



34.2± ACRE TRACT IN ATTALA COUNTY, MS



\$99,775

THIS 34.2 ACRE PROPERTY IS A WELL-MANAGED, YOUNG TIMBER TRACT IN ATTALA COUNTY, MS. EVEN THOUGH THIS IS A YOUNG TRACT, IT IS MANAGED FOR TIMBER, WHICH IS EVIDENT IN THE SITE PREPARATION BEFORE PLANTING. THIS SMALL TRACT CURRENTLY AFFORDS AN OPEN ENVIRONMENT THAT PROMOTES AND SUPPORTS ABUNDANT WILDLIFE DUE TO THE ABUNDANCE OF BROWSE. DEER AND TURKEY SHOULD BE READILY AVAILABLE, AS WELL AS SMALLER GAME. THE ROAD SYSTEM MAKES THE PROPERTY ACCESSIBLE FOR EVALUATING TIMBER GROWTH OR SCOUTING FOR GAME. THIS PROPERTY IS WITHIN AN HOUR'S DRIVE OF THE JACKSON METRO AREA AND PAVED ROAD FRONTAGE. WHETHER YOU HUNT, HIKE, OR WANT A RELAXING PLACE, THIS TRACT CAN PROVIDE PLENTY OF RECREATIONAL ACTIVITIES. CALL SAM SAMPLE FOR A PRIVATE SHOWING.

DIRECTIONS FROM HWY 12 AND CR 4213 IN SALLIS, MS: Turn onto CR 4213 and travel 2.3 miles. Turn right on CR 4202 and travel 2.6 miles. The property will be on the right. [GOOGLE MAP LINK](#)



**SAM
SAMPLE**
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Sam@TomSmithLand.com



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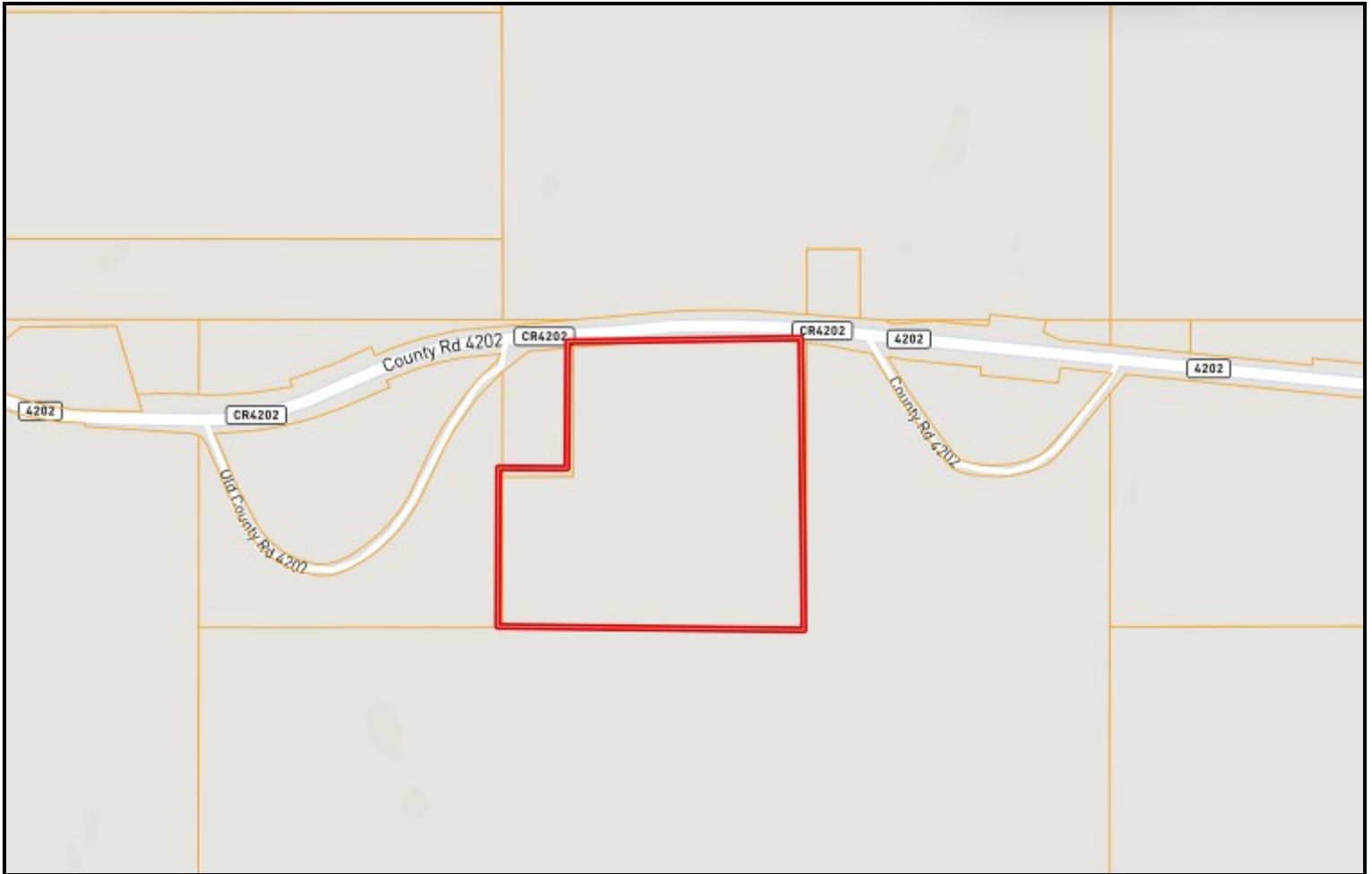
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Information is believed to be accurate but not guaranteed.

