

# 67± Acre Honey Hole Attala County, MS

# \$83,750



- Game Rich Environment
- Mature Hardwoods
- Cypress Sloughs
- Yockanookany River Frontage
- Internal Trail System
- Highway 19 Frontage
- Minutes from Kosciusko, MS
- 56 Miles from Madison, MS

Directions from Kosciusko, MS: From Wal-Mart, drive south on Highway 19 for 1.5 miles. Turn right onto the ramp for the Natchez Trace, then an immediate left for the drive to the property.



*call me today!*

**ADAM HESTER**, REALTOR®

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell



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Information is believed to be accurate but not guaranteed.



Looking for an affordable, game rich property...Look no more!! This 67± acre awesome tract is located just outside the city limits of Kosciusko, in Attala County, MS. You can enjoy a morning or evening hunt, then be eating in Kosciusko in a matter of minutes. The property primarily consists of mature hardwoods (estimated value of \$25,000) and cypress sloughs with frontage along the Yockanookany River. Upon inspection, you will see deer sign, hog and turkey tracks and wood ducks busting out of the sloughs. There are areas of open canopy and portions that are very thick which is ideal for wildlife bedding.

During the dry times, enjoy hunting over acorn trees or along the sloughs and creek beds. When the river is out, travel the internal trail system by boat and target ducks. In the spring and summer, fish and explore the Yockanookany River! The property offers frontage on Highway 19 and adjoins the Natchez Trace Parkway.

This is your typical river front property! There will be times when you can travel the entire tract by foot and other times when it is only accessible by boat. For more information, call Adam Hester today!



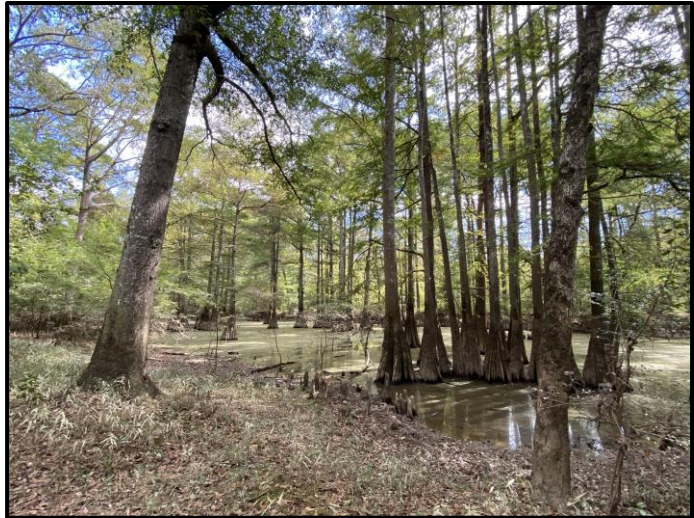
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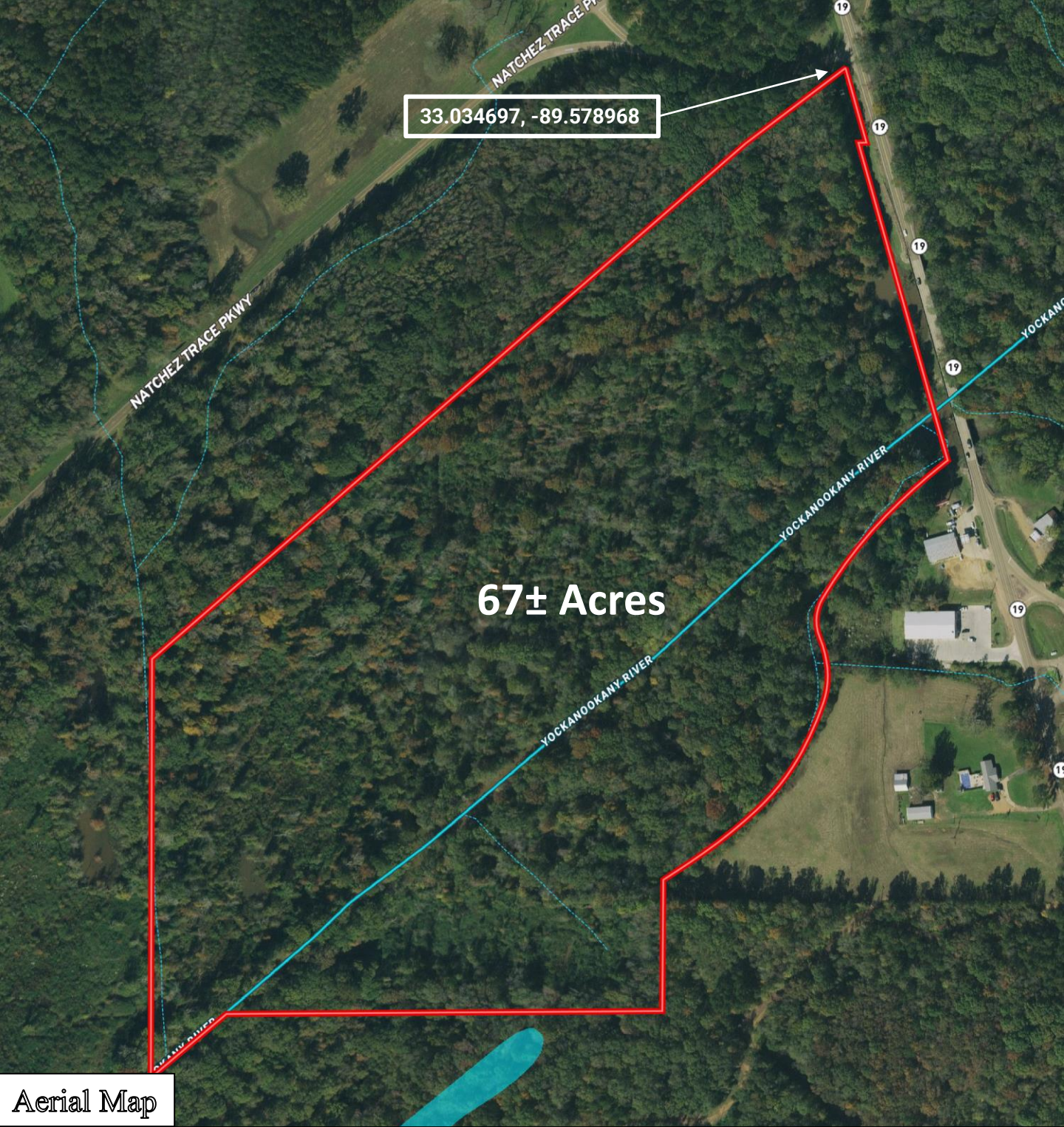
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33.034697, -89.578968

