

184+/- Acres in Attala County, MS

Outstanding Hunting and Recreational Tract

\$1,850/Acre

- Expansive Road System
- Mature Pine and Hardwood Timber
- Hunting Camp
- Paved Road Frontage
- Established Food Plots
- 28' X 40' Pole Barn Built 2016
- Abundant Game
- Rolling Terrain

Directions: From the intersection of McCool Road and Hwy 413 in French Camp, MS, travel 4 miles south on McCool Road and turn right onto County Road 2134. Travel 300 feet and the entrance to the property will be on the left.

[GOOGLE MAPS LINK](#)



Call me today!

MICHAEL COOPER, REALTOR®
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662.268.6333 **office** | 662.285.8686 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

This 184+/- acre tract is located approximately 4 miles south of French Camp in Attala County, MS. This is a great hunting and recreational property. There is paved road frontage on County Road 2134. The game on this tract is phenomenal, with nice deer taken almost yearly and an abundant turkey population. Shooting houses are in place, and food plots are located strategically throughout. A pipeline traverses a portion of the property with a shooting house and food plot. One of the best features of this property is the extensive trail system making enjoying this tract super convenient.

The timber consists of 60+/- acres of mature pine and hardwoods. There are 80+/- acres of 22+/- year old pine timber located on the back of the property. There are 33+/- acres of 11 year old cutover with several mature hardwoods scattered throughout.

A mobile home is located on the front of the property, which would make a perfect hunting camp; there are also 10+/- acres around the mobile home that is fairly open and partially fenced. If you need storage, you've got it; a 28'X 40' pole barn built in 2016 is within walking distance of the mobile home. This tract is truly a sportsman paradise. Call today to view this property.