2011-2023
BEST
BROKERAGES



OWNERSHIP MAP



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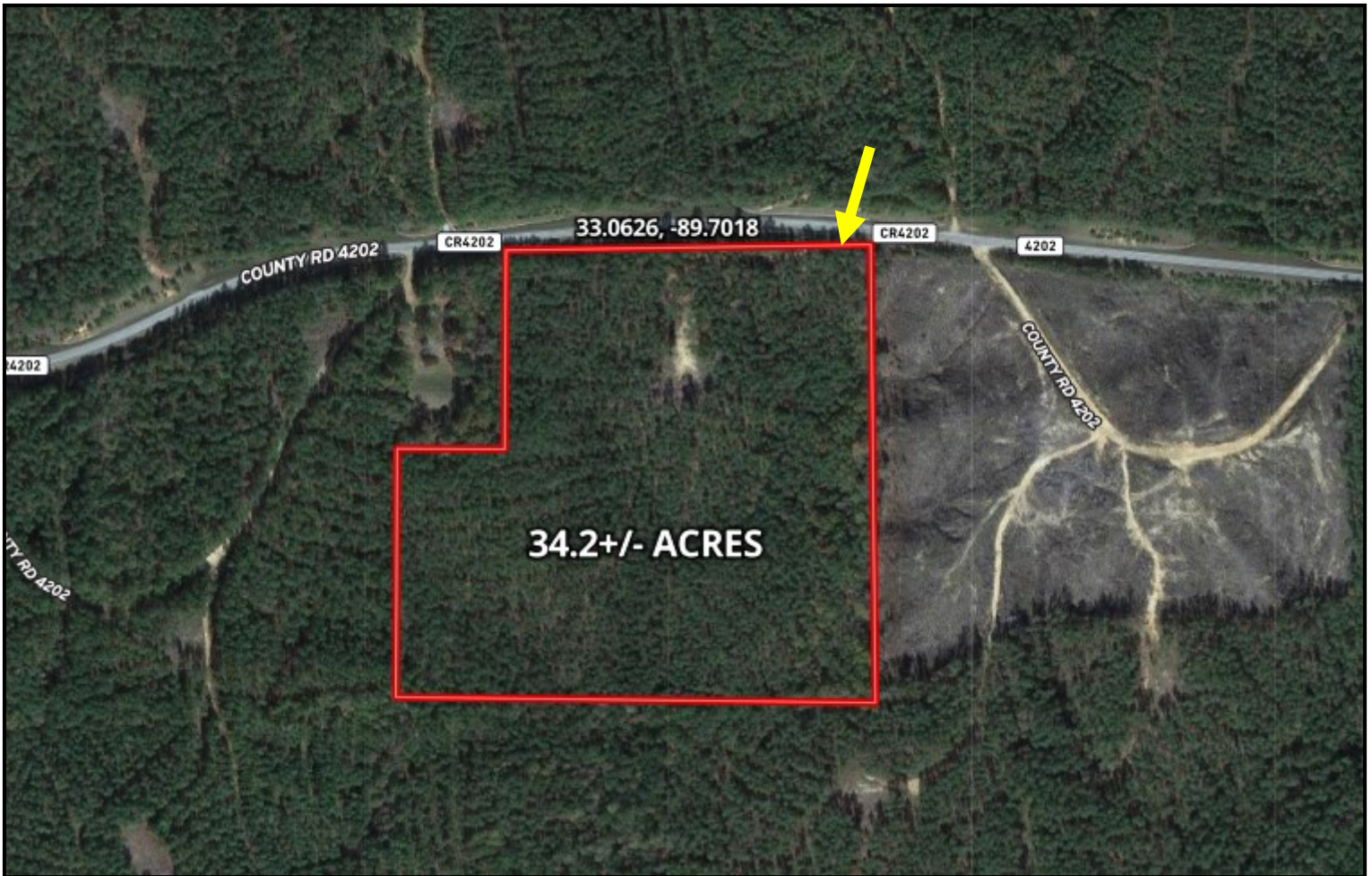
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