

# BEAUTIFUL HOMESITE IN ATTALA COUNTY

80± Acres in Attala County, MS

**\$290,000**



This 80± acre property in Attala County is the perfect tract for you and your family. You will find many sites that would be great for building your dream home. There are 2 running creek systems on the property to give wildlife freshwater year-round, making this an exceptional hunting tract offering deer and turkey. This property consists of 5± acres of 35-year-old pecan orchards; the remainder of the property is made up of mixed pine and hardwoods, including 6± of CRP. There are established road systems throughout the property to make for easy access to the entire 80± acres. There is a 40ftx50ft barn with a hay loft on the property that would be great for storage. The property also offers a tractor shed for more storage as well. Utilities are available on the road. This tract is perfect for creating a home for you and future generations to come. Call Travis Smith today to schedule your private showing!

**DIRECTIONS FROM KOSCIUSKO, MS:** Head west on MS-12 W/MS-43 S starting at the Hwy 35 and Hwy 12 intersection. Turn right in 0.7 miles then continue 0.8 miles. Destination will be on the left.



*Call me today!*

**TRAVIS SMITH, REALTOR®**  
Travis@TomSmithLand.com  
601.898.2772 **office** | 601.600.0428 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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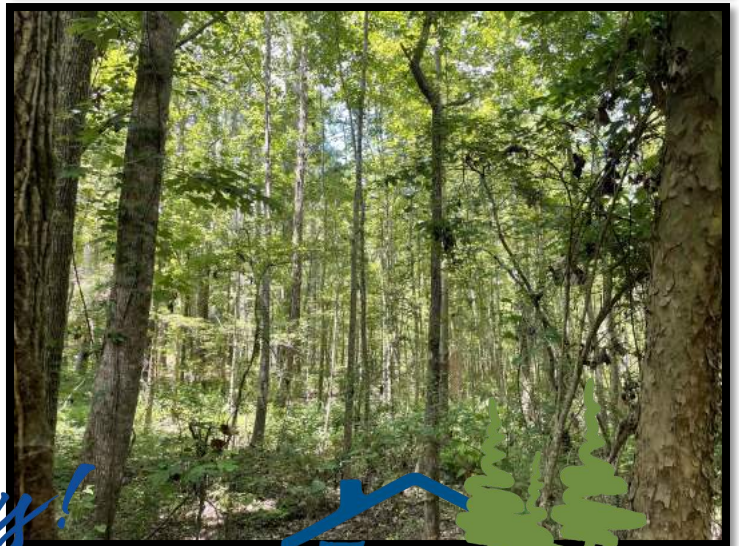


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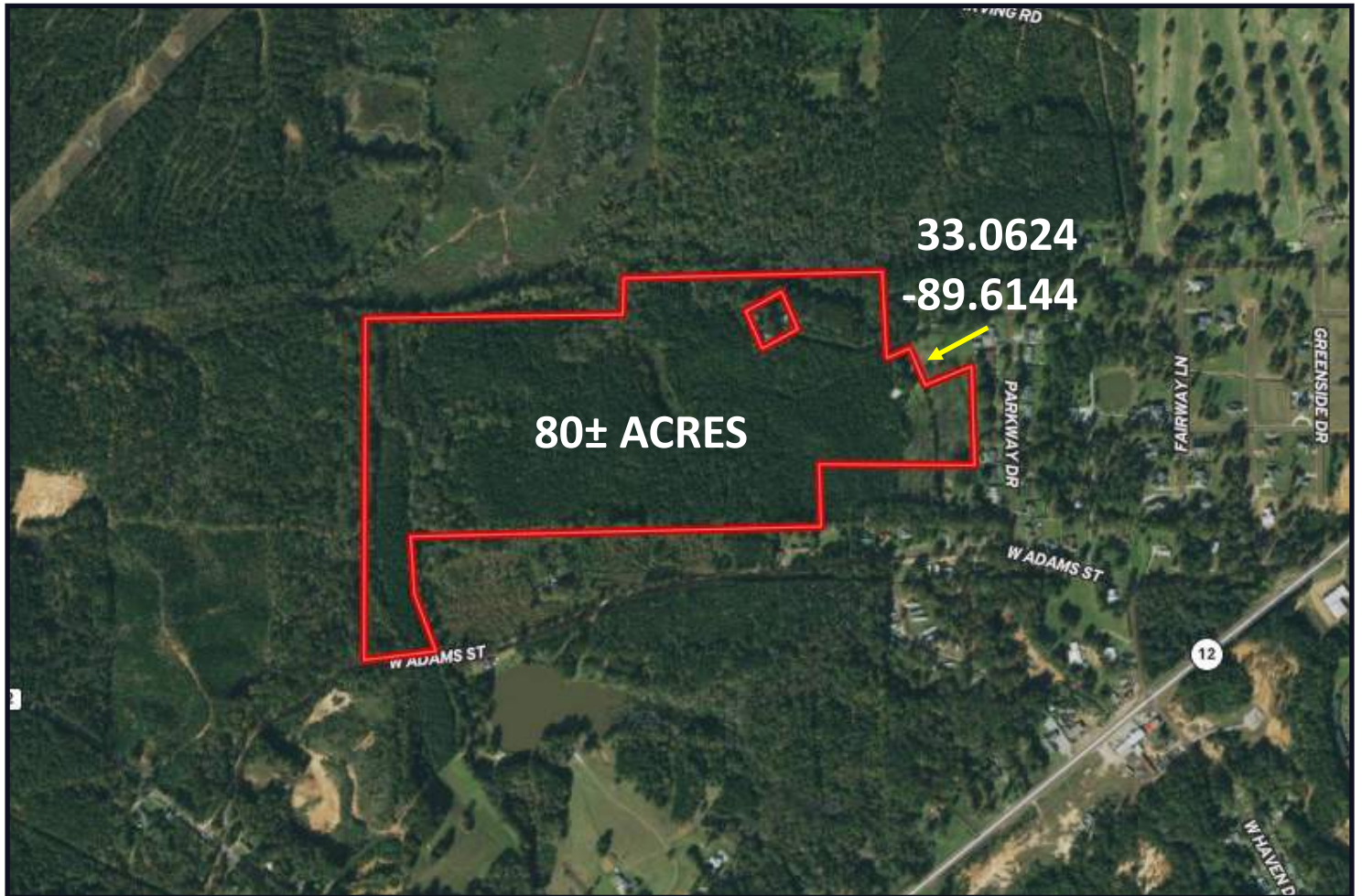
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# AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP

