



# OUTDOORMAN'S PLAYGROUND

## 240± Acres in Attala County, MS



**\$1,675/ACRE**

**DIRECTIONS FROM ETHEL, MS AT THE NATCHEZ TRACE PARKWAY:** Travel southwest on Natchez Trace Parkway for 4.4 miles. Turn right onto Co Rd 3122 and travel for 6.3 miles. The property is located on the left.



*Call me today!*

**SAM SAMPLE, REALTOR®**  
Sam@TomSmithLand.com  
601.898.2772 **office** | 601.668.5697 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

LandReport  
2011-2022  
AMERICA'S  
**BEST**  
BROKERAGES



Welcome to your new recreational timberland investment in northern Attala County, MS! As you arrive on this 240+/- acre tract, you will quickly notice a secluded camp area after leaving the paved frontage road along County Road 3122 (all improvements will be removed prior to the sale). Water with French Camp Water Association and power with Entergy Mississippi Inc. are available. An internal road system is in place that will lead you to multiple wildlife plots with plenty of room for more hunting development. This timberland makeup includes 2009/2010 planted pine timber with multiple SMZ's (Streamside Management Zones) dissecting the property, with the SMZ's lining small tributaries to Zilpha Creek. This diversity creates excellent habitat for deer and turkey hunting. The property is just under five miles from the Natchez Trace Parkway and six miles southwest of French Camp. If you have been wanting a timber investment paired with good hunting potential, call Sam Sample for your private showing today!