67± Acres

NATCHEZ TRACE PKWY

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YOCKANOOKANY RIVER

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19

19

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Aerial Map



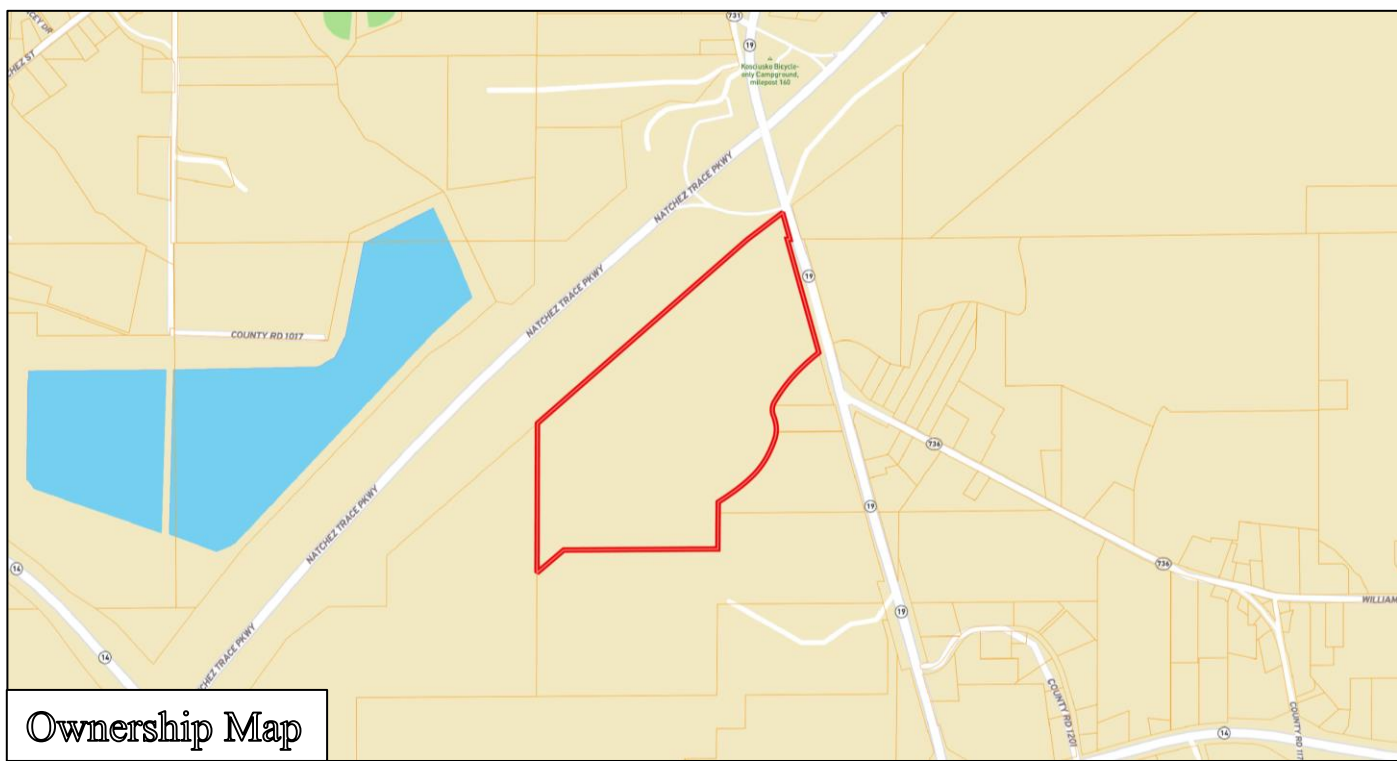
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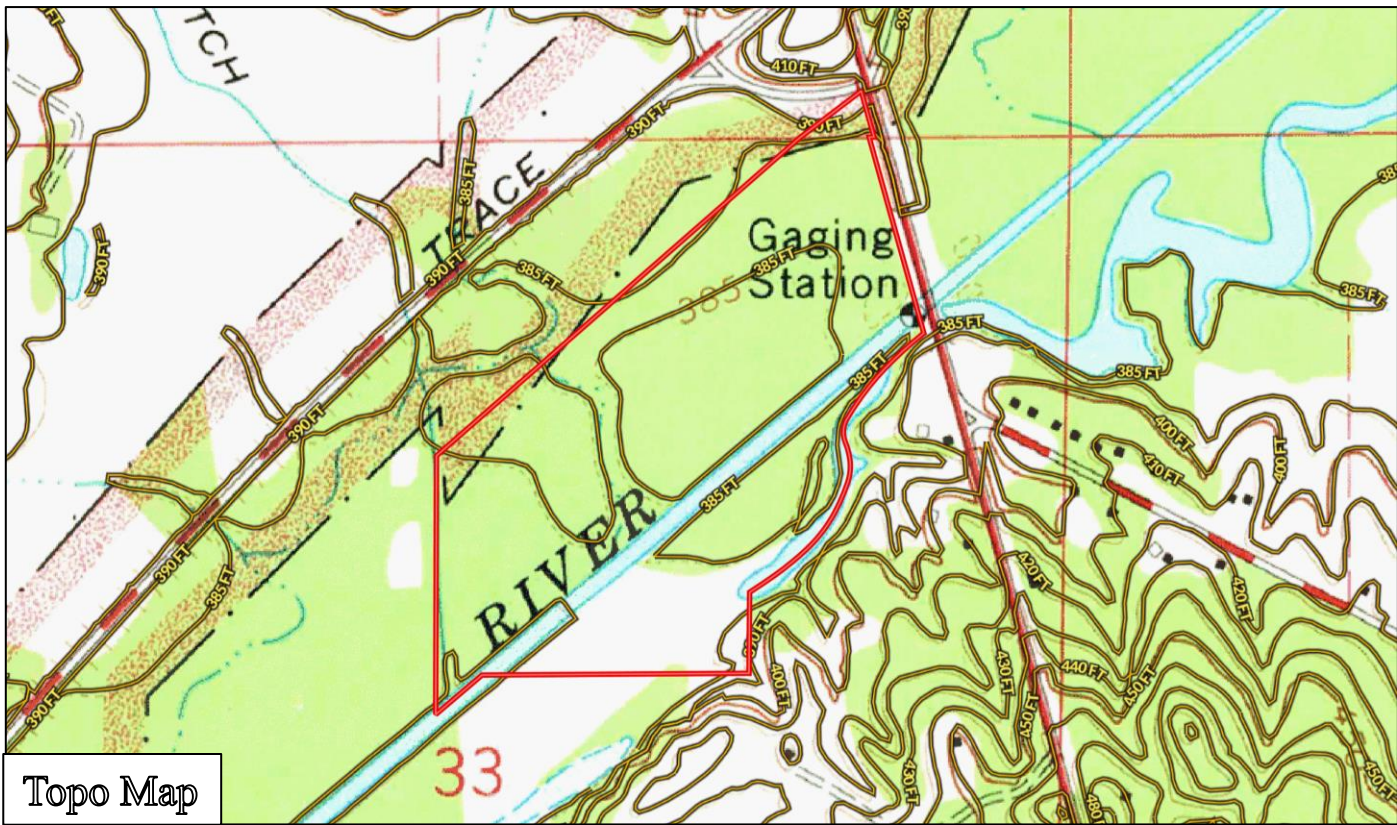
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Ownership Map



