

209± Acre Paradise: Pasture, Timber, Water Attala County, MS

\$549,500



- 110± Acres of Pasture
- 50± Acres of Hardwood Timber
- 6 Watering/Fishing Ponds
- Live Flowing Creek
- Perimeter and Cross-Fencing
- Potential Homesites
- Great for Livestock and Hunting
- 5.6 Miles North Of Kosciusko, MS

Directions from Kosciusko MS, MS: From the intersection Of Highway 12 and Highway 35 in Kosciusko, drive north on Highway 35 for 5.6 miles and the property entrance will be on your right.



ADAM HESTER, REALTOR®
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Call us today!



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Information is believed to be accurate but not guaranteed.





Have you been searching for a peaceful place out in the country? Look no further than this 209± acre tract in Attala County, MS. Located approximately 5 minutes north of Kosciusko off Highway 35, the property offers approximately 110± acres of pasture ground, 50± acres of hardwood timber, and six watering ponds. The remaining acreage consists of trails, fence rows, and Sugar Creek.

The pasture is fenced, crossed fenced, and is set up to move and rotate your livestock easily. To assist with your herd, there is a catch pen and cattle chute in place! The east side of the property has frontage on Attala County Road 3225. This portion offers rolling terrain with gorgeous hardwood timber. As you navigate down the terrain, you transition into Sugar Creek and the pasture. Sugar Creek is live running and traverses in a north/south direction along the eastern side of the property. This is a great recreational feature, as well as an additional water source for the wildlife. The timber on the west boundary consists more of flat bottomland, adding to the diversity of the property make-up.

There are multiple uses for this Attala County tract: potential home or campsites that offer seclusion, recreational opportunities to fish and chase after deer and turkey, or the turn-key availability to hold your livestock.

Properties with the combination of timber and pasture can be hard to find. Be sure to take a look at all this place has to offer! Power and water run along Highway 35. Call Adam Hester or Pete Prisock today for more details!



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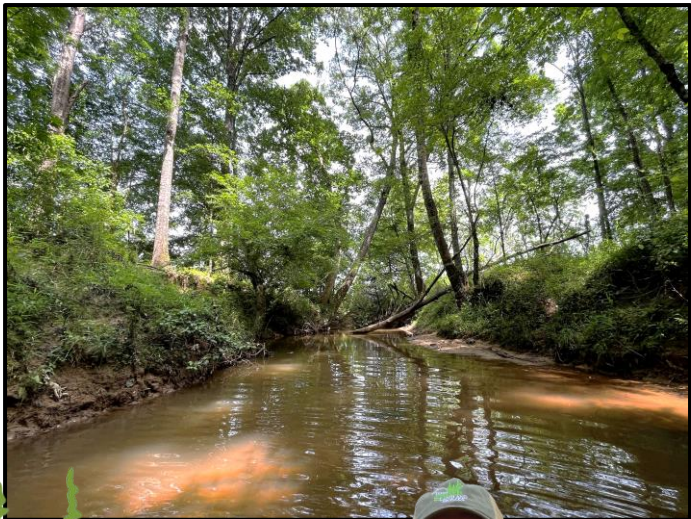


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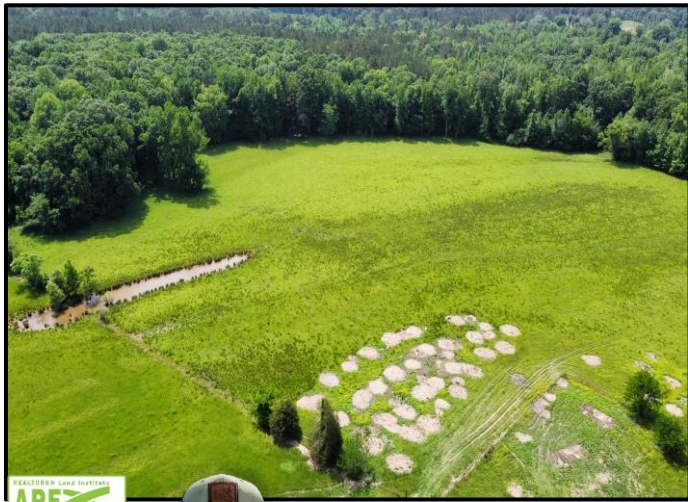


