

**106± ACRES**  
**ATTALA COUNTY, MS**  
**\$353,000**



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

**OFFICE (769) 888-2522**

# THE ATTALA 106

## PROPERTY PROFILE

### LOCATION:

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

### COORDINATES:

- 32.999552, -89.686125

### PROPERTY INFORMATION:

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

### PROPERTY USE:

- Hunting
- Recreation
- Timber
- Camp Site

### TAX INFORMATION:

2023 - \$1,457  
1902-090-0001000



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**ADAM HESTER, ALC**

ASSOCIATE BROKER

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

4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE ATTALA 106

**HAVE YOU BEEN SEARCHING FOR PASTURE GROUND OR A SPOT TO BUILD ON 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.

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.



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# MORE ABOUT THE ATTALA 106

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.

If you are looking 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! Pasture tracts can be hard to find. If you are 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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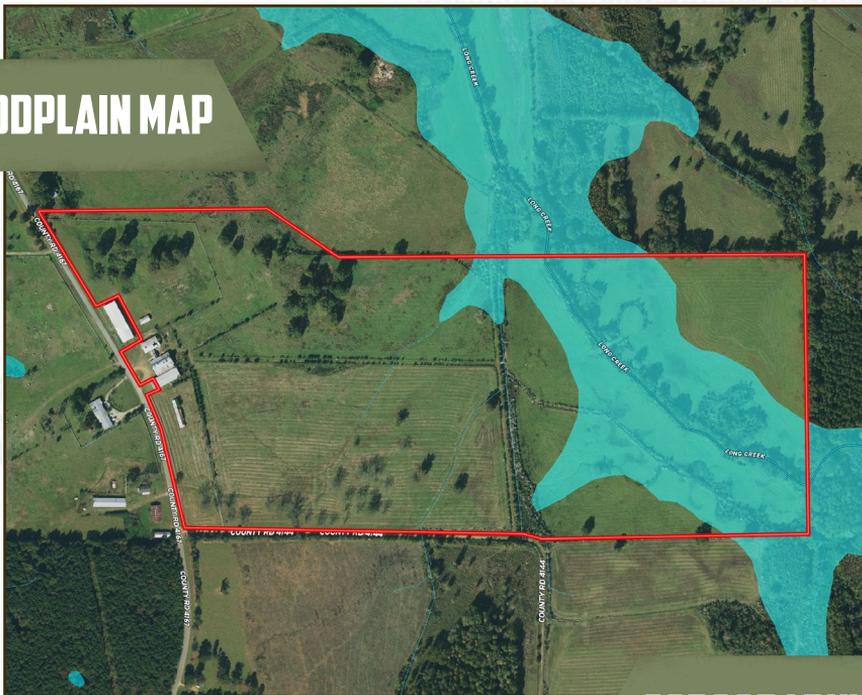
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## FLOODPLAIN MAP



## TOPOGRAPHY MAP



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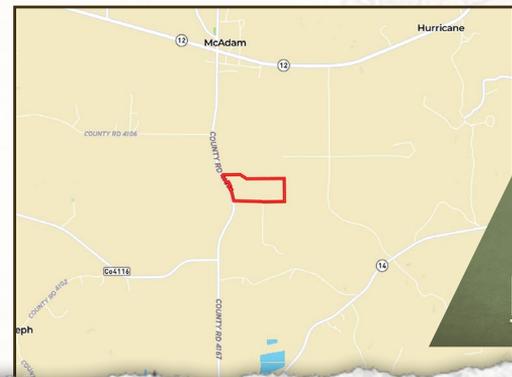
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land id. LINK



Directions From Kosciusko, MS:  
 From the intersection of MS-12 W  
 and MS-43 N, drive west on MS-12  
 W for 7 miles. Turn left onto Attala  
 County Road 4167 and in 1.6 miles, the  
 property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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