



47.6± ACRE RECREATIONAL TRACT IN ATTALA COUNTY, MS



\$152,600

Located in Attala County, this incredible 47.6± acre property offers many possibilities. Whether looking for an exceptional hunting and investment tract or the perfect site for your dream home, this land has everything. With convenient access to Sallis and an array of natural features, this tract has what you want. The property features 7± acres of approximately fifty-year-old mature mixed pines and hardwoods and 33± acres of well-maintained 17-year-old plantation pines, which have already undergone their first thinning. The lush pine trees offer both aesthetic appeal and potential future timber value. With a prime location and 2,300 feet of road frontage along MS Hwy 429, accessibility is a breeze. The property benefits from its proximity to water and power, ensuring easy connection to utilities. The mix of mature pines and hardwoods offers a natural haven for deer, turkey, and other game species, providing an immersive hunting experience. Whether you're an investor seeking a profitable venture or an individual envisioning your private hunting getaway, this 47.6± acre property in Attala County is what you are looking for. Give Chad a call to schedule your private showing!



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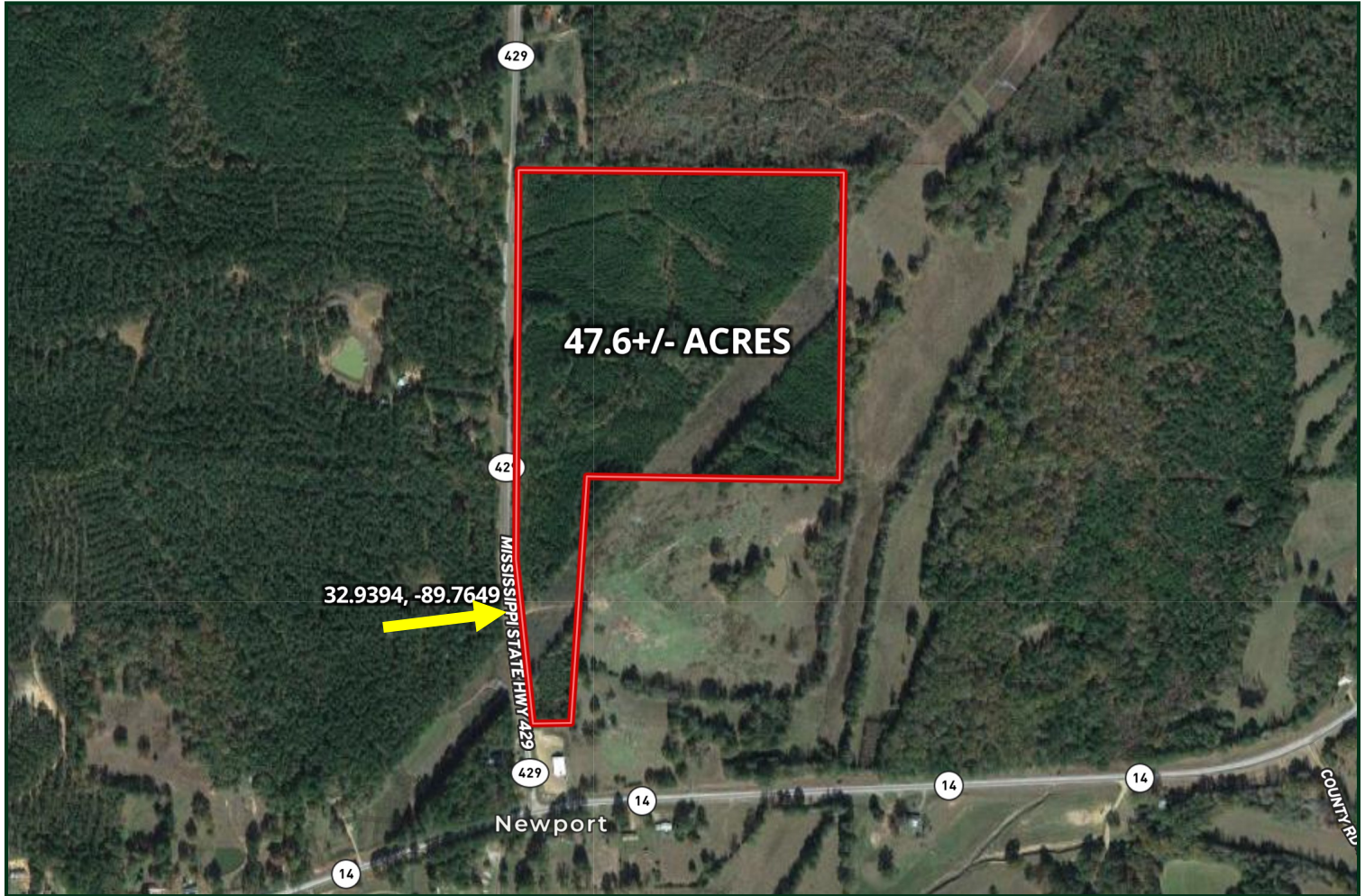
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Aerial Map