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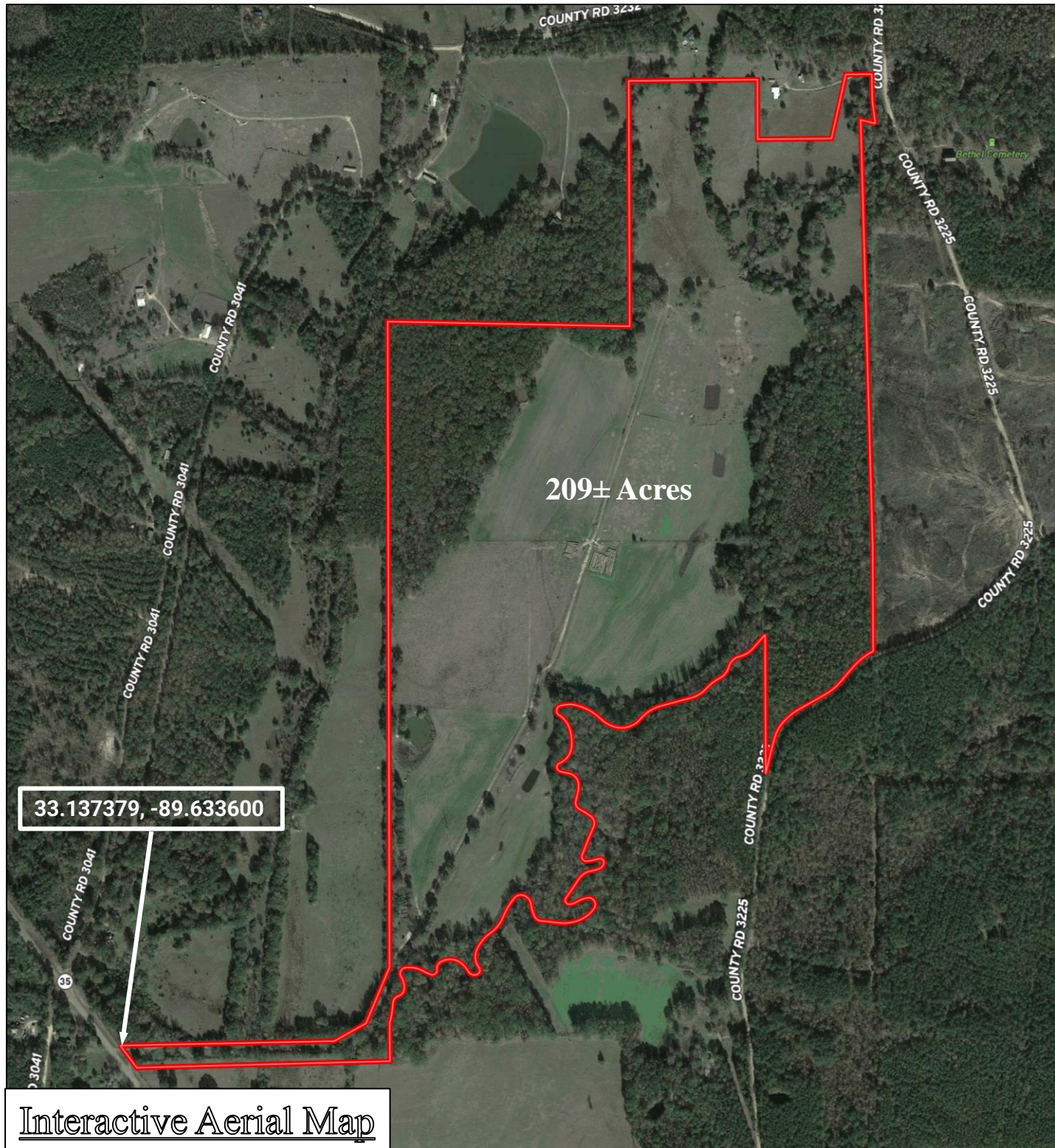