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Paved Road Frontage



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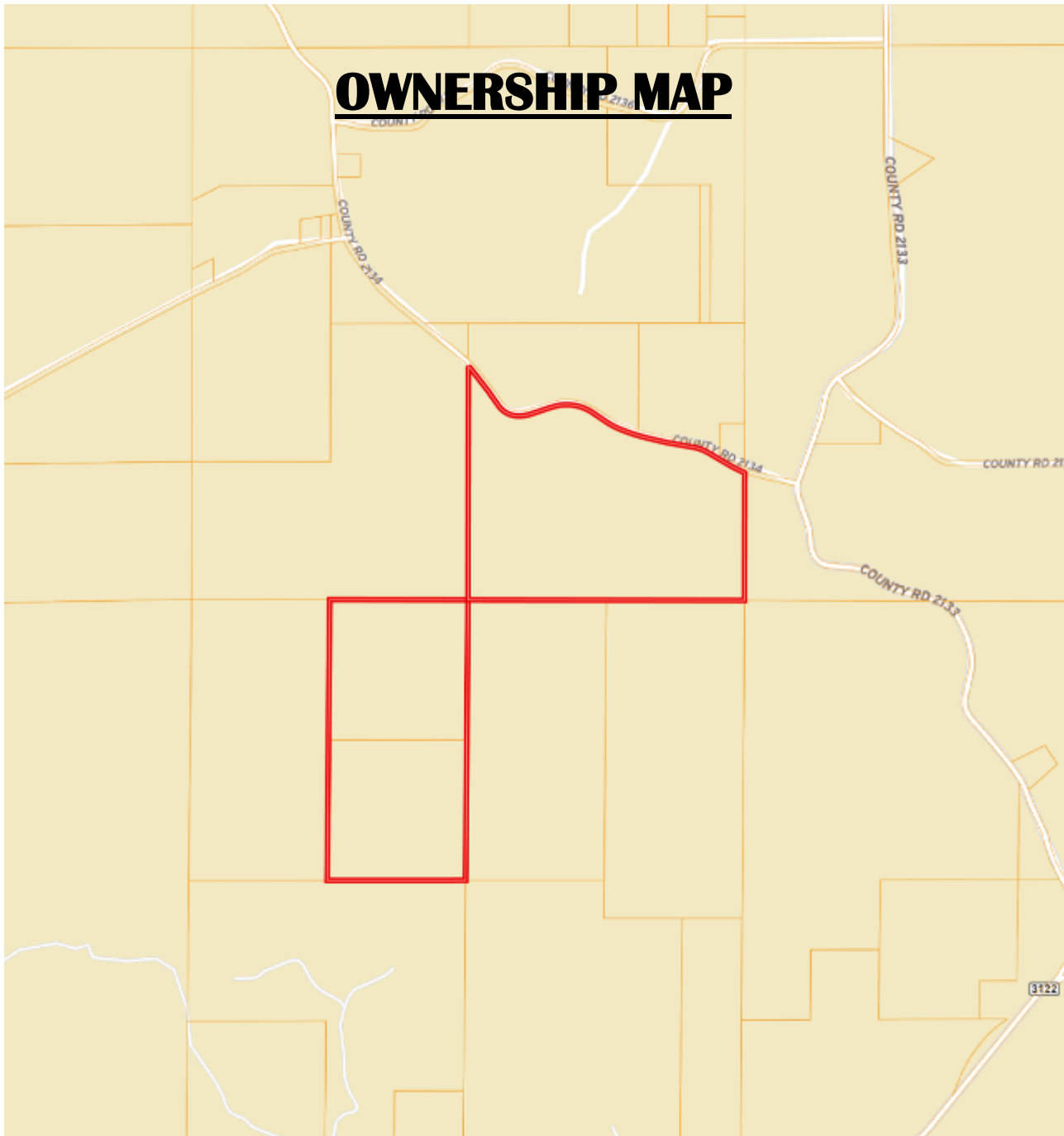
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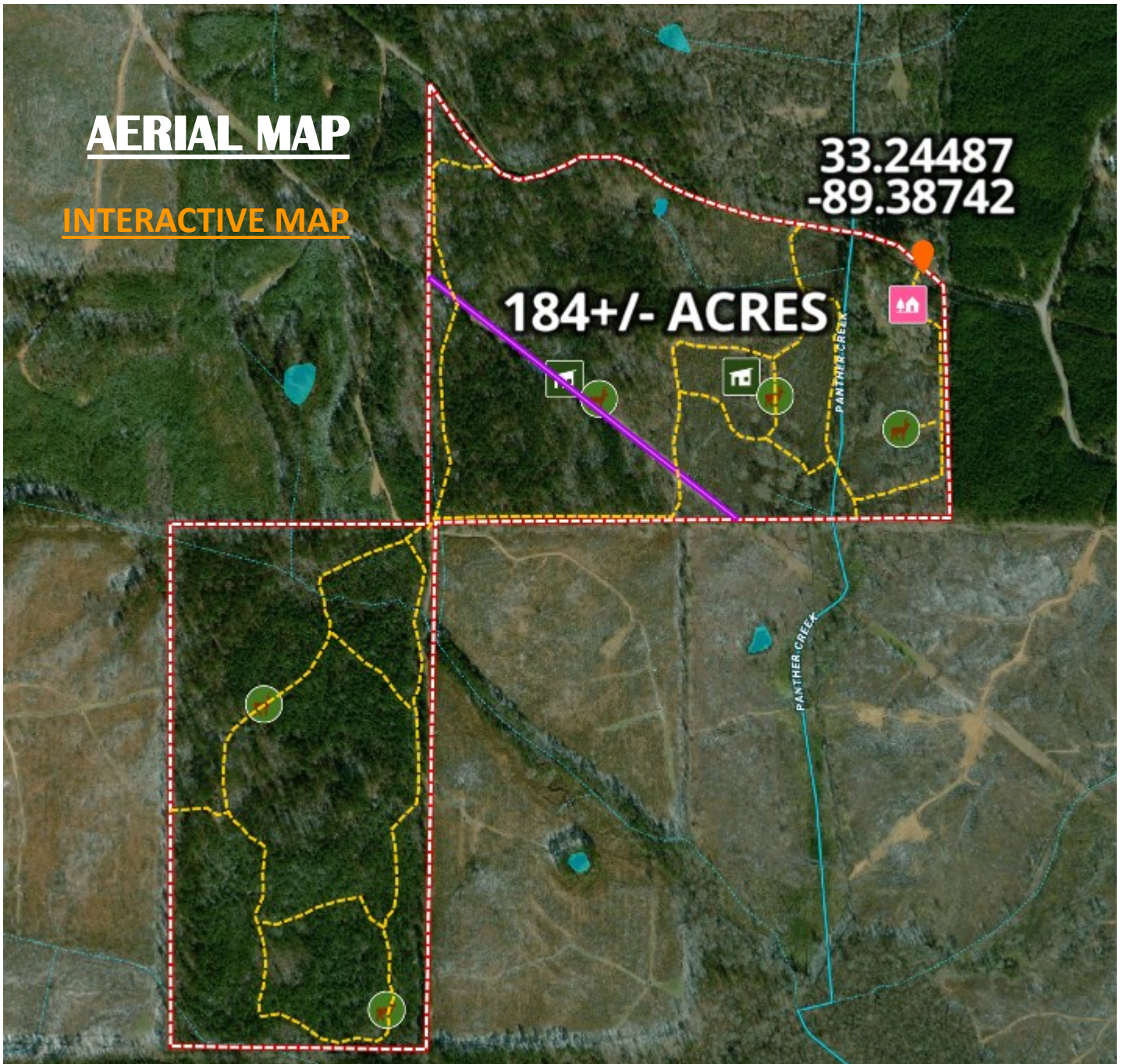
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AERIAL MAP