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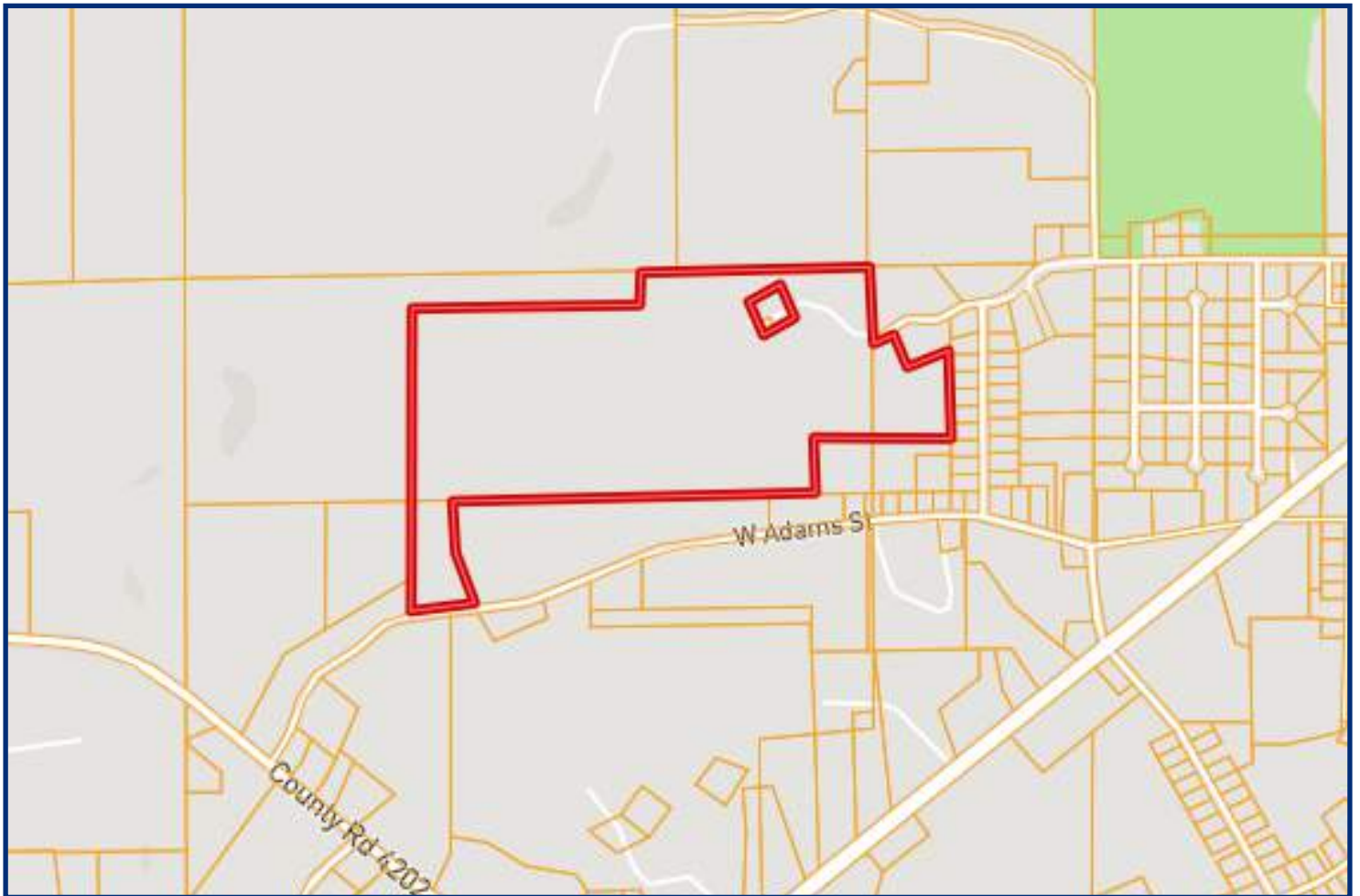
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# OWNERSHIP MAP