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33.137379, -89.633600

209± Acres

Interactive Aerial Map



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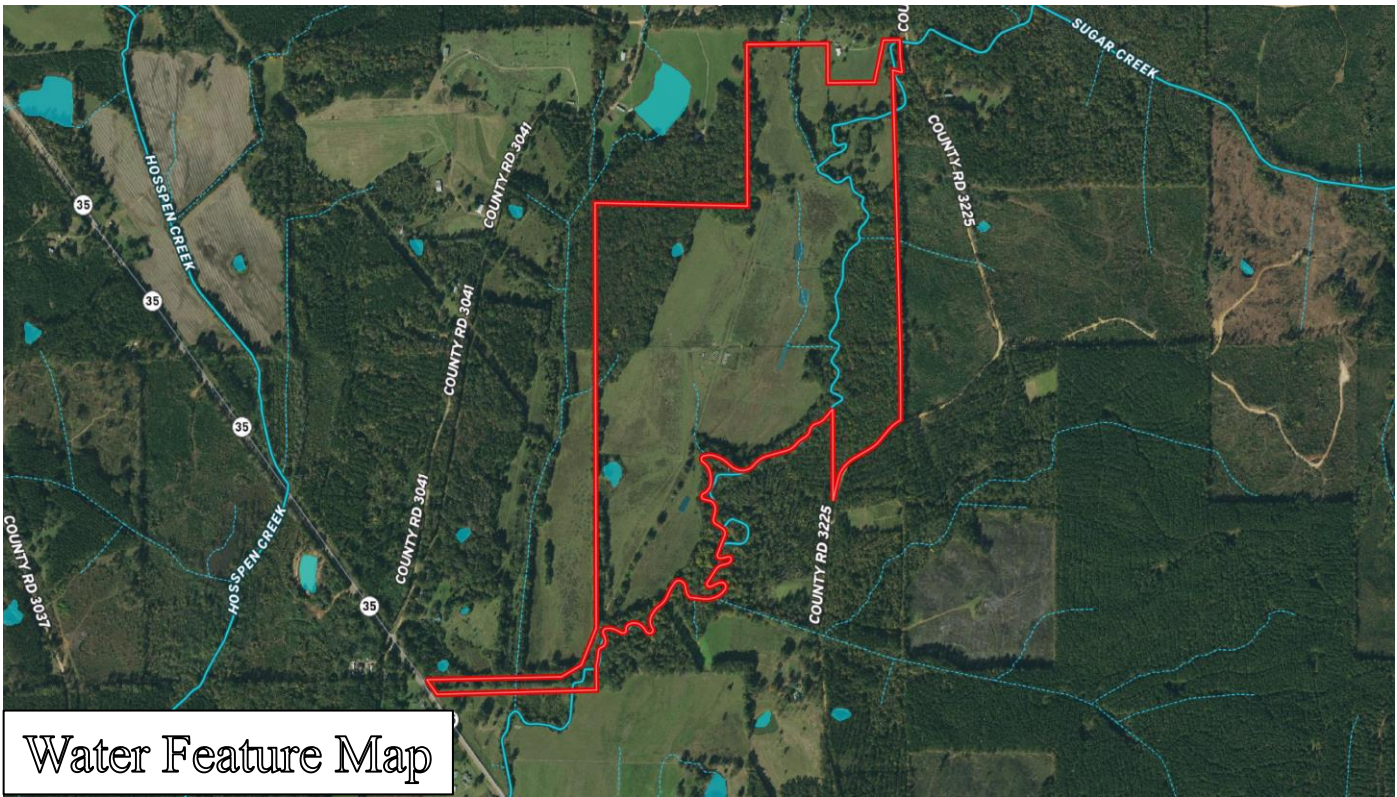
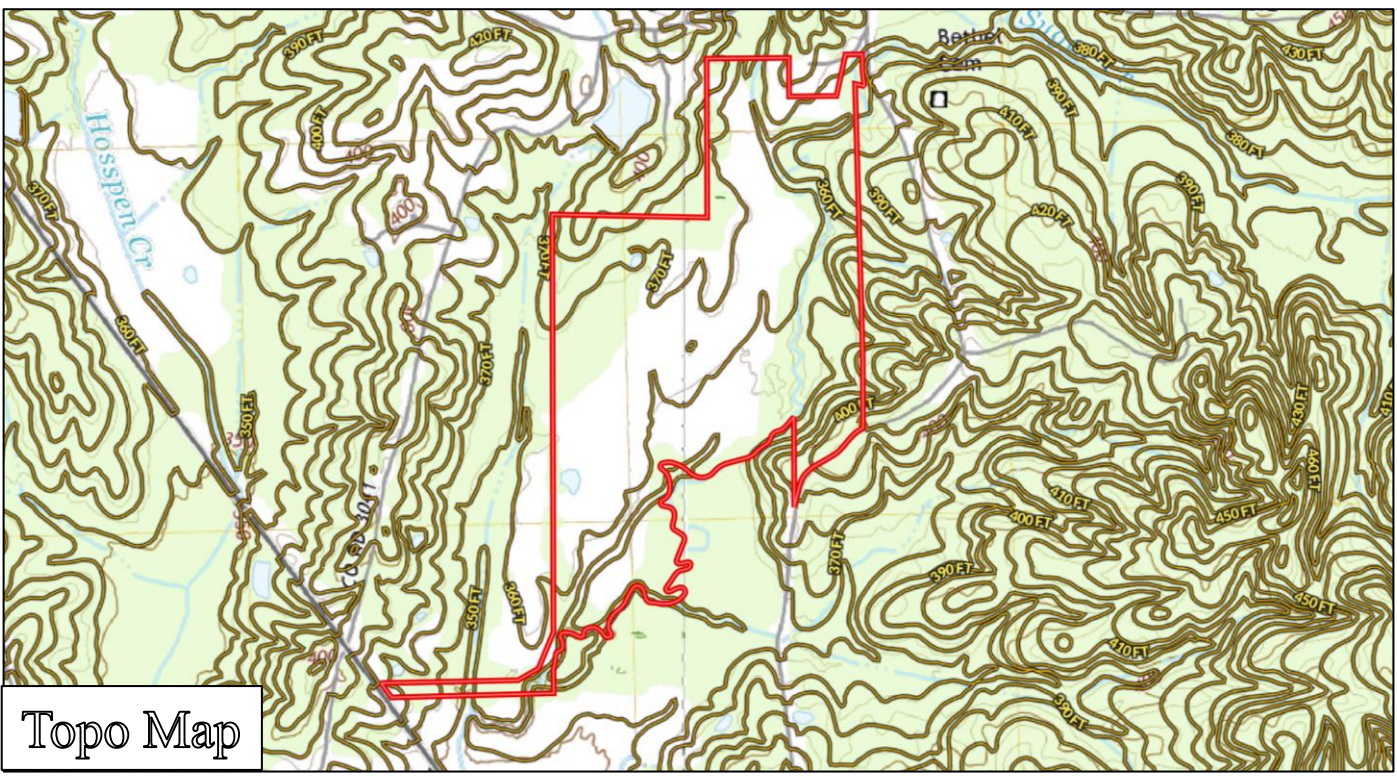