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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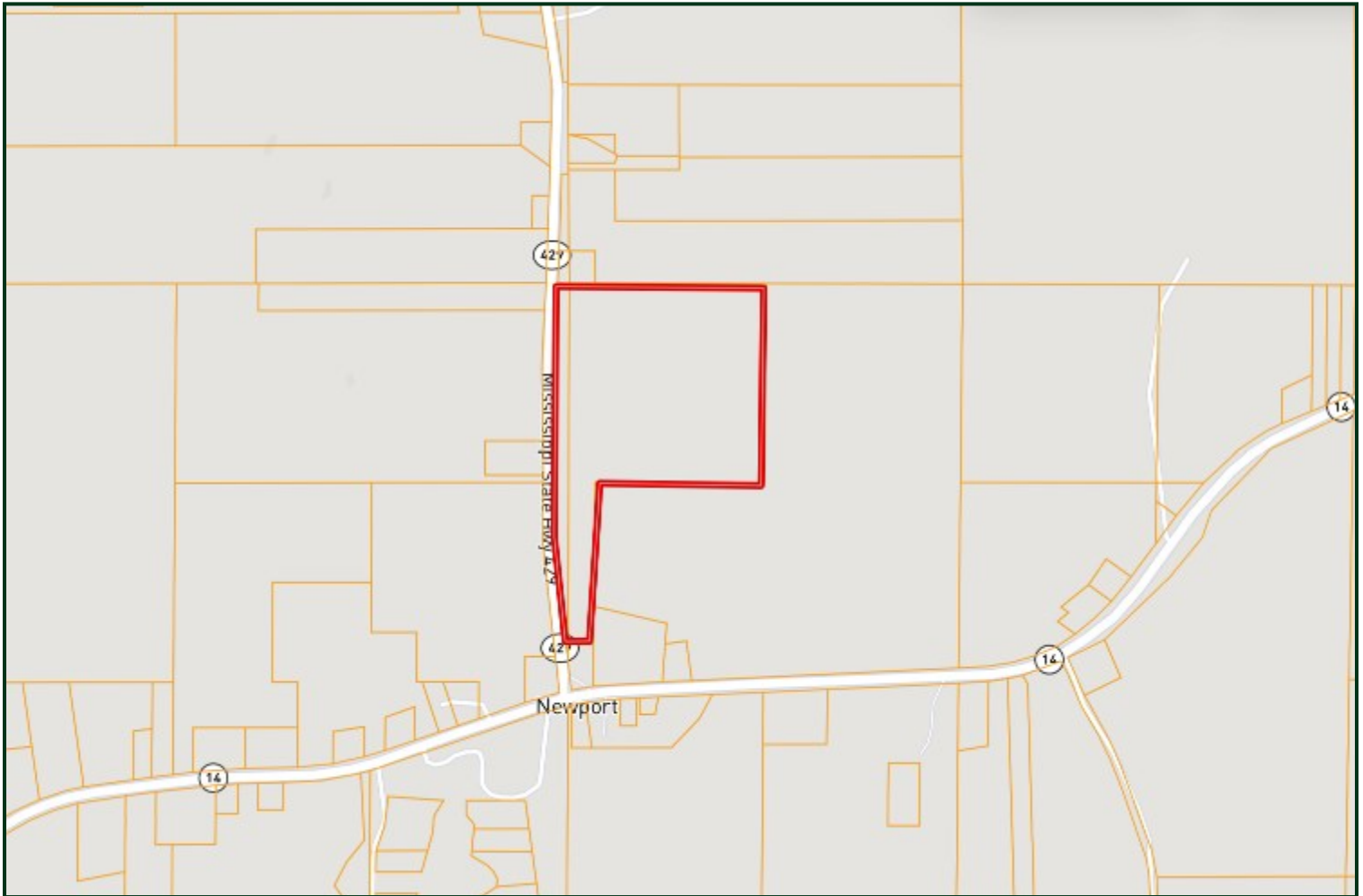
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Ownership Map