INTERACTIVE MAP

**33.24487
-89.38742**

184+/- ACRES



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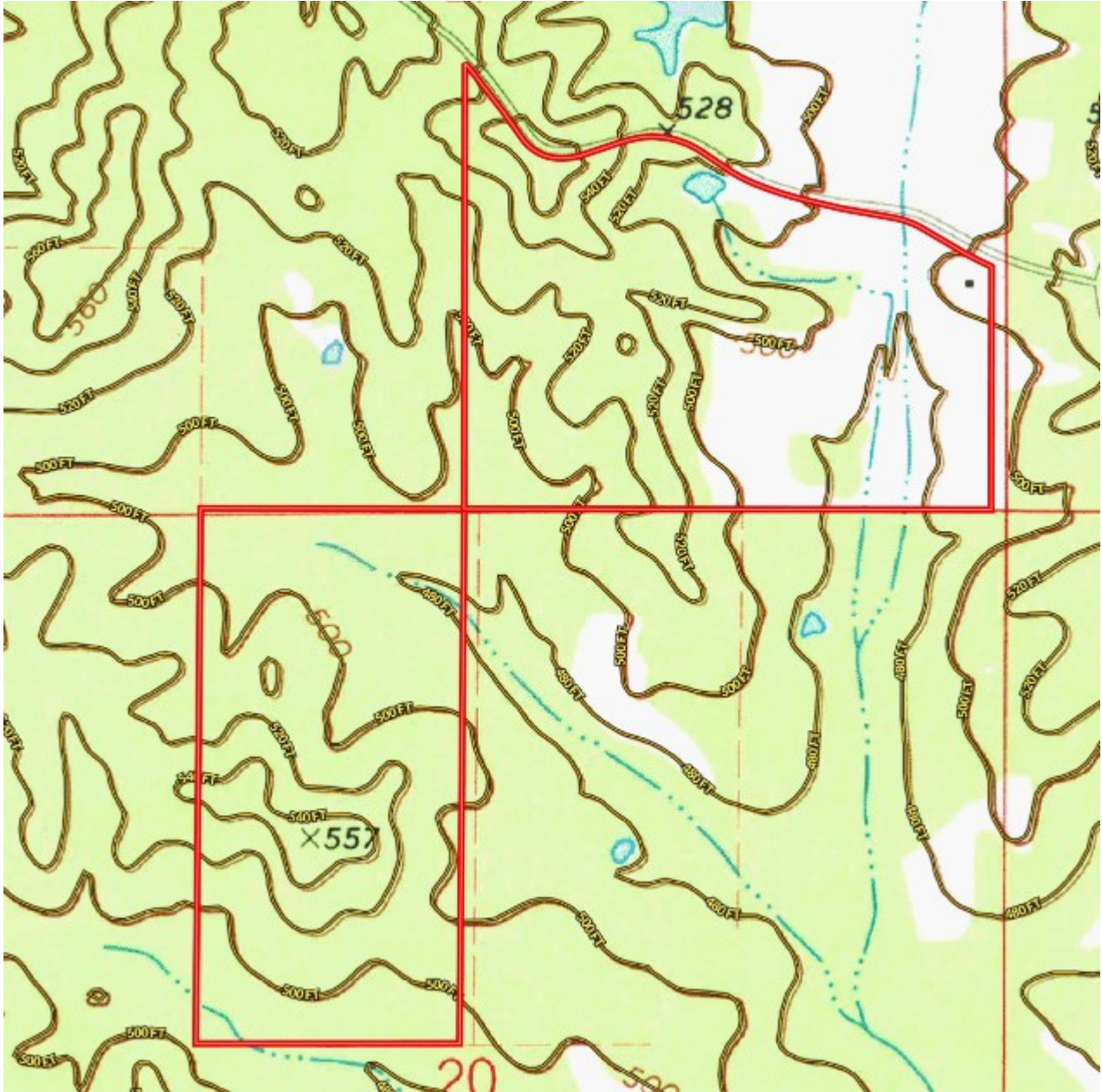
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TOPO MAP