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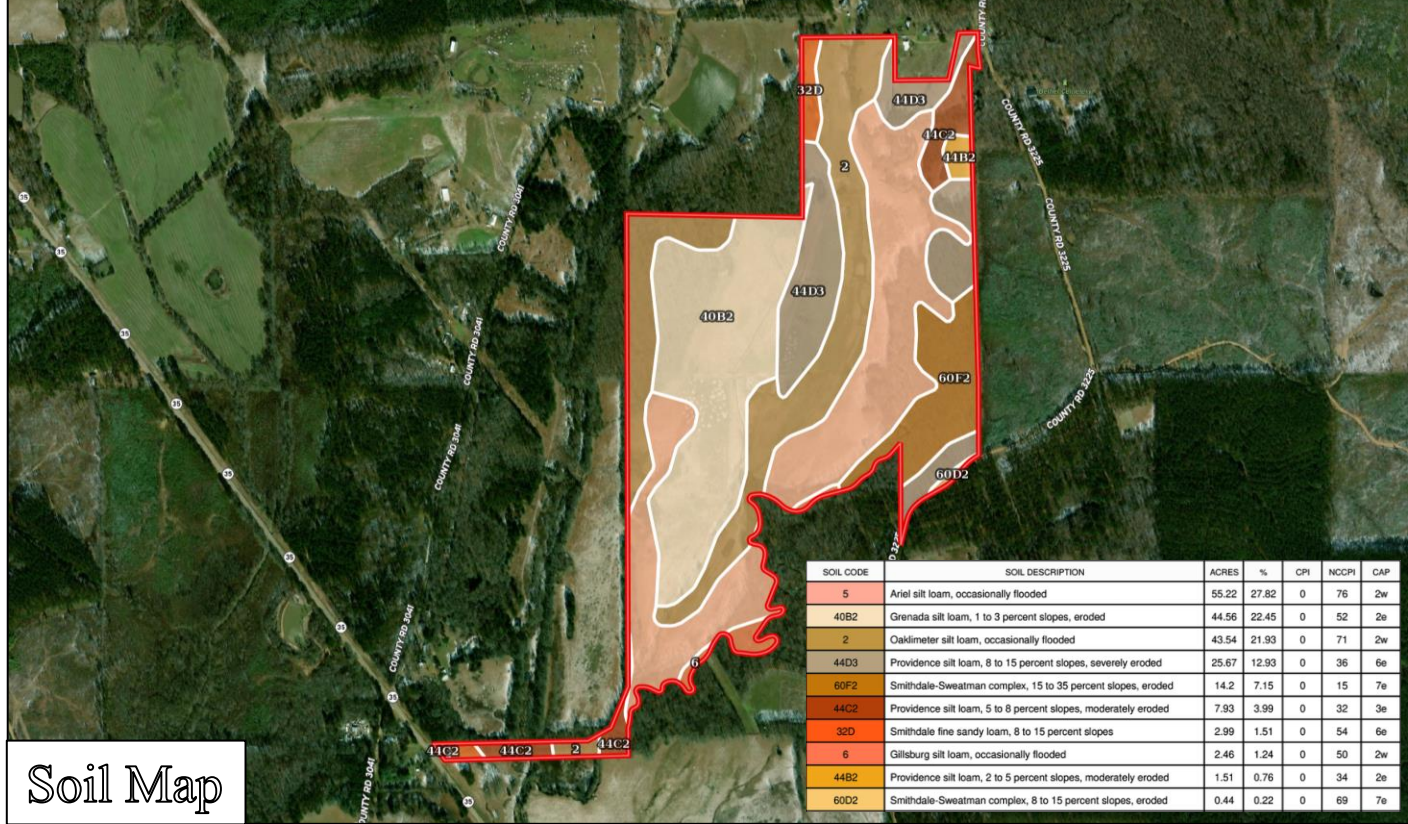