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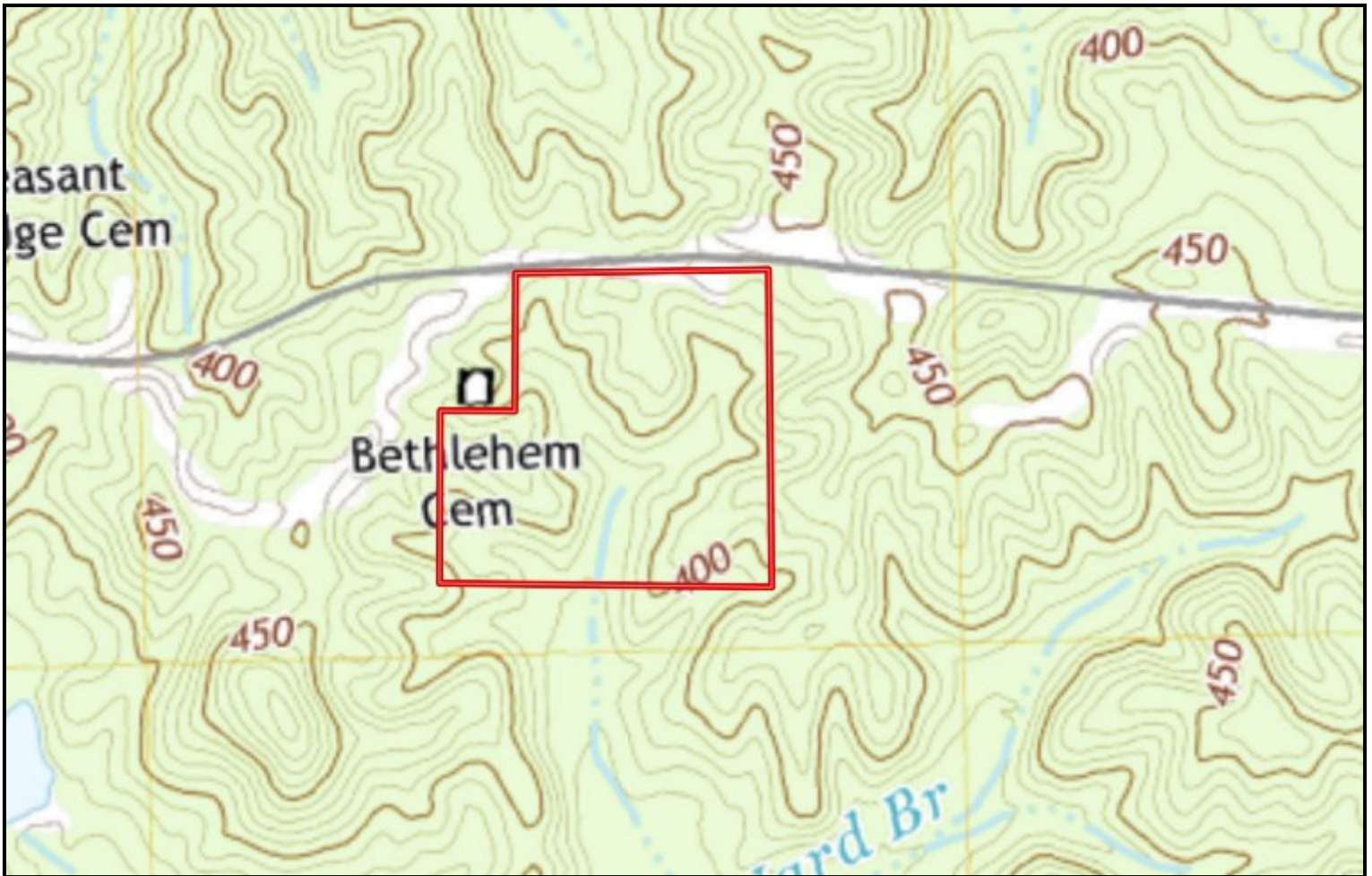
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TOPO MAP