Topo Map



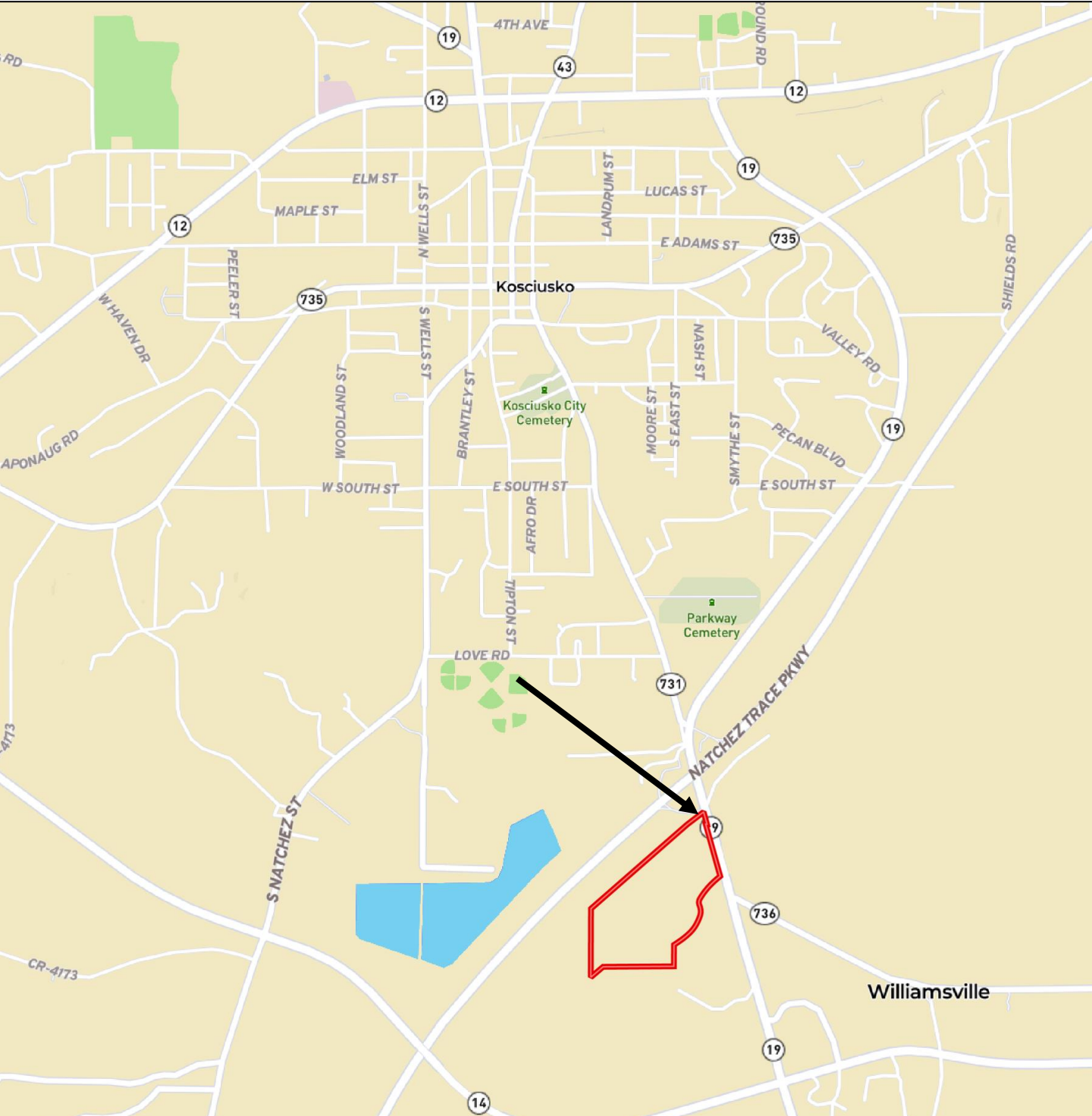
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