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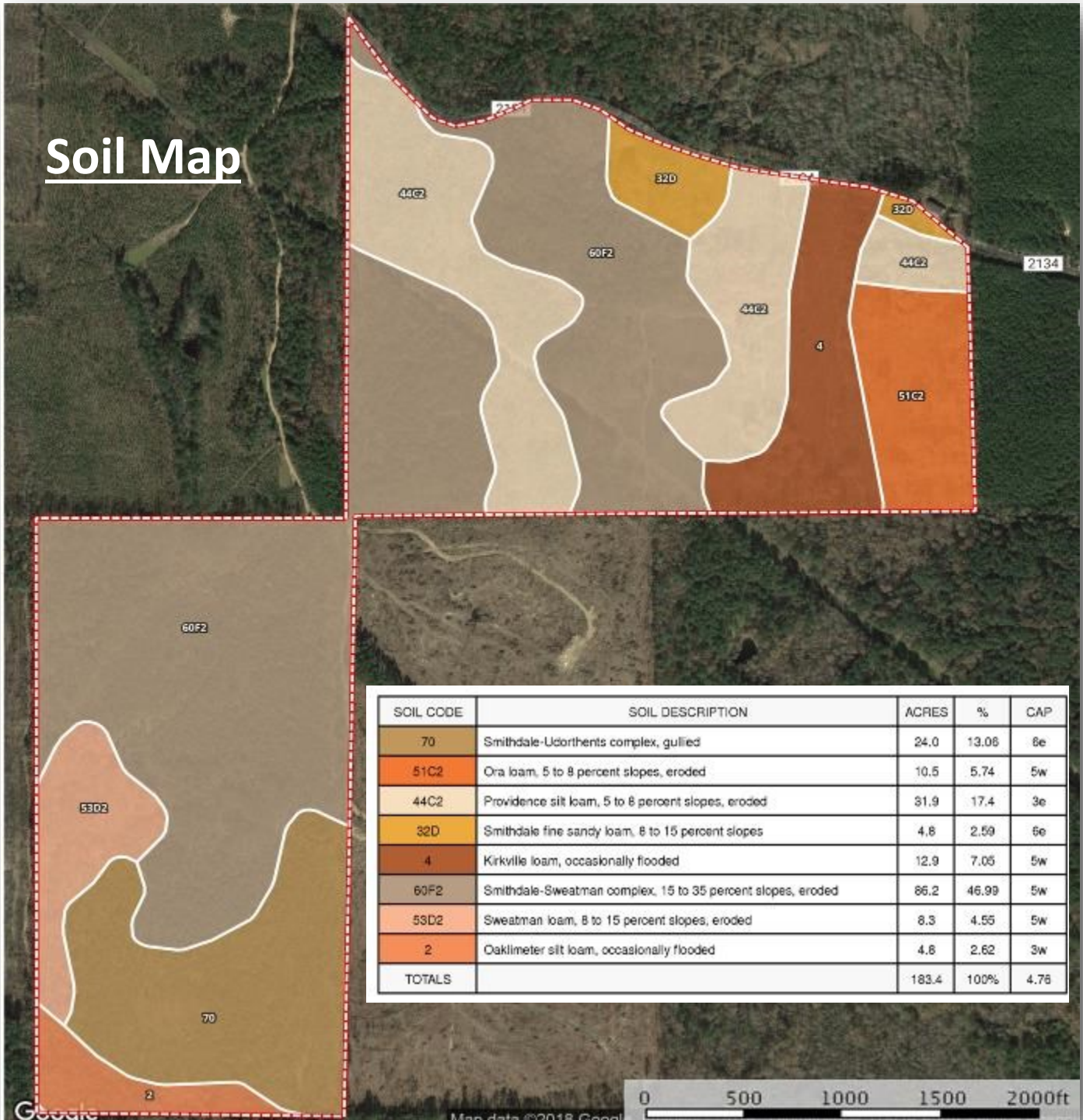
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
70	Smithdale-Udorthents complex, gullied	24.0	13.06	6e
51C2	Ora loam, 5 to 8 percent slopes, eroded	10.5	5.74	5w
44C2	Providence silt loam, 5 to 8 percent slopes, eroded	31.9	17.4	3e
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	4.8	2.59	6e
4	Kirkville loam, occasionally flooded	12.9	7.05	5w
60F2	Smithdale-Sweatman complex, 15 to 35 percent slopes, eroded	86.2	46.99	5w
53D2	Sweatman loam, 8 to 15 percent slopes, eroded	8.3	4.55	5w
2	Oaklimer silt loam, occasionally flooded	4.8	2.62	3w
TOTALS		183.4	100%	4.76