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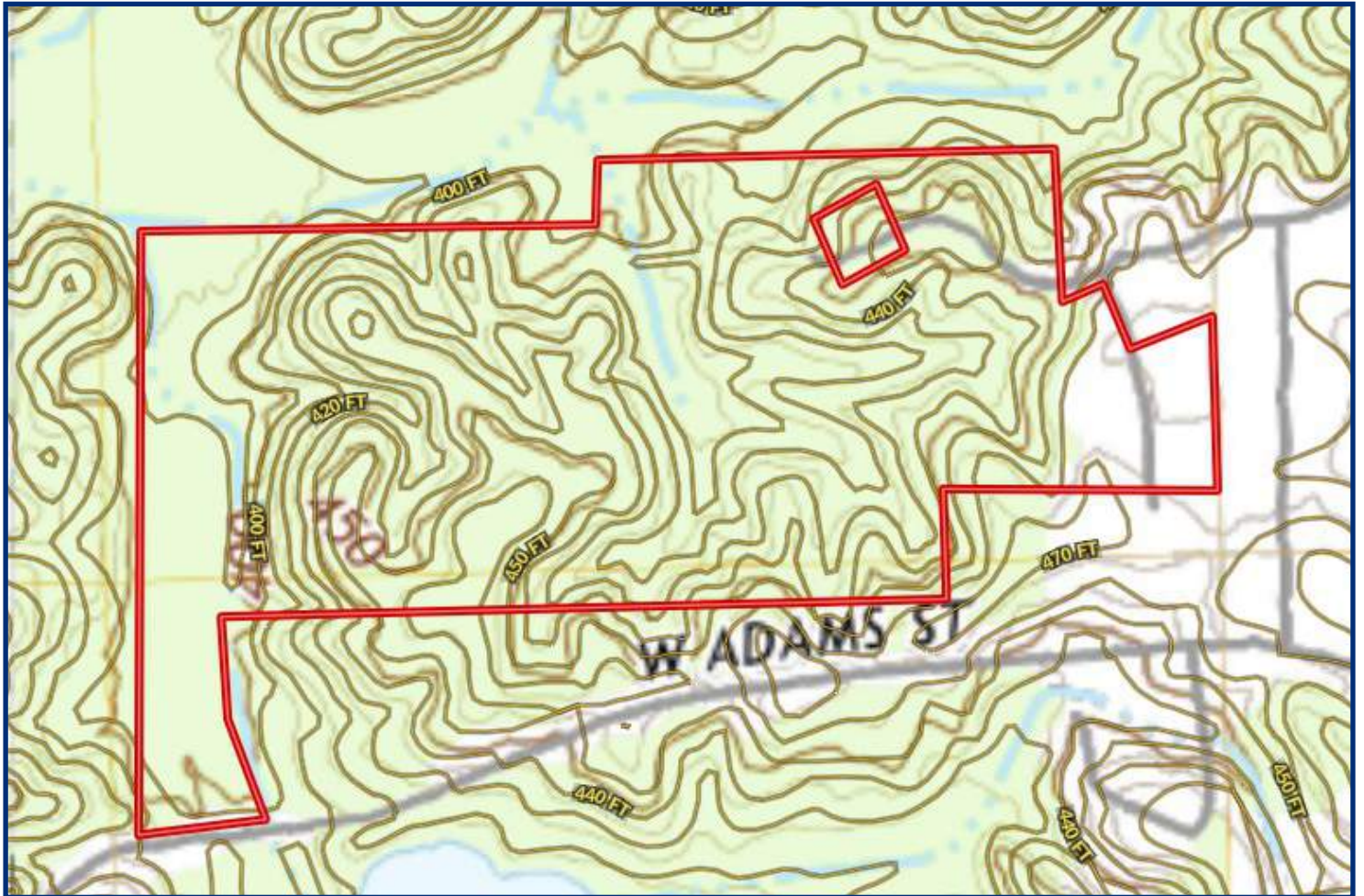
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# TOPO MAP



