

276.5± Acres in Attala County, MS
\$475,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

Office 769-888-2522

Property Profile

The Attala 276.5

Location:

- Attala County, MS
- Fronts Attala County Roads 4167 & 4227
- 8± Miles West of Kosciusko
- 65± Miles North of Madison

Coordinates:

- 33.084177,-89.687579

Property Information:

- 276.5± Acres
- 3 Bedroom, 1 Bathroom Camp
- Diverse Habitat and Terrain
- Loaded with Oak Trees
- Hill Ground, Bottomland and Thickets
- Atwood Creek and Apookta Creek Frontage

Property Use:

- Deer
- Turkey
- Hog
- Rabbit
- Squirrel

Tax Information:

- Parcel 1402-090-0002000: \$1,183.54 for 2021
- Parcel 1402-090-0002001: \$4.18 for 2021



MICHAEL OSWALT | PRINCIPAL BROKER
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P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

One of the most sought after features a property can offer is diversity, and that is exactly what you will find here. Located in Attala County, MS, this 276.5± acre tract packs a mighty punch! A 3 bedroom, 1 bathroom “deer camp special” with power and water can be used as-is, or with a little TLC, can be turned into a cozy little camp. There are a couple of old sheds that can be used for storage and a covered area for cleaning your deer.

The make-up of the property is what makes this place special. There are approximately 110 acres of hill ground, 80± acres of bottomland and 85± acres of grown-up pasture. The timber primarily consists of hardwoods, with pines scattered throughout various areas. **Oak trees are everywhere!** You will see hardwoods in the 20–25 year old range, mature hardwoods, and giant pines! A majority of the property can be seen from the established trails, and there are old trails can easily be reclaimed.



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The open timber and thickets, coupled with the terrain, make for outstanding wildlife habitat. There are areas for bedding, hardwood browsing, transition areas and multiple food plots. For a water source, the property is traversed by Atwood Creek, with Apookta Creek touching the northern boundary. If your main focus is hunting, you have the opportunity to chase after deer, turkey, squirrels, rabbits and hogs.

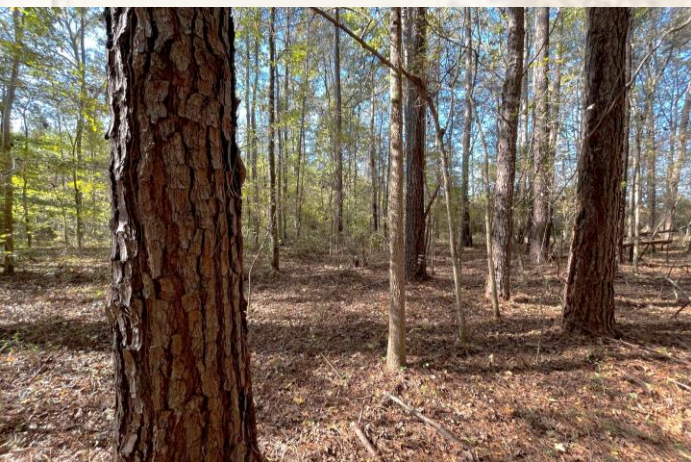
Whether you want a place to hunt, a spot to getaway and relax, or a future investment...this property may fit your needs as it checks many boxes and is ready for a new chapter! For additional information, call Adam Hester or Michael Oswalt today.



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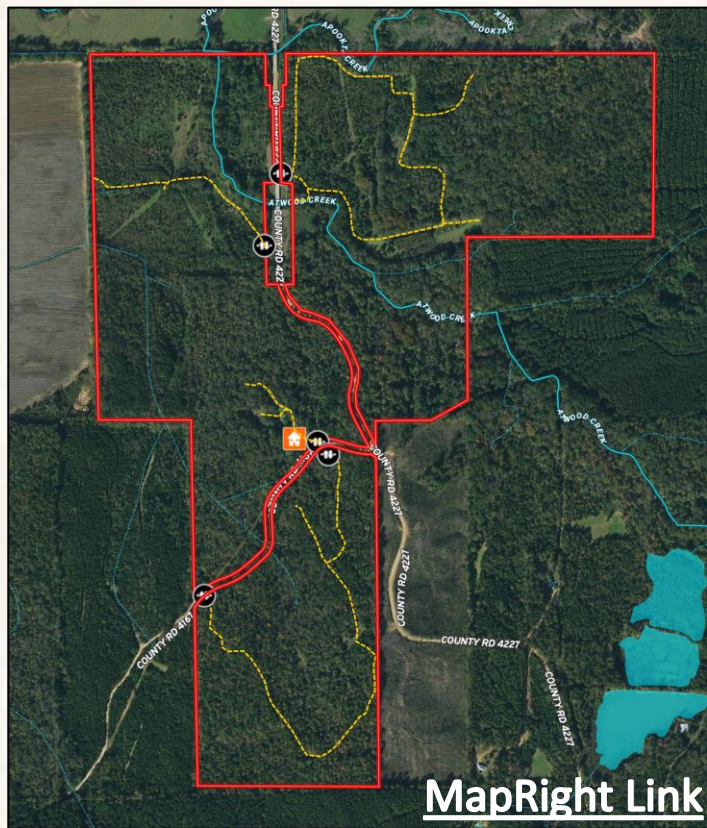
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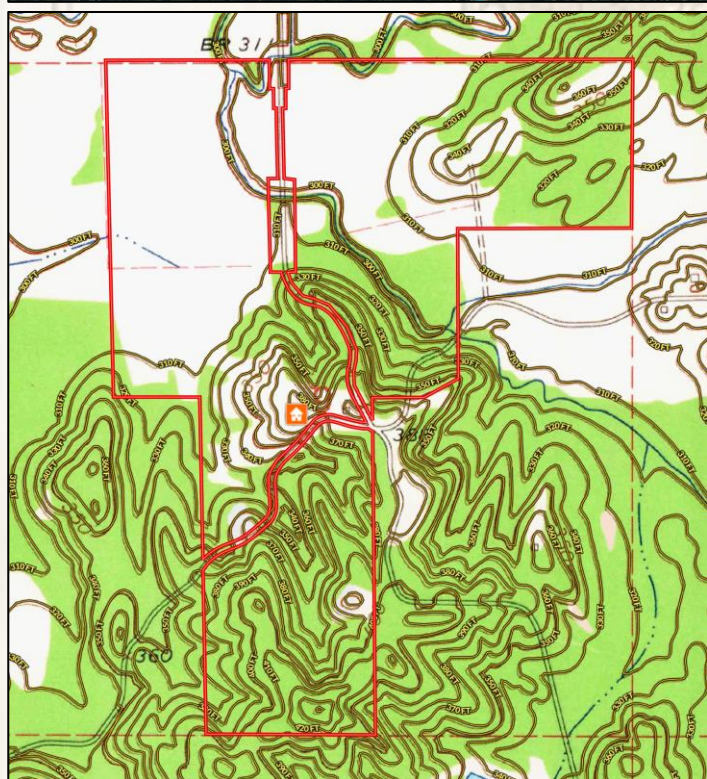


MapRight Link



Google Map Link

- Boundary Consists of 276.5± Acres
- County Road Frontage
- 8± Miles West of Kosciusko
- 65± Miles North of Madison



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