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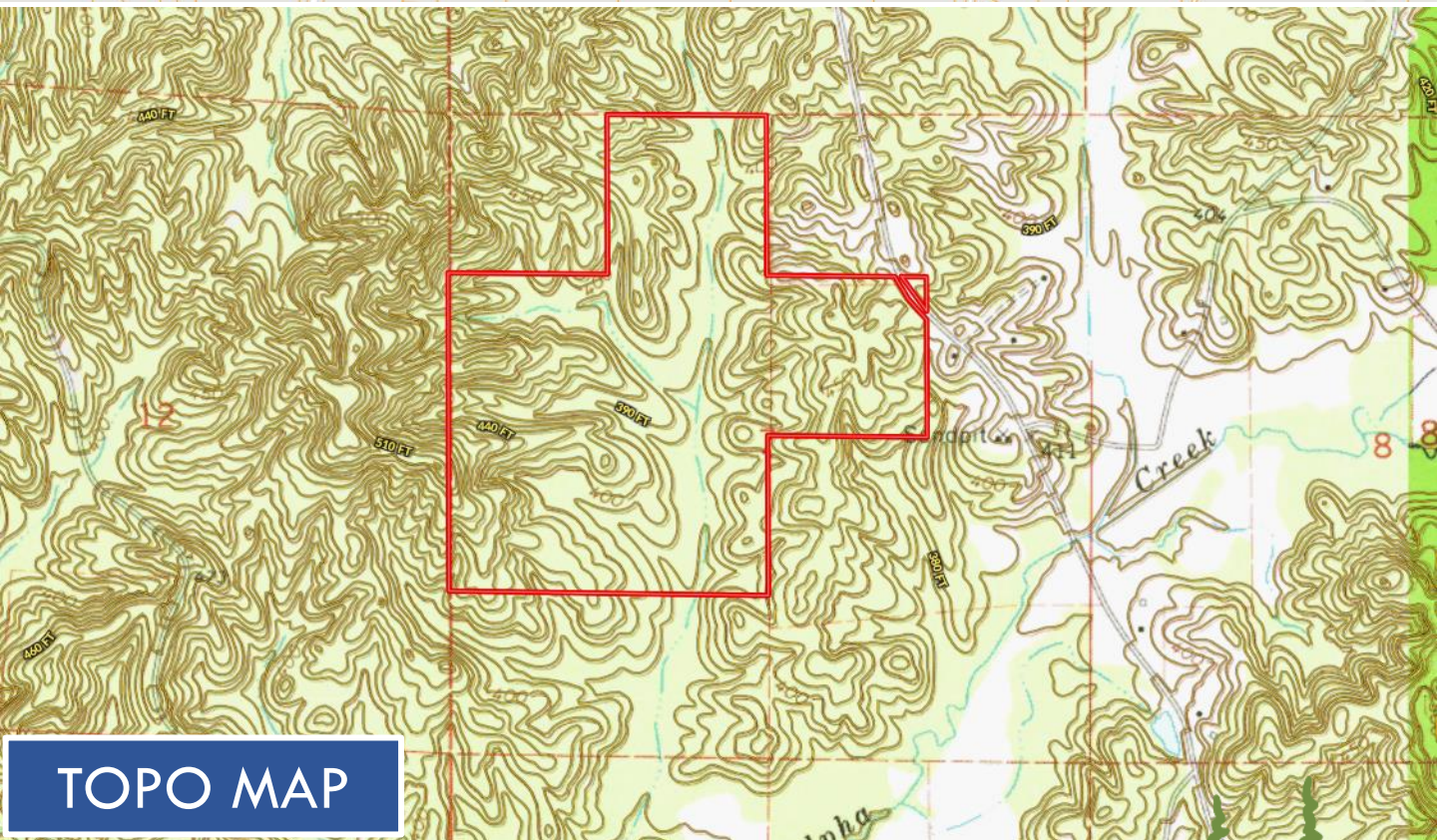
