

# Homesite on 14.82 Surveyed Acres Attala County, MS

# \$51,870



- 14.82 Surveyed Acres
- Located Near French Camp, MS
- Paved Road Frontage
- Great Home Site
- Power and Water Available
- 25 Minutes from Kosciusko, MS



Directions from French Camp, MS: From the intersection of HWY 413 and the Natchez Trace Parkway, drive south on the Natchez Trace Parkway for 4.5 for miles. Turn left onto Attala County Road 3122 and in 1.3 miles, the property will be on your left.



*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.



Have you been searching for a place to build out in the country? Be sure to take a look at these 14.82 surveyed acres. Located between French Camp and McCool in Attala County, the property offers 5± acres of cut over, with the remaining acreage primarily consisting of 15± year old pine timber. This tract offers paved road frontage on Attala County Road 3122 and is just 1.2 miles off the Natchez Trace Parkway. Power and water are both available and there is an elevated spot near the road that would make a great house site. The property is approximately 4 ½ miles south of French Camp, 6 miles west of McCool, and 17 miles north of Kosciusko.

Small acreage tracts in this area don't come up often. For more information, call Adam Hester.



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14.82± Acres

33.229302, -89.421016

[Interactive Aerial Map](#)



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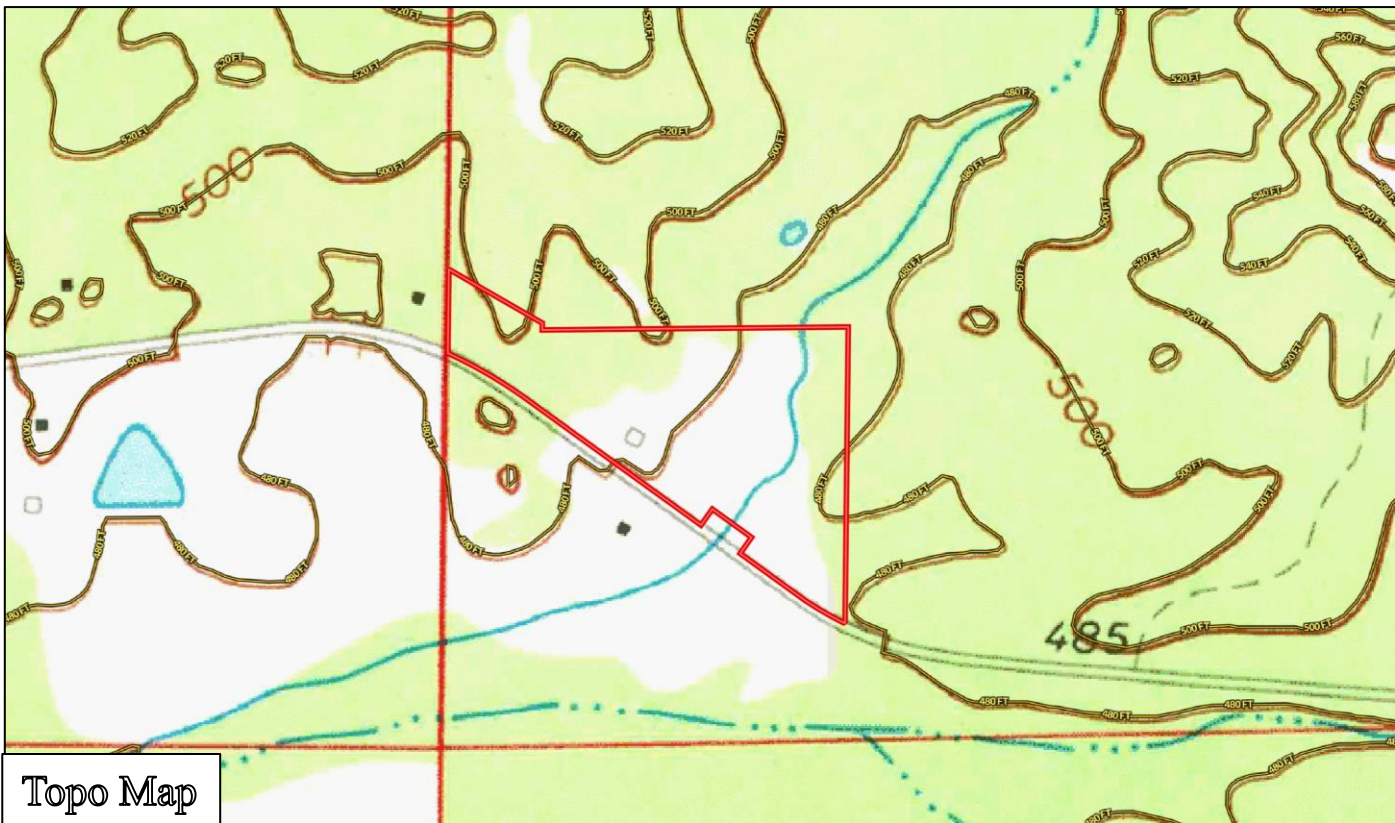
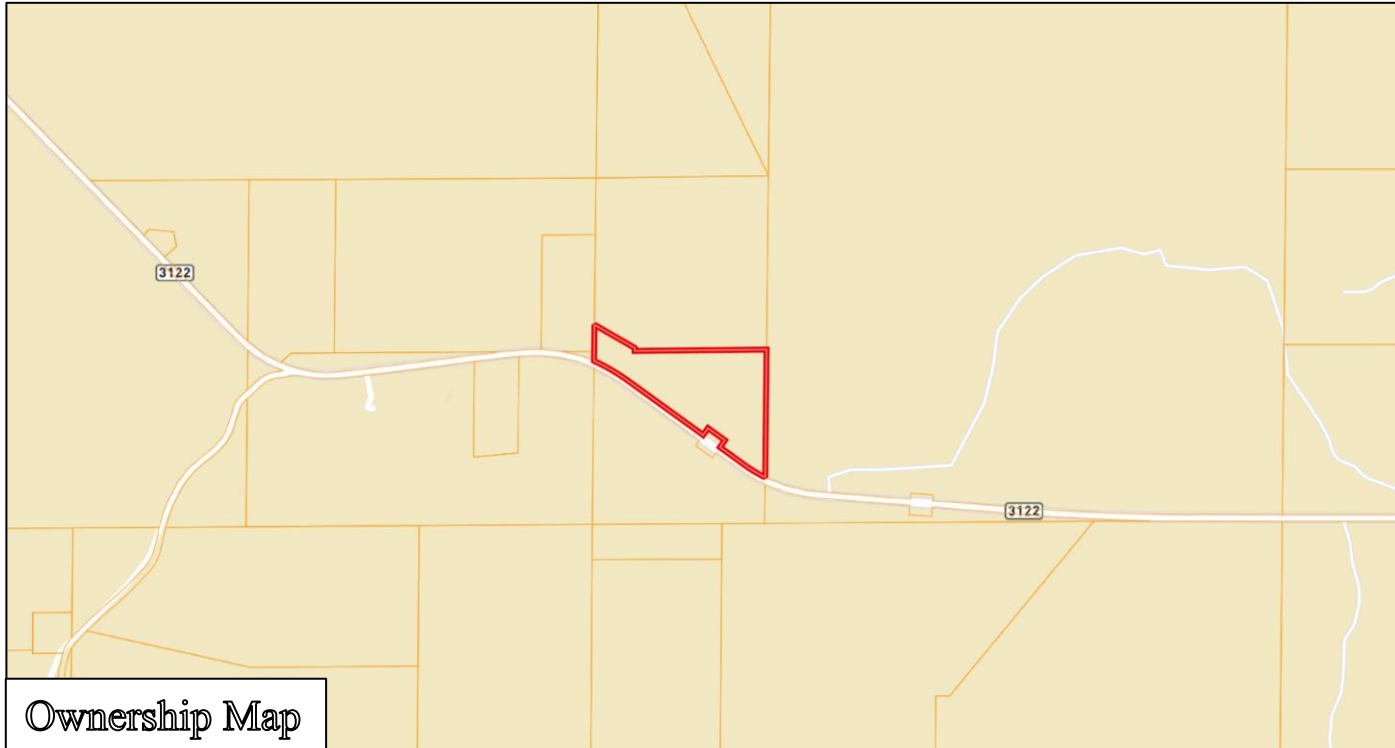
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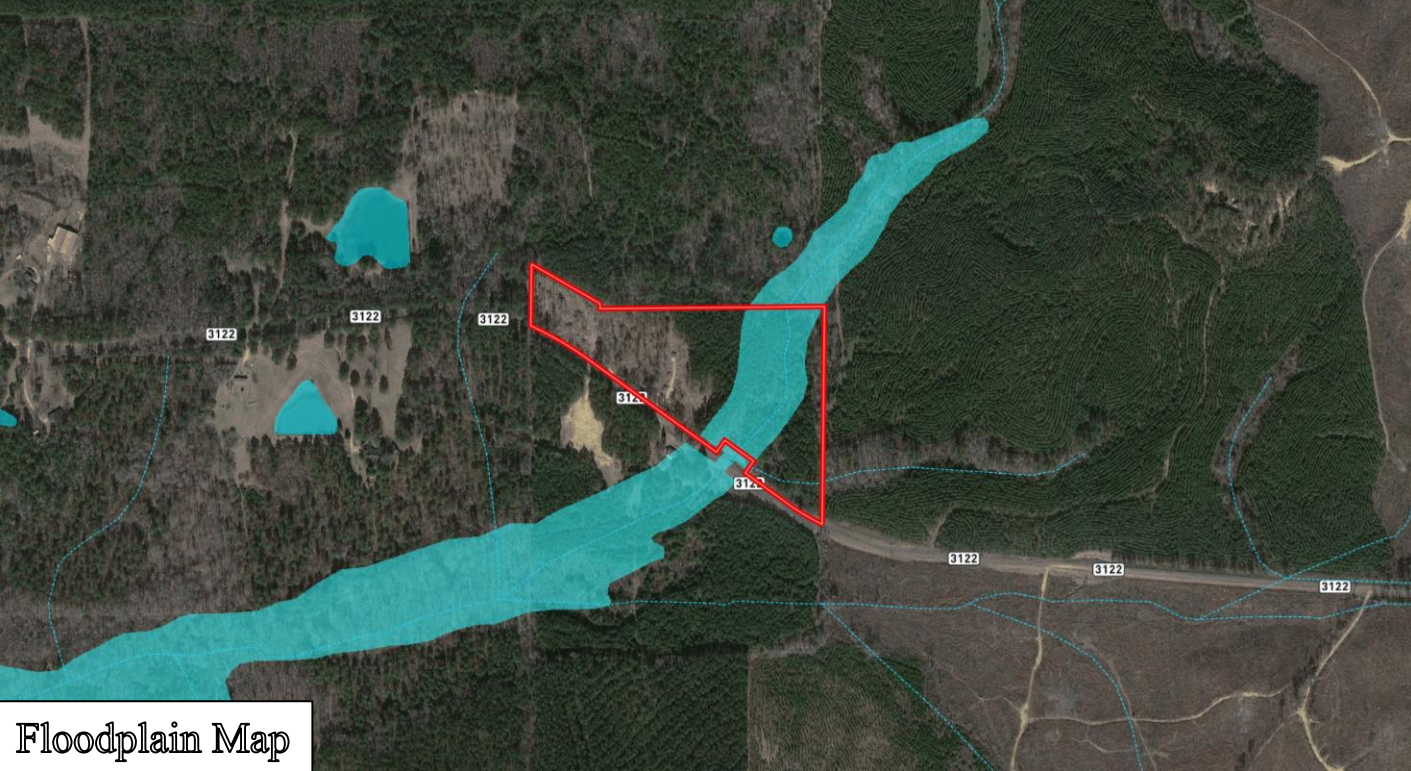
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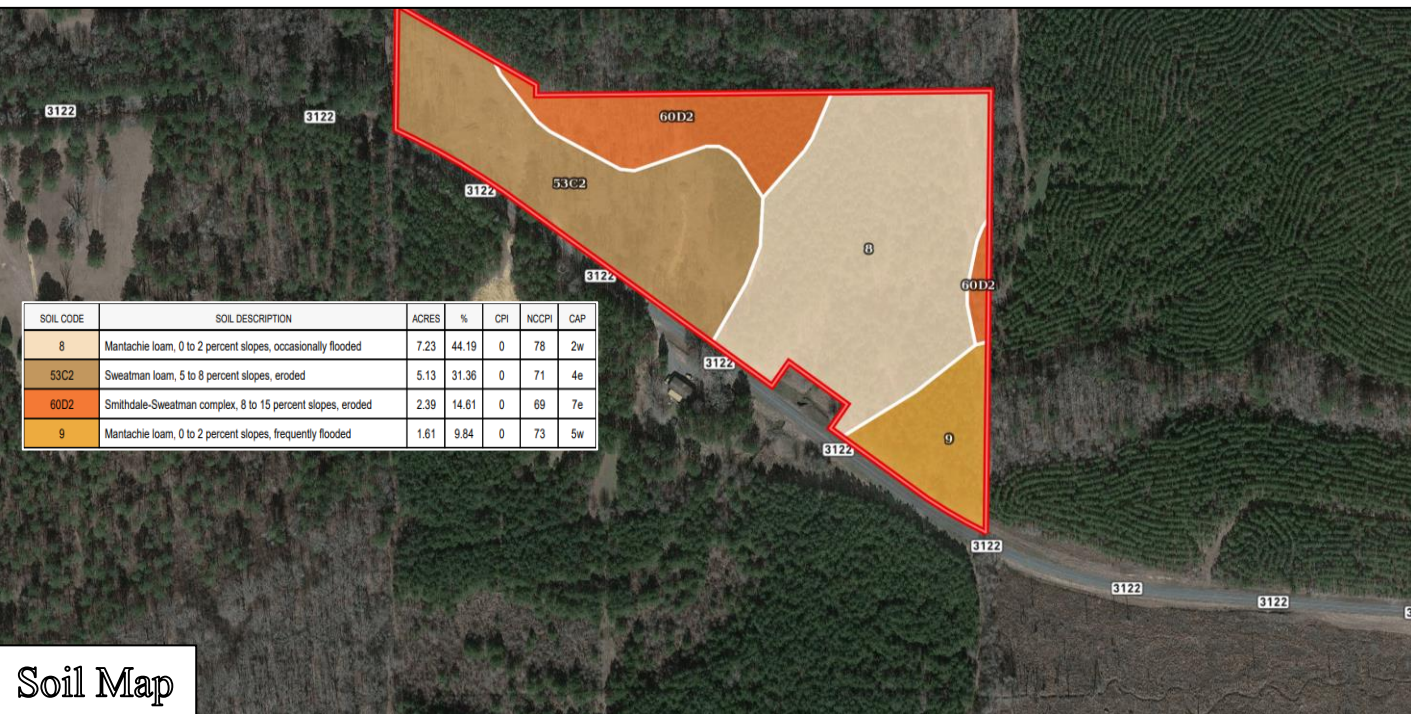
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Floodplain Map



Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	7.23	44.19	0	78	2w
53C2	Sweatman loam, 5 to 8 percent slopes, eroded	5.13	31.36	0	71	4e
60D2	Smithdale-Sweatman complex, 8 to 15 percent slopes, eroded	2.39	14.61	0	69	7e
9	Mantachie loam, 0 to 2 percent slopes, frequently flooded	1.61	9.84	0	73	5w



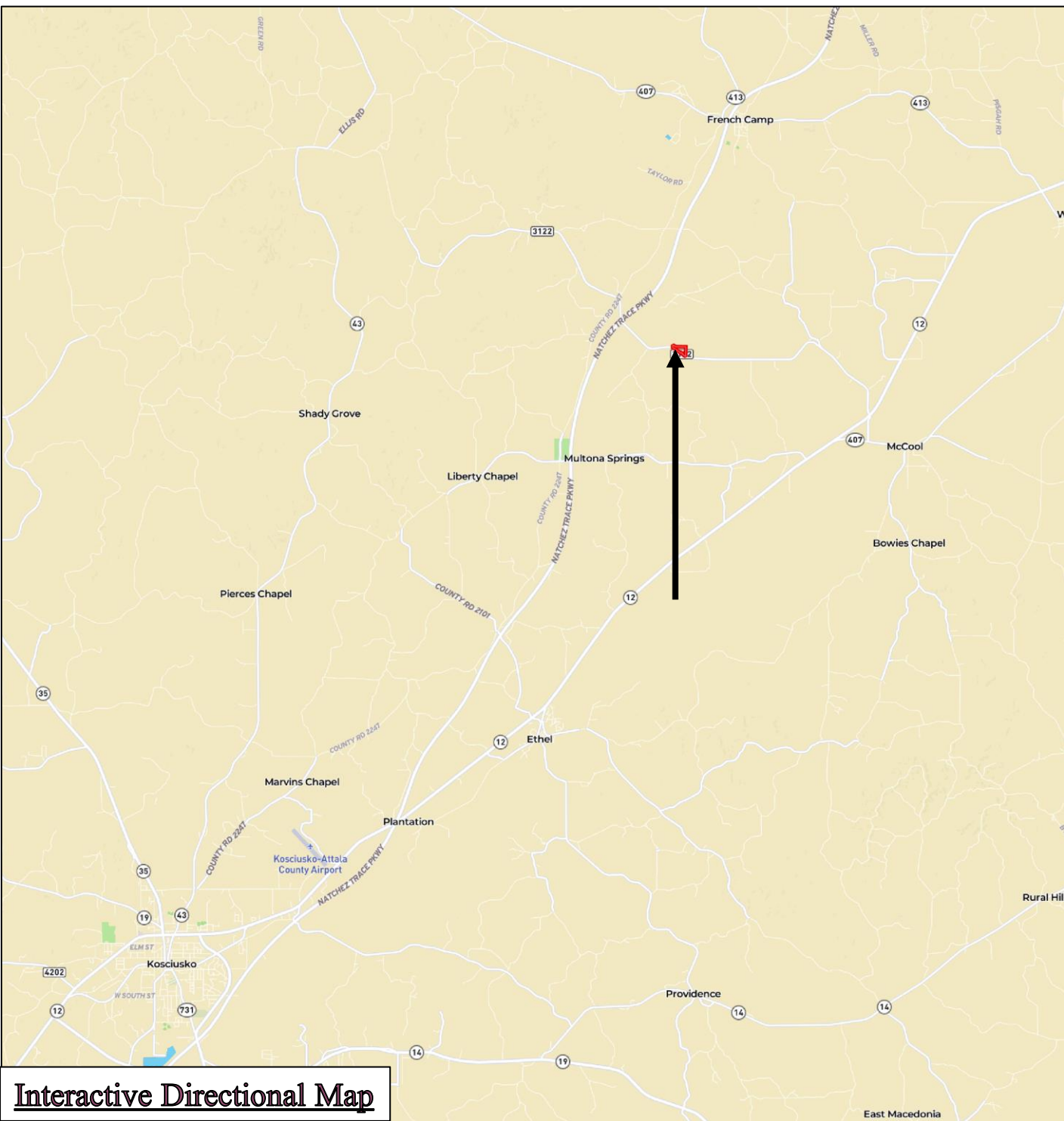
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### Interactive Directional Map

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