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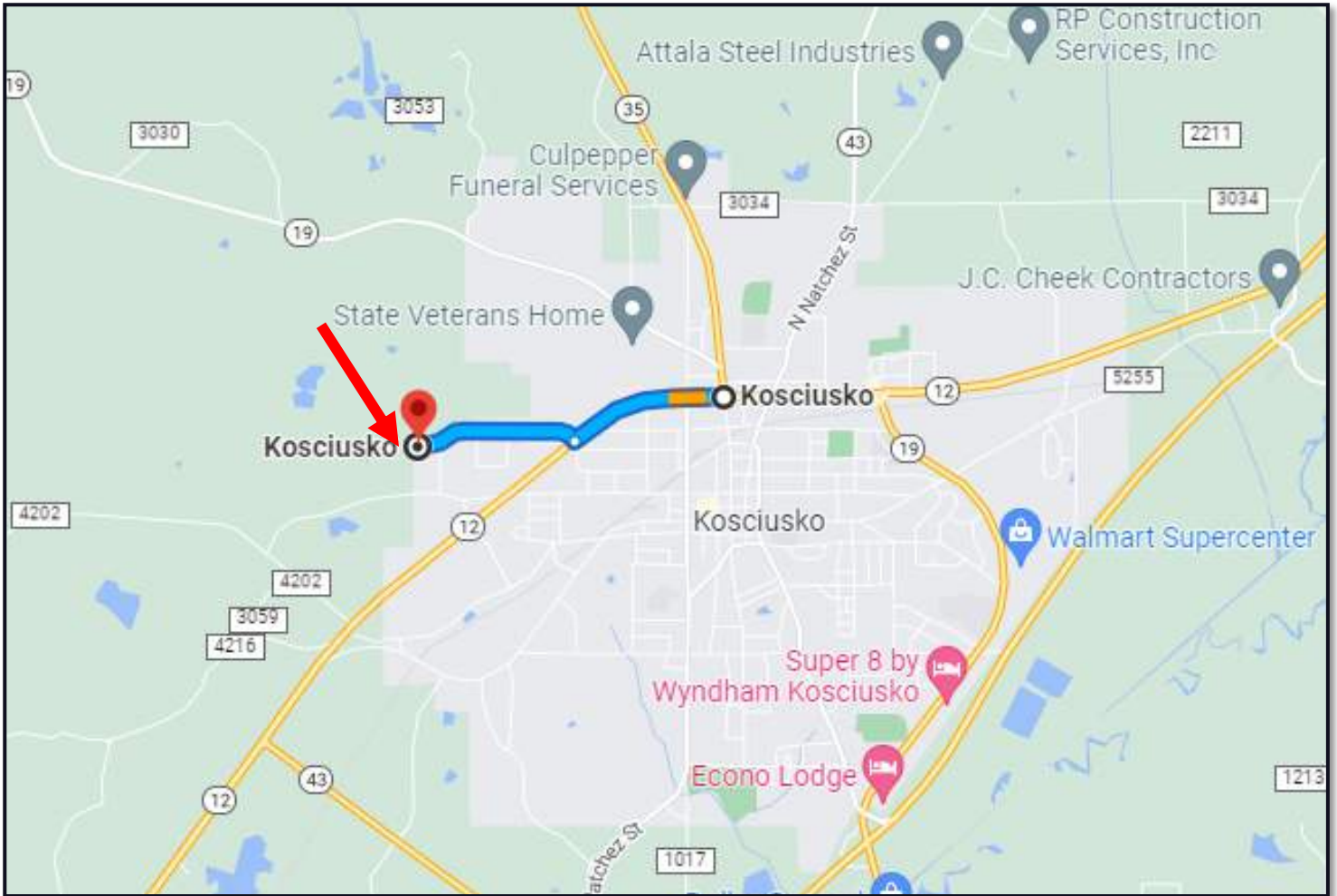


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# DIRECTIONAL MAP



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[GOOGLE MAP LINK](#)



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