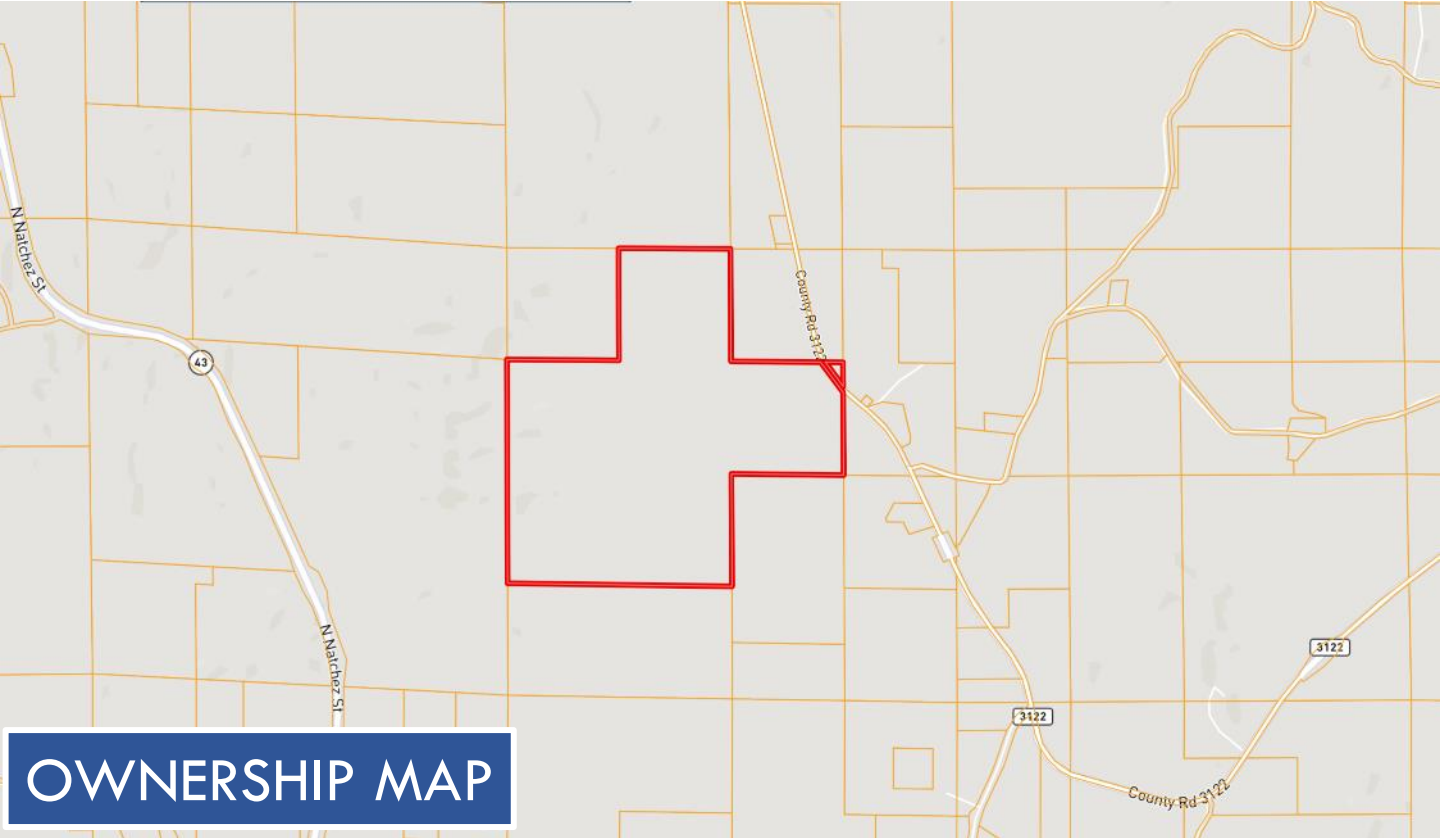
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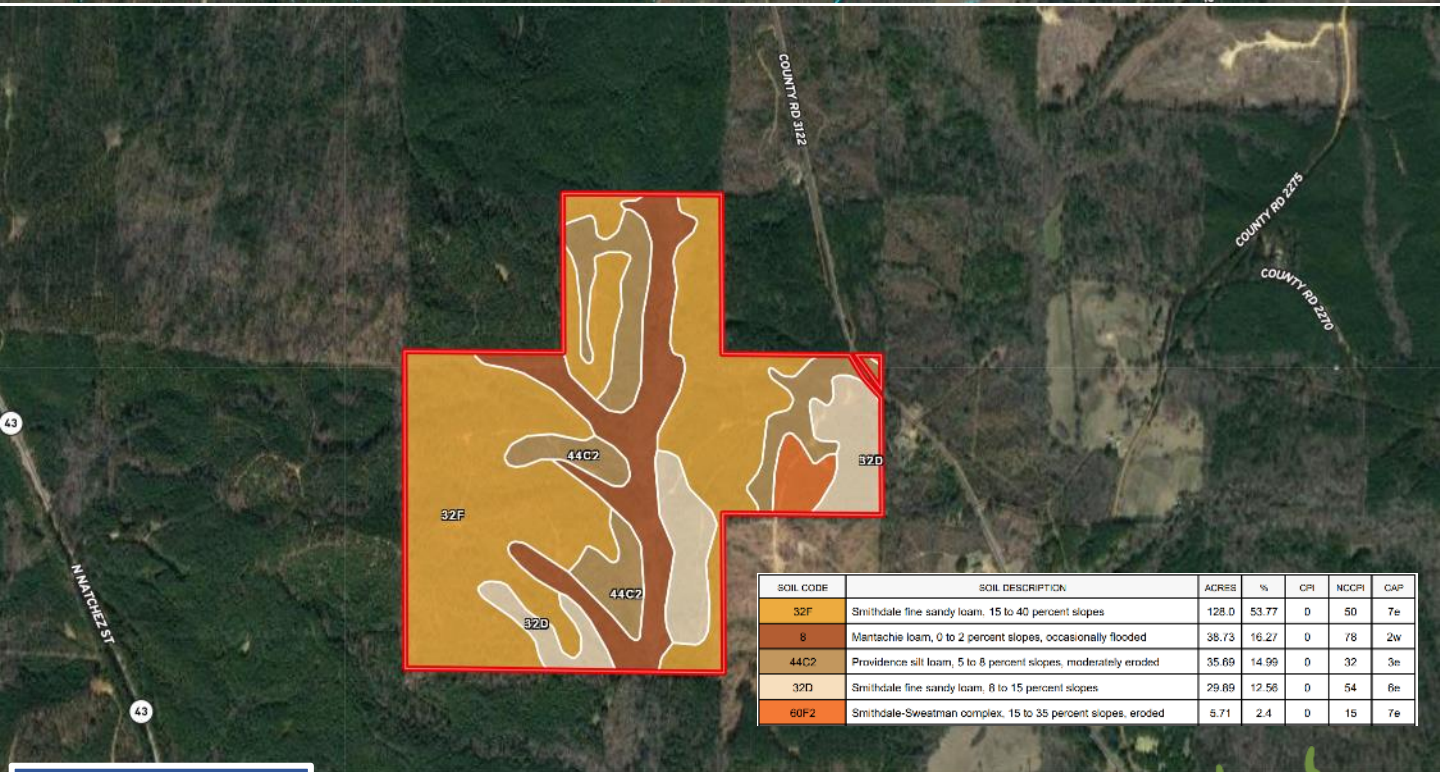