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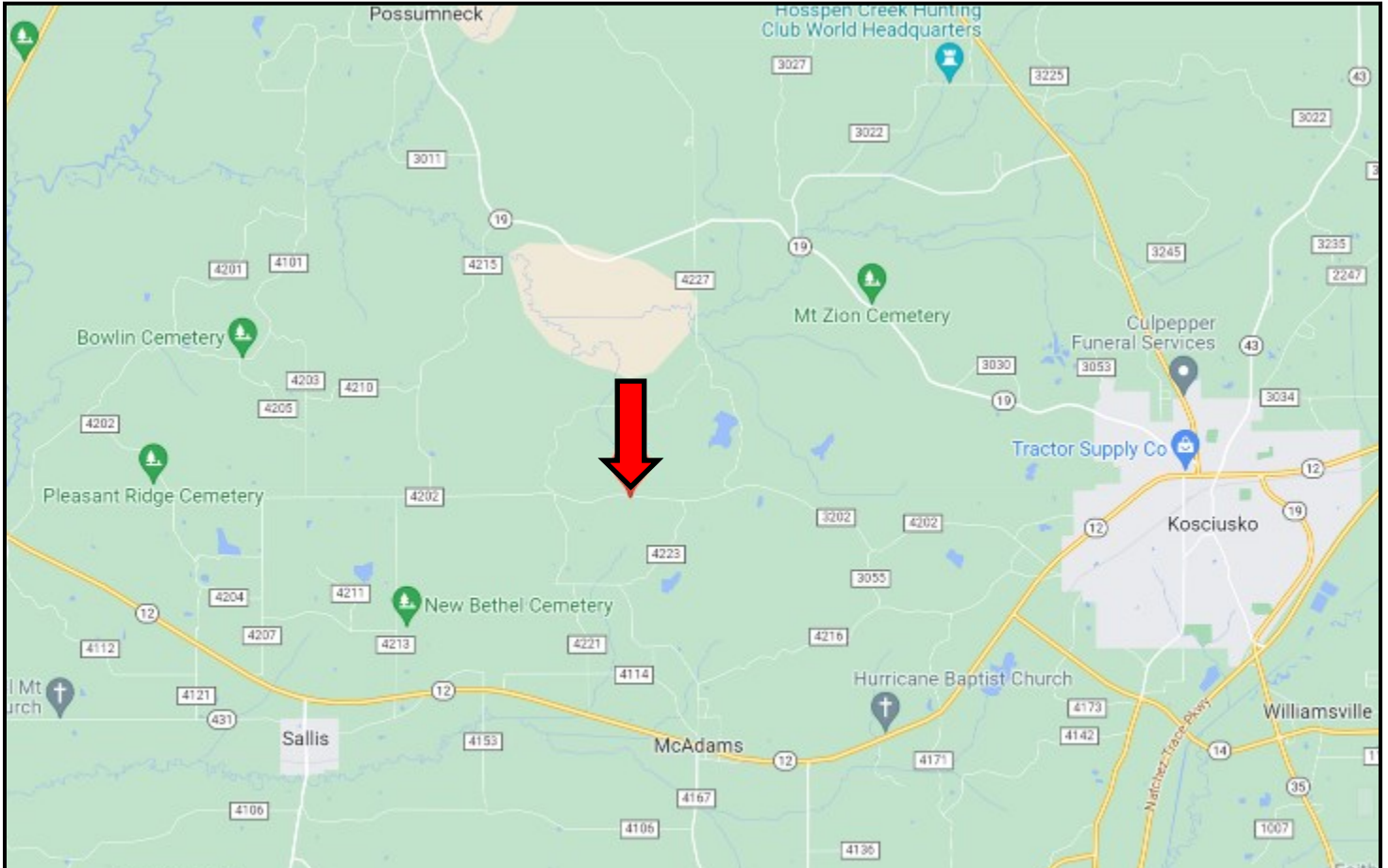
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DIRECTIONAL MAP



DIRECTIONS FROM HWY 12 AND CR 4213 IN SALLIS, MS: Turn onto CR 4213 and travel 2.3 miles. Turn right on CR 4202 and travel 2.6 miles. The property will be on the right.

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