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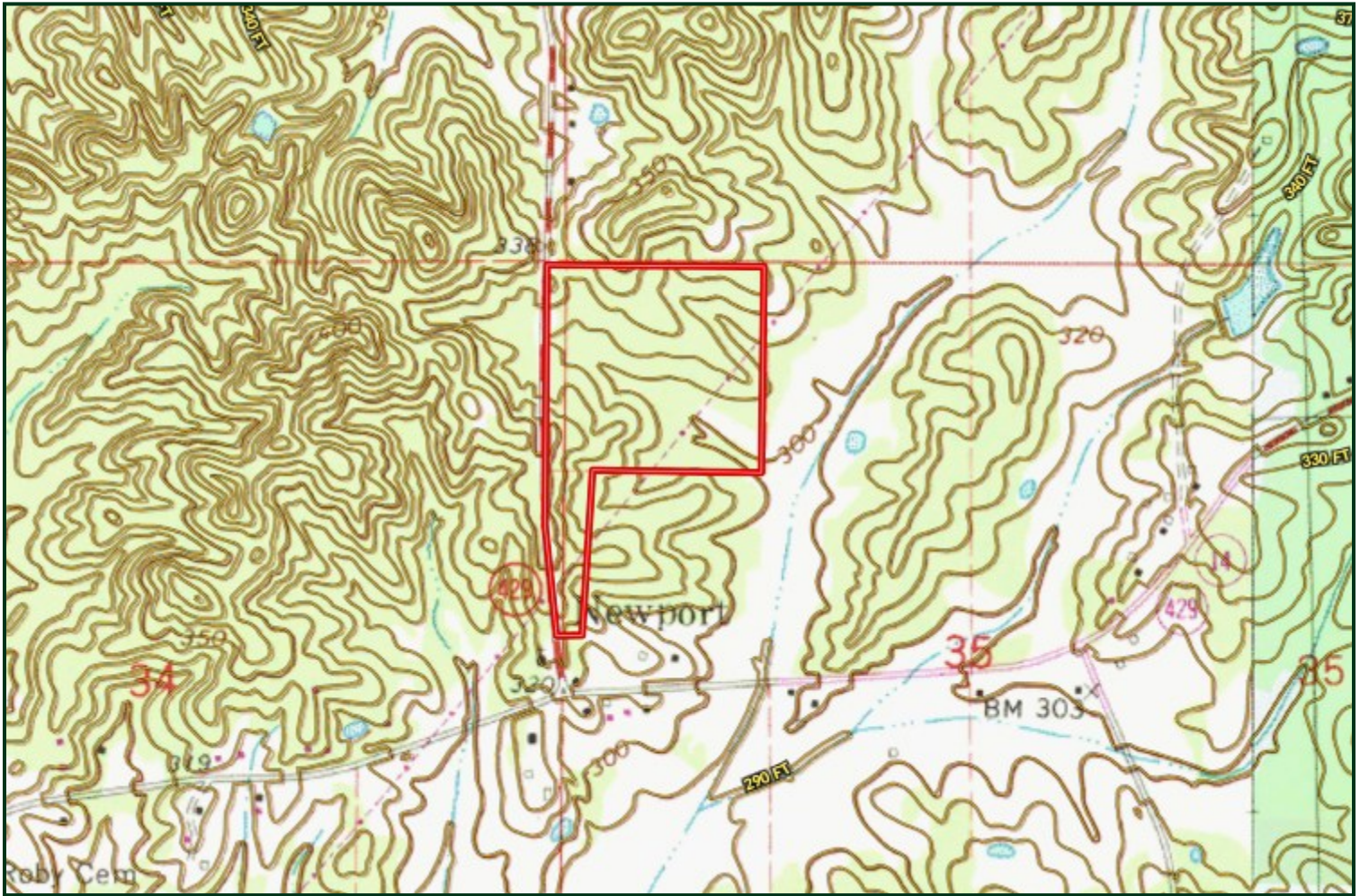
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Topo Map



