ATTALA 137—A DIVERSE PROPERTY OFFERING A BLEND OF RECREATIONAL, RESIDENTIAL, AND INVESTMENT POTENTIAL, MAKING IT AN IDEAL CHOICE FOR HUNTERS, TIMBER INVESTORS, OR ANYONE SEEKING A WEEKEND RETREAT IN THE COUNTRY.** This 137± acre tract is located in Attala County, Mississippi, approximately 2.5 miles southeast of Ethel and only 11± miles east of Kosciusko. The property offers roughly 0.8 miles of frontage and convenient access along both Attala County Road 5204 and 5205.

The landscape is predominantly rolling pine timber with a hardwood drainage running north to south, providing an excellent travel corridor and water source for the wildlife. This area is known for its good deer population and exceptional turkey numbers, making it a great location for the avid outdoorsman. An old internal trail already exists, and with some clearing and vision, you can expand the trail system to suit your hunting or recreational needs.



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER


C: 601-506-5058

O: 769-888-2522

[adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

 16,000+ Followers

Information is believed to be accurate but not guaranteed.



# MORE ABOUT THE ATTALA 137

Whether you're looking to build a home or weekend cabin, you'll find several potential sites with easy access. Utilities are nearby but need to be verified. Power is serviced by Entergy and water is with the Conehoma Water Association and the Ethel Rural Water Association.

The Attala 137 holds serious potential—manage the timber for long-term income, enhance the habitat for wildlife, or simply enjoy the peace and quiet of Attala County living. If you're searching for land with location and versatility, the Attala 137 is worth a look.

**Contact Adam Hester today for additional information and to schedule a private tour.**



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER


C: 601-506-5058

O: 769-888-2522

[adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

 16,000+ Followers

Information is believed to be accurate but not guaranteed.



**137± ACRES**

**ATTALA COUNTY, MISSISSIPPI**



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER


C: 601-506-5058

O: 769-888-2522

[adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

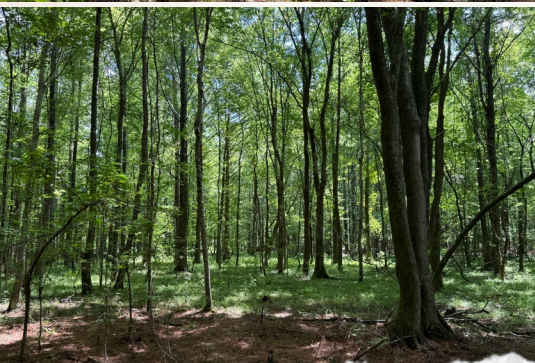
/16,000+ Followers

Information is believed to be accurate but not guaranteed.



137± ACRES

ATTALA COUNTY, MISSISSIPPI



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

[adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

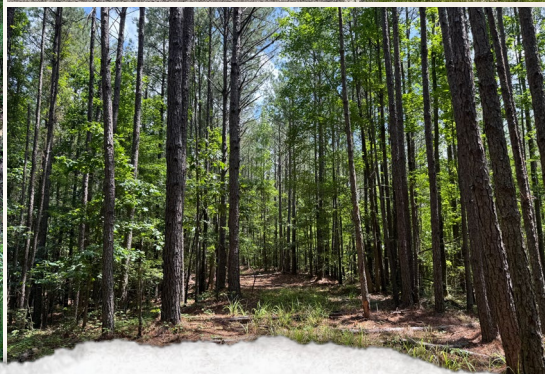
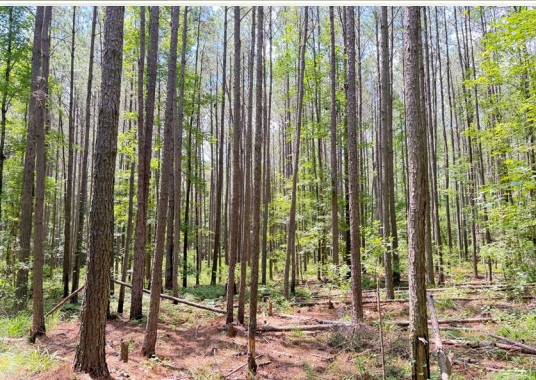
16,000+ Followers

Information is believed to be accurate but not guaranteed.