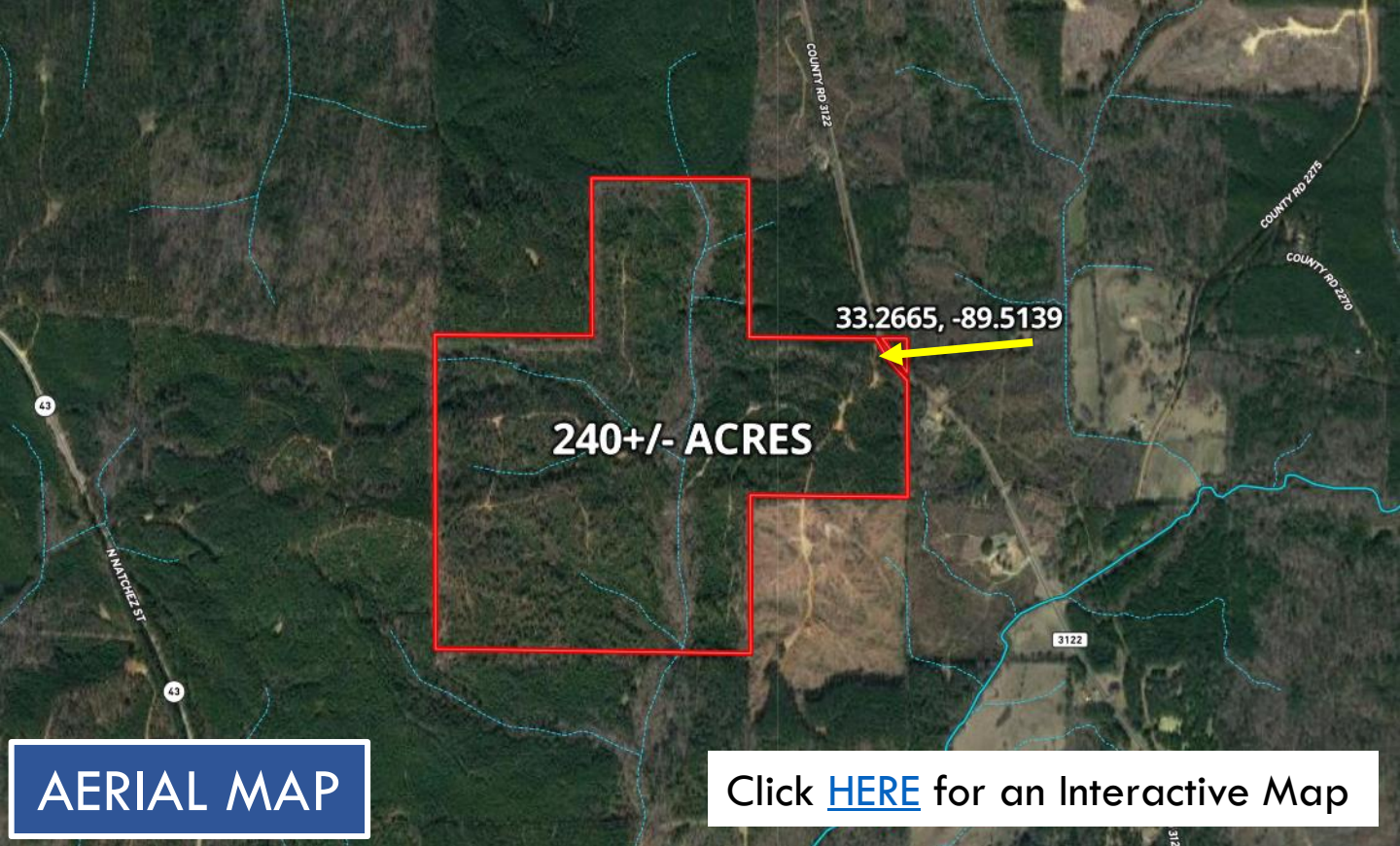
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**SOIL MAP**

