



39.8± ACRE TIMBERLAND TRACT IN ATTALA COUNTY, MS



\$89,560

This 39.8+/- acre property is a well-managed young timber tract in Attala County, MS. Even though this is a young tract, it has been managed for timber, which is evident in the trees' health stand. This tract should be easily harvested due to the gravel county road that runs the center of the property. The south side of this tract features an area that could make a desirable house site. Wildlife should be abundant due to this area's adjoining property and the expanse of timberland, and deer and turkey should be readily available. The property is easily accessed from the county gravel road. This property is within an hour's drive of the Jackson Metro area. Whether you hunt, hike, or want a place to relax in the country, this small, versatile tract offers plenty of options. Call Sam Sample for a private showing.

DIRECTIONS FROM THE INTERSECTION OF HWY 35 AND HWY 19 IN KOSCIUSKO, MS: Travel Hwy 19 6.8 miles. Turn left onto Dodd Road. After 1.6 miles, the property will be on both sides of the road. [GOOGLE MAP LINK](#)



**SAM
SAMPLE**
REALTOR®

Office: 601.898.2772
Cell: 601.668.5697
Sam@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com



SAM SAMPLE
REALTOR®
Office: 601.898.2772
Cell: 601.668.5697
Sam@TomSmithLand.com



A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

SAM SAMPLE
REALTOR®
Office: 601.898.2772
Cell: 601.668.5697
Sam@TomSmithLand.com



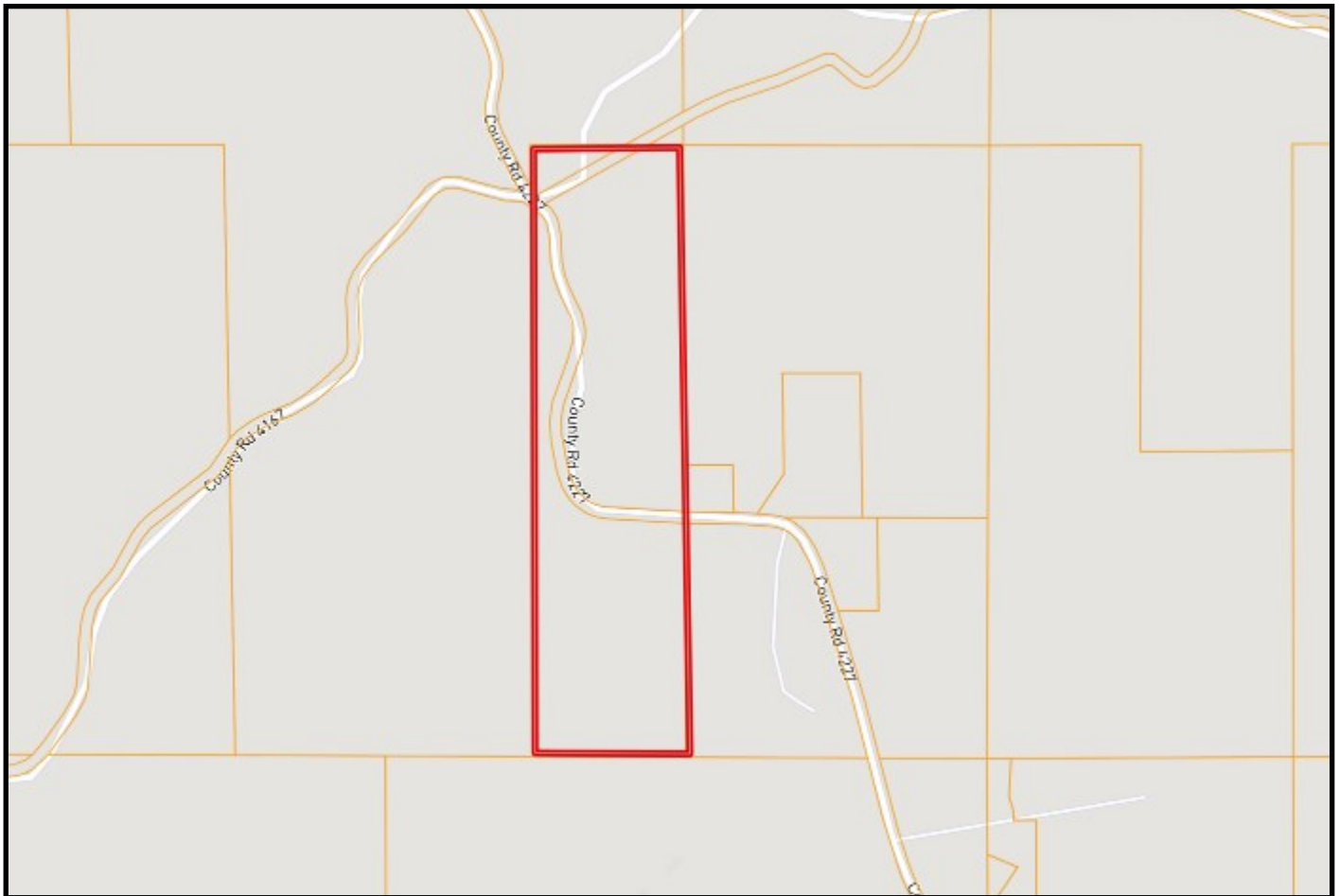
A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2023
BEST
BROKERAGES