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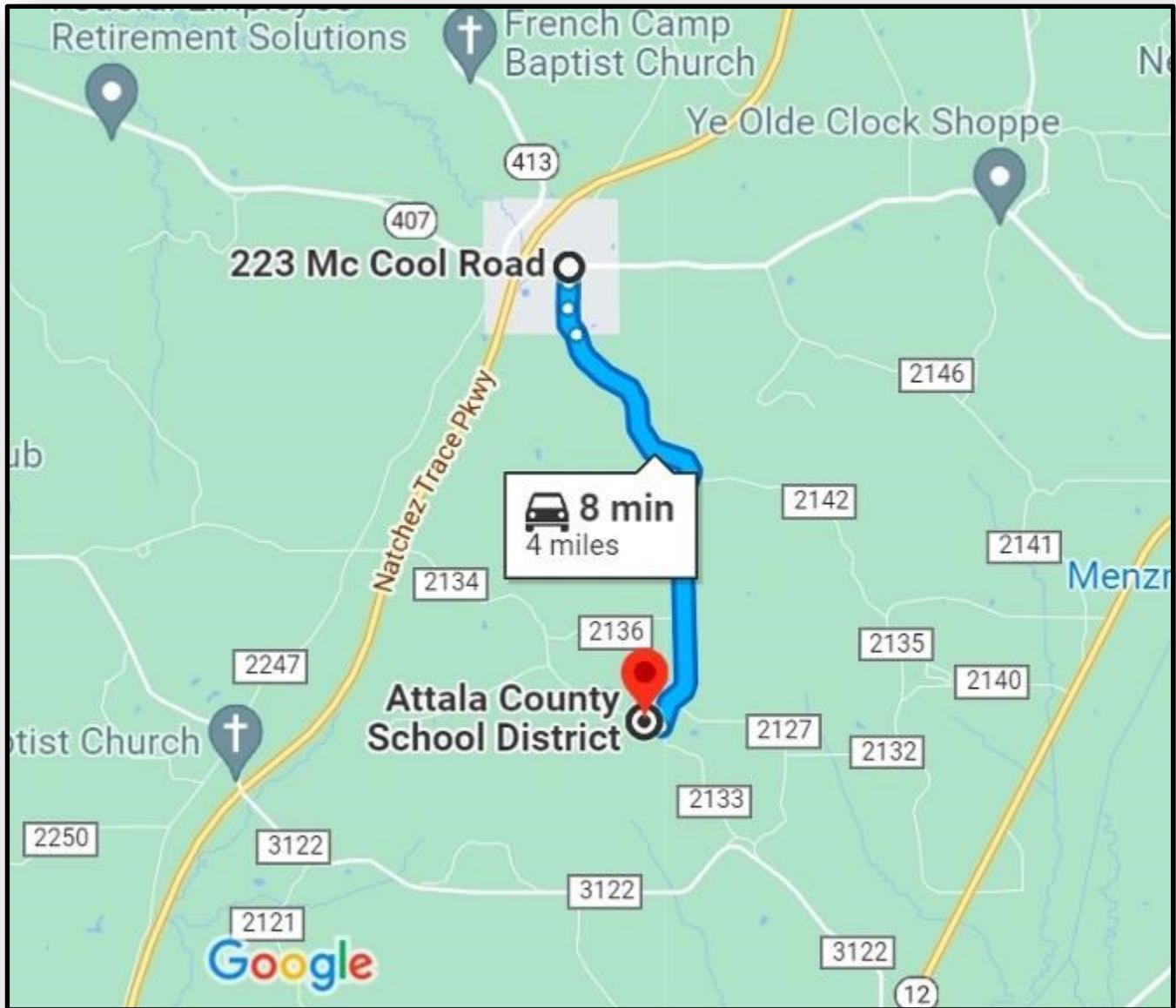
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DIRECTIONAL MAP



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