137± ACRES

ATTALA COUNTY, MISSISSIPPI



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER


C: 601-506-5058

O: 769-888-2522

[adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

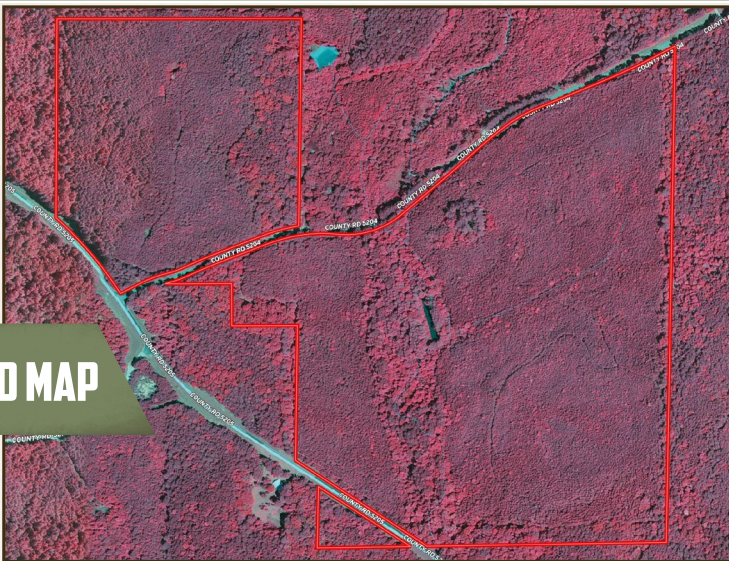
 16,000+ Followers

Information is believed to be accurate but not guaranteed.

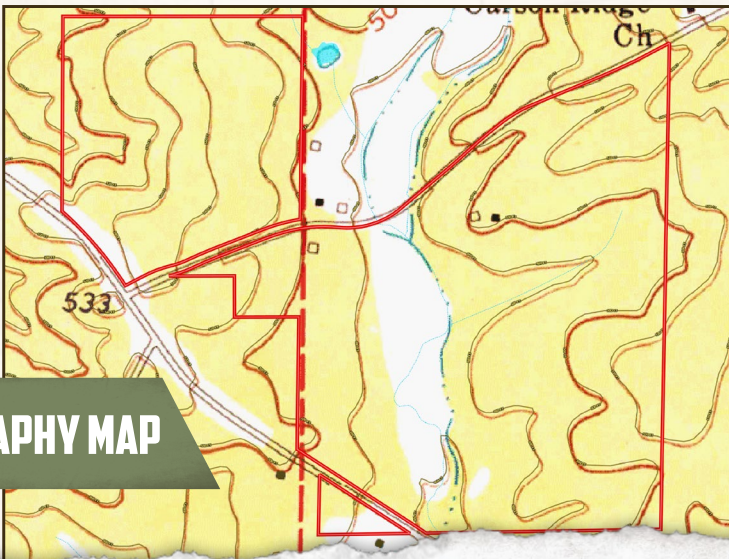


137± ACRES

ATTALA COUNTY, MISSISSIPPI



INFRARED MAP



TOPOGRAPHY MAP



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER


C: 601-506-5058

O: 769-888-2522

[adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

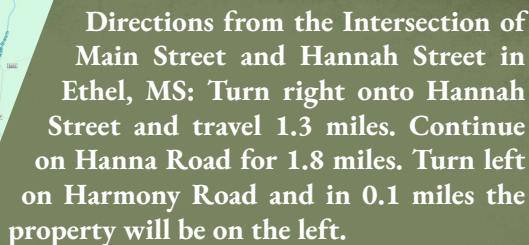
[smalltownproperties.com](http://smalltownproperties.com)

 16,000+ Followers

Information is believed to be accurate but not guaranteed.



## ATTALA COUNTY, MISSISSIPPI



## LINK TO GOOGLE MAP DIRECTIONS



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



## ADAM HESTER, ALC

**ASSOCIATE BROKER**

**C: 601-506-5058**

**O: 769-888-2522**

**adam@smalltownproperties.com**

**4848 Main St. - Flora, MS 39071**

**smalltownproperties.com**

*Information is believed to be accurate but not guaranteed*

**f/16,000+ Followers**