

106± Acres in Attala County, MS
\$370,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Attala 106

Location:

- Attala County, MS
- Fronts Attala County Road 4167
- 9± Miles West of Kosciusko
- 60± Miles North of Madison

Coordinates:

- 32.999552, -89.686125

Property Information:

- 106± Acres
- Pasture Ground
- Large Sale Barn and Outbuildings
- Frontage on Long Creek

Property Use:

- Livestock
- Deer
- Turkey
- Home Sites

Tax Information:

- Parcel 19020900001000: \$2,096 for 2022
- Part of Parcel 19021000005000: Approximately \$130



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ADAM HESTER

ASSOCIATE BROKER

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O: 769-888-2522

adam@smalltownproperties.com

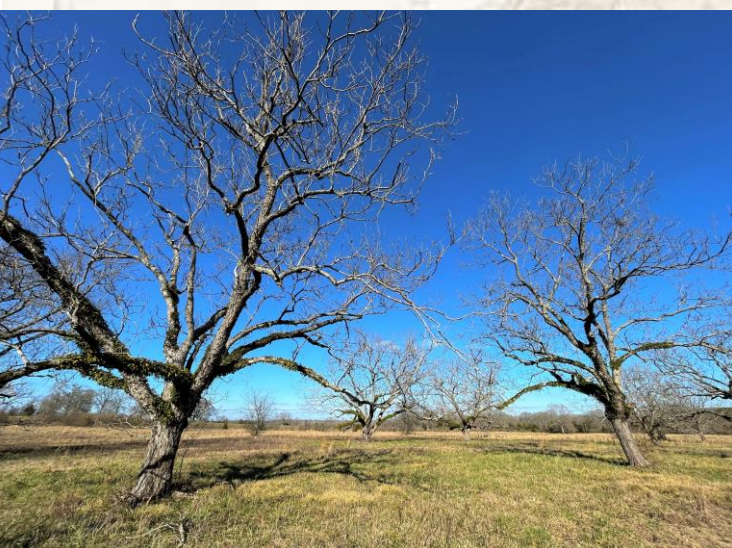
P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Have you been searching for pasture ground or a spot to build in the country? The Attala 106 is the place for you! Located in Attala County, MS, near the McAdams community, this property offers 106± acres with a weathered, two-story auction barn and additional outbuildings. There is an ample amount of paved road frontage on Attala County Road 4167, and a short 15-minute drive to Kosciusko.



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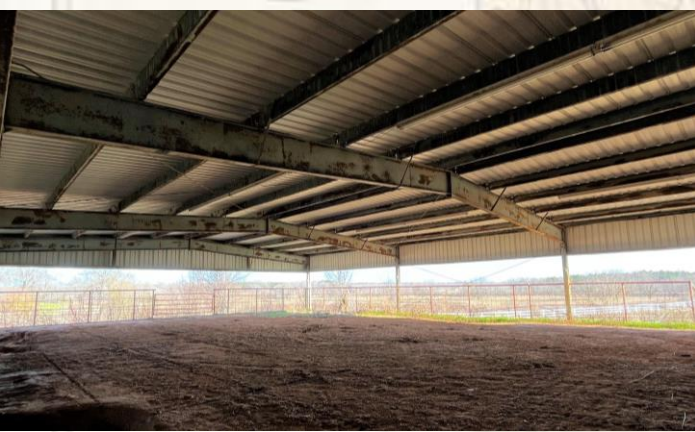
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The acreage is part of what used to be a Hereford farm known as the Circle L Ranch. The old sale barn and storage buildings sit right off the county road. The bones of the buildings are good and offer multiple possibilities going forward.

The pasture is ideal for livestock and hay production, but it also offers great house sites and recreational opportunities. Long Creek runs across the eastern corner, which can serve as a great water source for wildlife and livestock.