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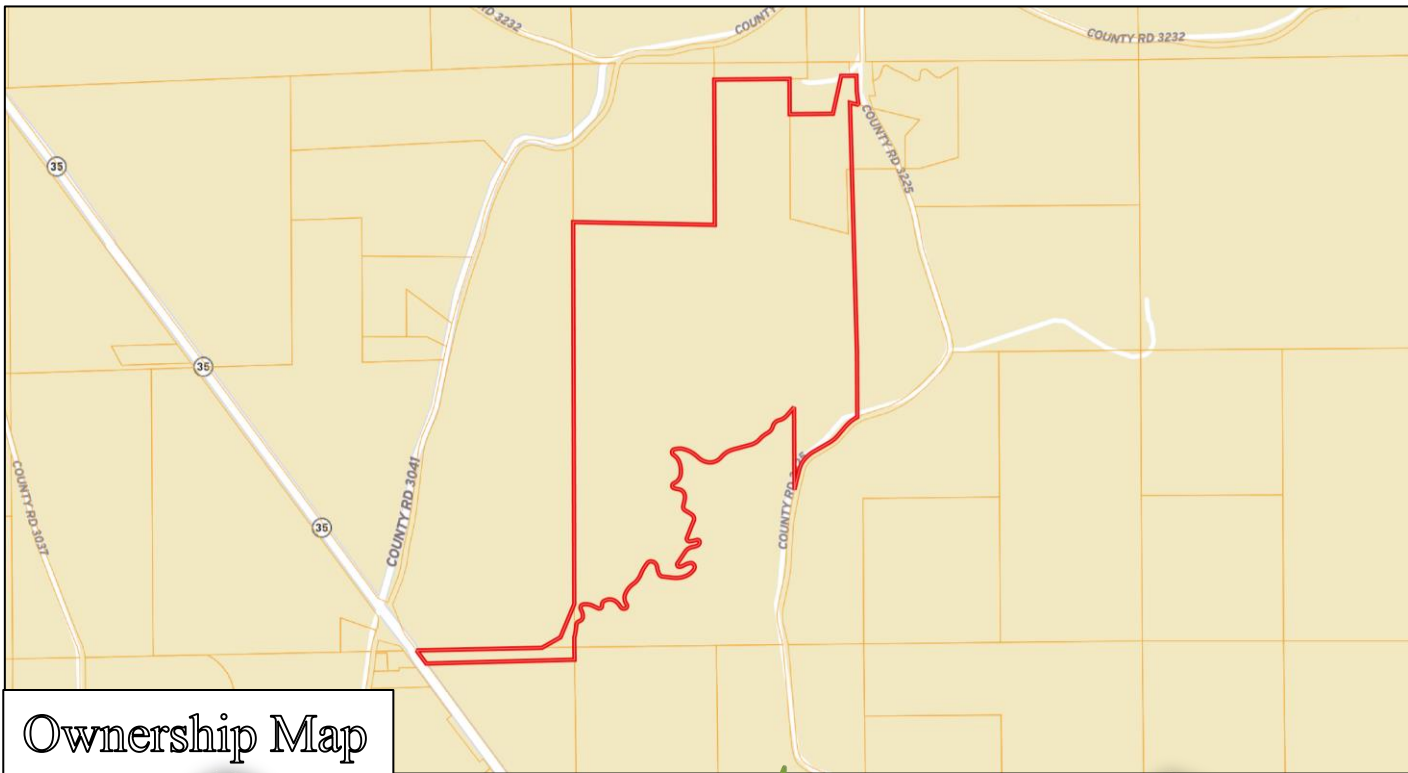
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Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5	Ariel silt loam, occasionally flooded	55.22	27.82	0	76	2w
40B2	Grenada silt loam, 1 to 3 percent slopes, eroded	44.56	22.45	0	52	2e
2	Oaklimer silt loam, occasionally flooded	43.54	21.93	0	71	2w
44D3	Providence silt loam, 8 to 15 percent slopes, severely eroded	25.67	12.93	0	36	6e
60F2	Smithdale-Sweetman complex, 15 to 35 percent slopes, eroded	14.2	7.15	0	15	7e
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	7.93	3.99	0	32	3e
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	2.99	1.51	0	54	6e
6	Gillsburg silt loam, occasionally flooded	2.46	1.24	0	50	2w
44B2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	1.51	0.76	0	34	2e
60D2	Smithdale-Sweetman complex, 8 to 15 percent slopes, eroded	0.44	0.22	0	69	7e