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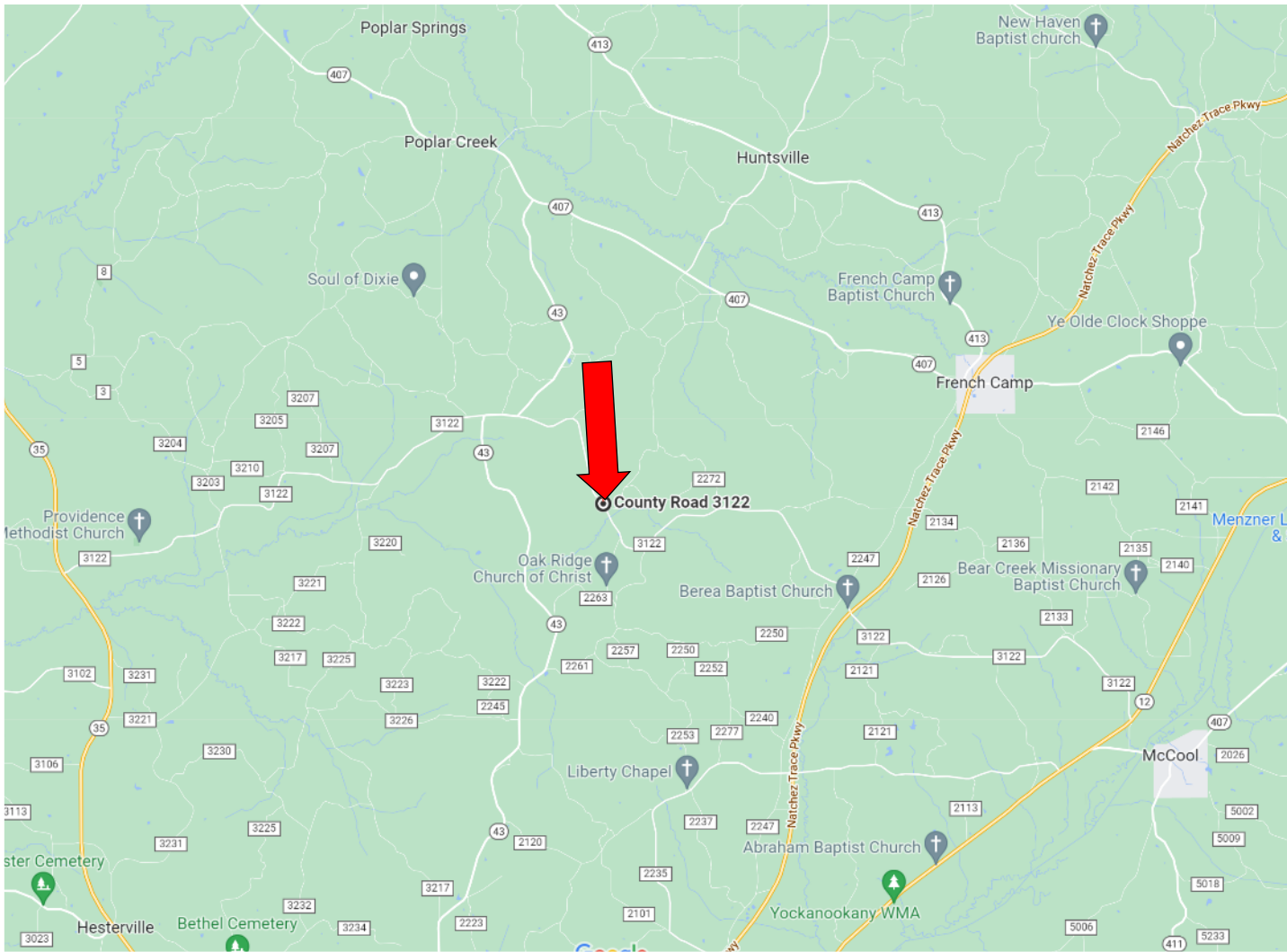
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# DIRECTIONAL MAP



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[GOOGLE MAP LINK](#)



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