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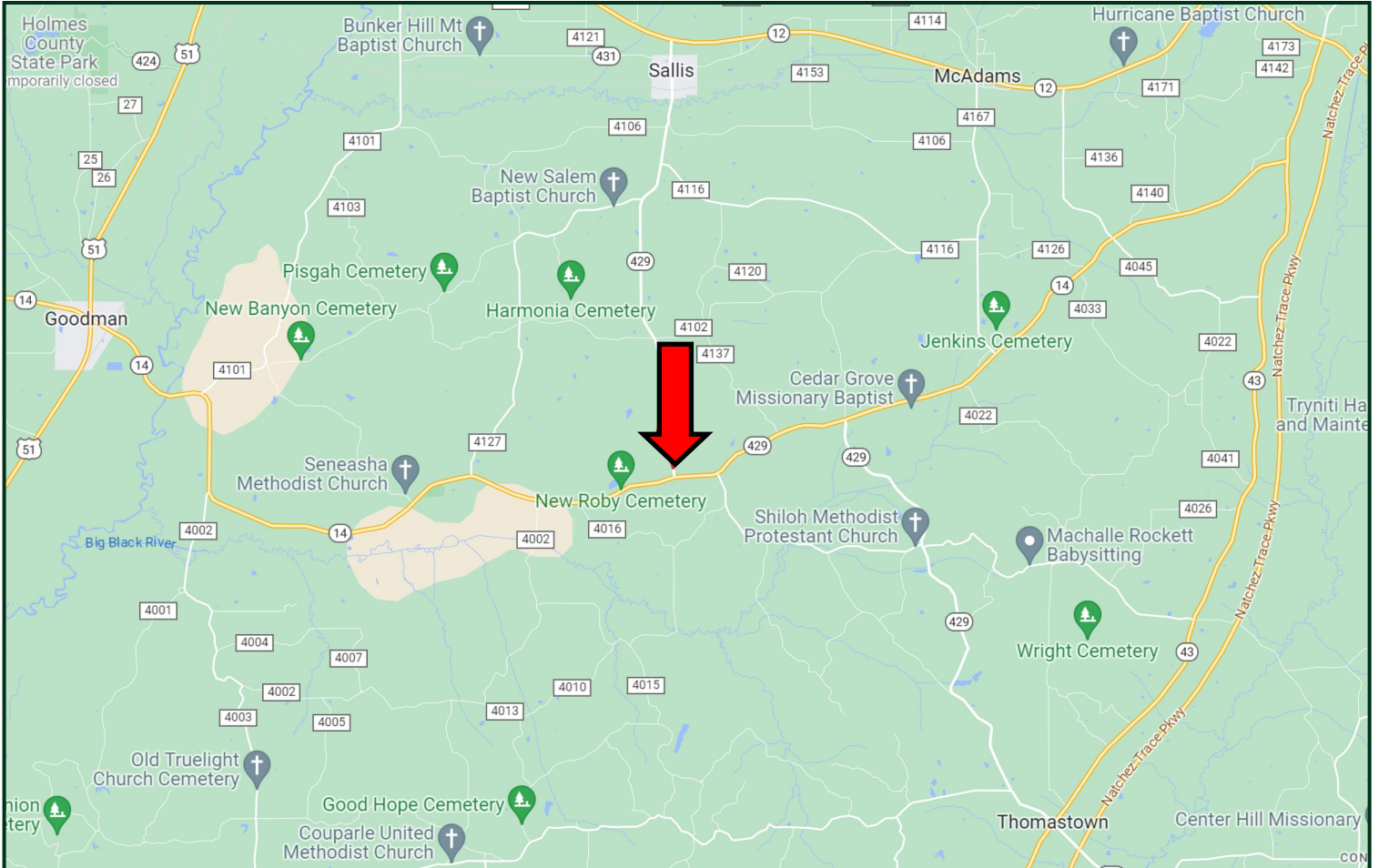
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Directional Map



Directions from Hwy 12 and Hwy 429 in Sallis, MS: Travel Hwy 429 South for 6.4 miles. The property will be on the left. [GOOGLE MAP LINK](#)



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