Ownership Map



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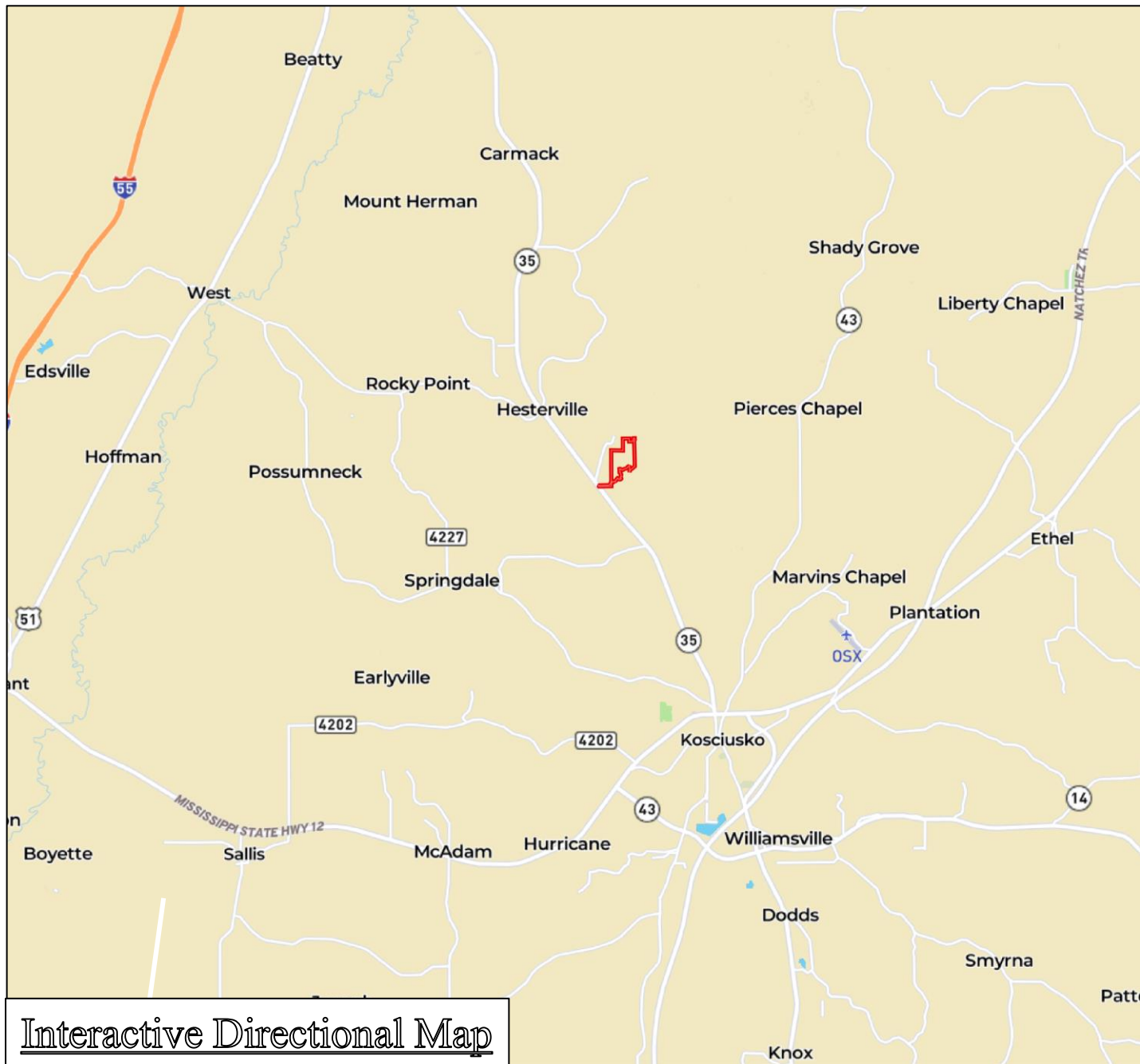
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Interactive Directional Map

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