

21± Acres with a Home in Attala County, MS  
\$215,000



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE

Office 769-888-2522

# Property Profile

## Attala County Land and Home

### Location:

- Attala County, MS
- 14924 MS-35 N
- 4± Miles North of Kosciusko

### Coordinates:

- 33.120222, -89.617236

### Property Information:

- 1,828± Heated and Cooled SF Home
- 3,018± SF Under Roof
- 21± Total Acres
- Cypress Exterior Walls
- Attached 3 Car Bay Carport
- 2 Bedrooms-2 Full Bathrooms
- 8' x 39' Covered Front Porch
- 9' x 25' Covered Side Porch
- 8' x 17' Covered Back Porch
- Little Apookta Creek Frontage

### Additional Improvements:

- Old Livestock Barn
- 12' x 16' Storage Shed

### Property Use:

- Residence
- Hunting

### Tax Information:

- Parcel 0809-310-0002000: \$996.44 for 2022



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Information is believed to be accurate but not guaranteed.



If you have been looking for a move-in ready home with acreage, be sure to consider this 21± acre property in Attala County, MS. Situated approximately 4 miles north of Kosciusko, this cypress exterior home offers 1,828± SF of heated and cooled area with approximately 3,018 SF under roof. The home features two bedrooms, two bathrooms, a living room, sun room, mud room, and large bonus room. Custom cabinets in the kitchen provide tons of storage space along with the walk-in closets in each bedroom. Hardwood floors run throughout, while ceramic tile is in the kitchen and bathrooms. The interior was recently painted, and new switches and receptacles installed. Outside, enjoy the covered front, back, and side porches and the attached three bay carport.



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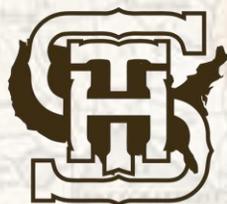
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Now for the best part...the land! It consists of approximately 21 acres, has ample frontage along Highway 35, and offers primarily hardwood timber with a small area of pasture. The entire eastern boundary is bordered by Little Apookta Creek which provides recreational enjoyment for the owners and a water source for wildlife. If you like to deer hunt, you can do so right off your back porch. The trail camera pictures show the hunting potential this place has to offer! Want livestock, a small area of pasture is partially fenced and an old barn with good bones is in place. With a little TLC, this can be a great feature! For your ATV/UTV, lawnmower, tools, etc., there is a 12' x 16' enclosed shed right behind the home.



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The property is located in the Kosciusko School District. Although you are in the county, you are not too far off the grid with an easy drive into Kosciusko. Homes with acreage can be a rare find, so be sure to take a look at what this property has to offer.



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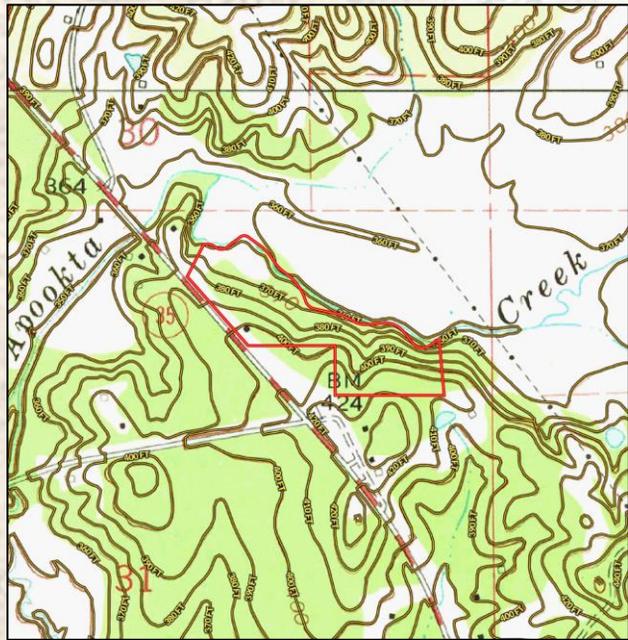
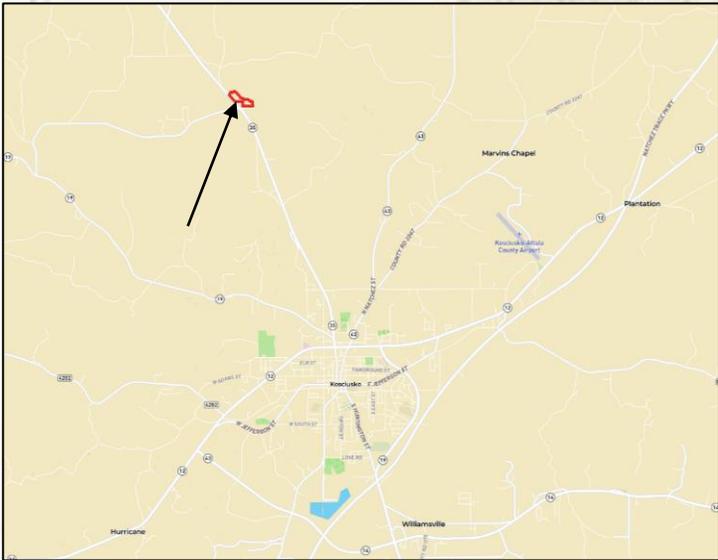
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[Land id Link](#)

[Google Map Link](#)



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