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For the recreational aspect, the property is in an area known for good deer and turkey hunting. There are portions along the creek that would be well suited for planting hardwoods and approximately 20 acres east of the creek that are secluded and could be turned into a hunting honey hole! If you have been looking for a place to put livestock, a spot to build your dream home or a weekend getaway, give the Attala 106 a look! Call Adam Hester today for more information.



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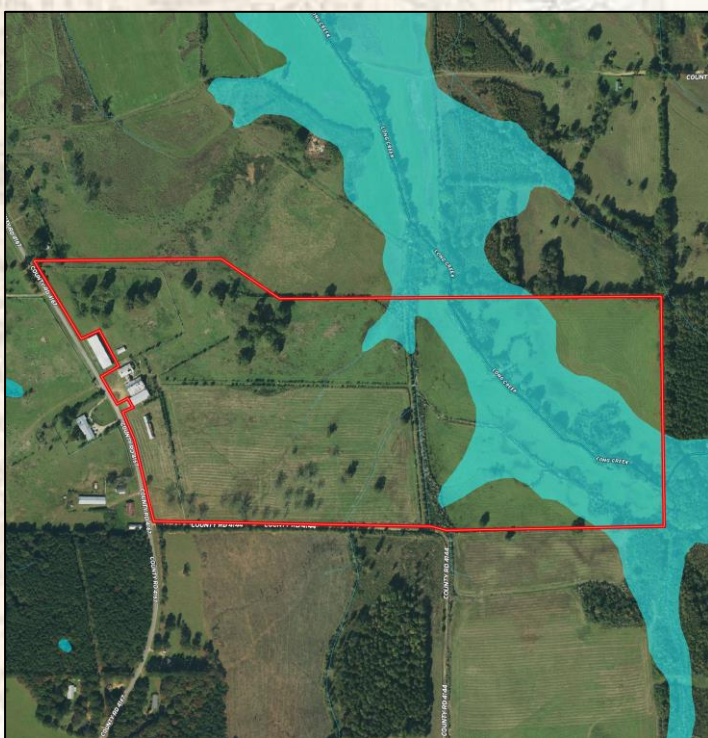
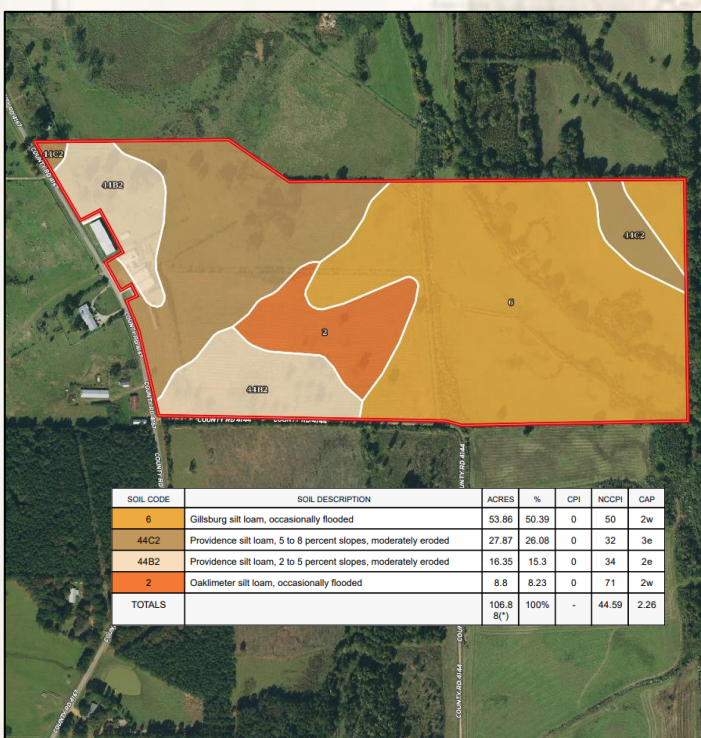
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Google Map Link

- Boundary Consists of 106± Acres
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