OWNERSHIP MAP



SAM SAMPLE
REALTOR®
Office: 601.898.2772
Cell: 601.668.5697
Sam@TomSmithLand.com



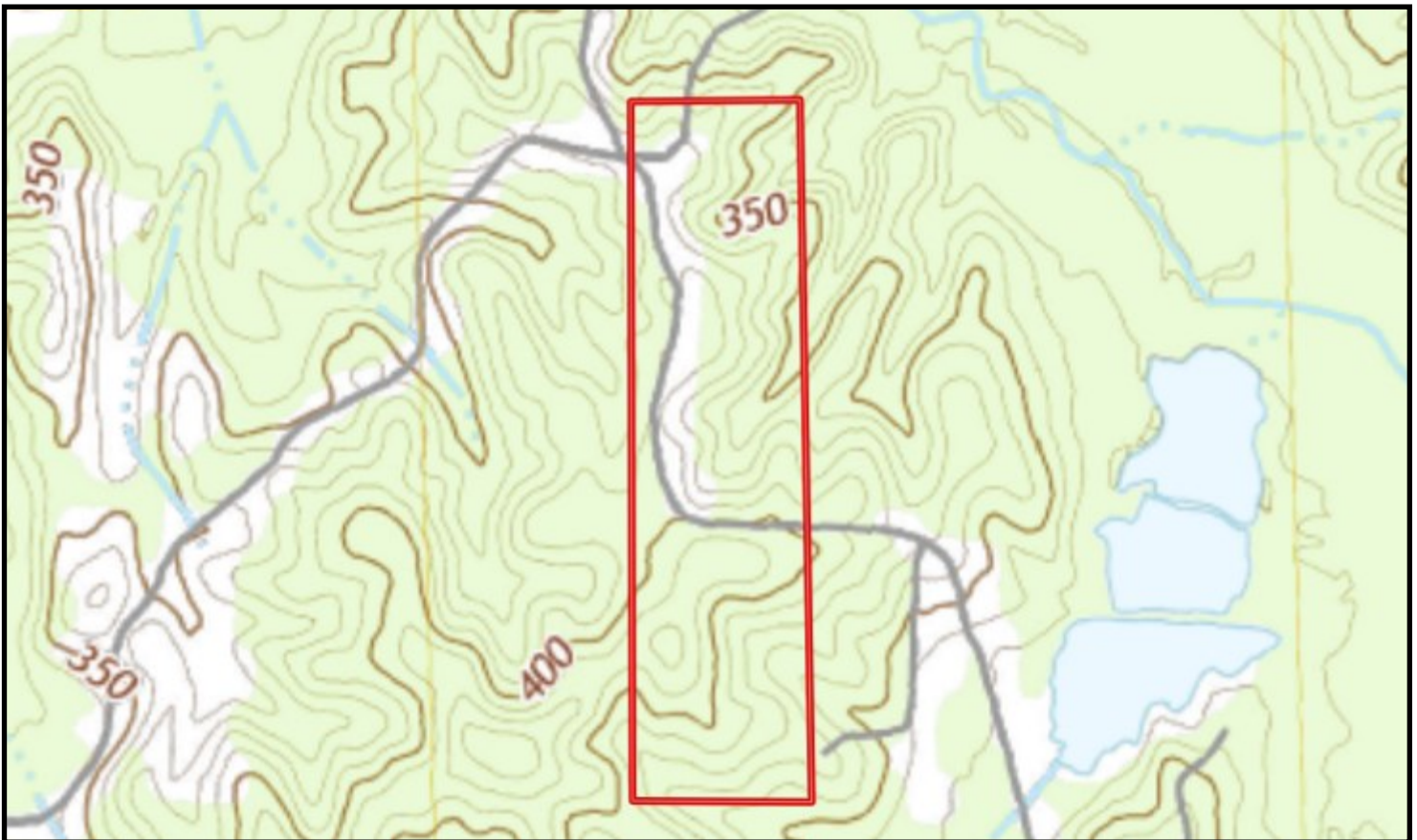
A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOPO MAP



SAM SAMPLE
REALTOR®
Office: 601.898.2772
Cell: 601.668.5697
Sam@TomSmithLand.com



A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

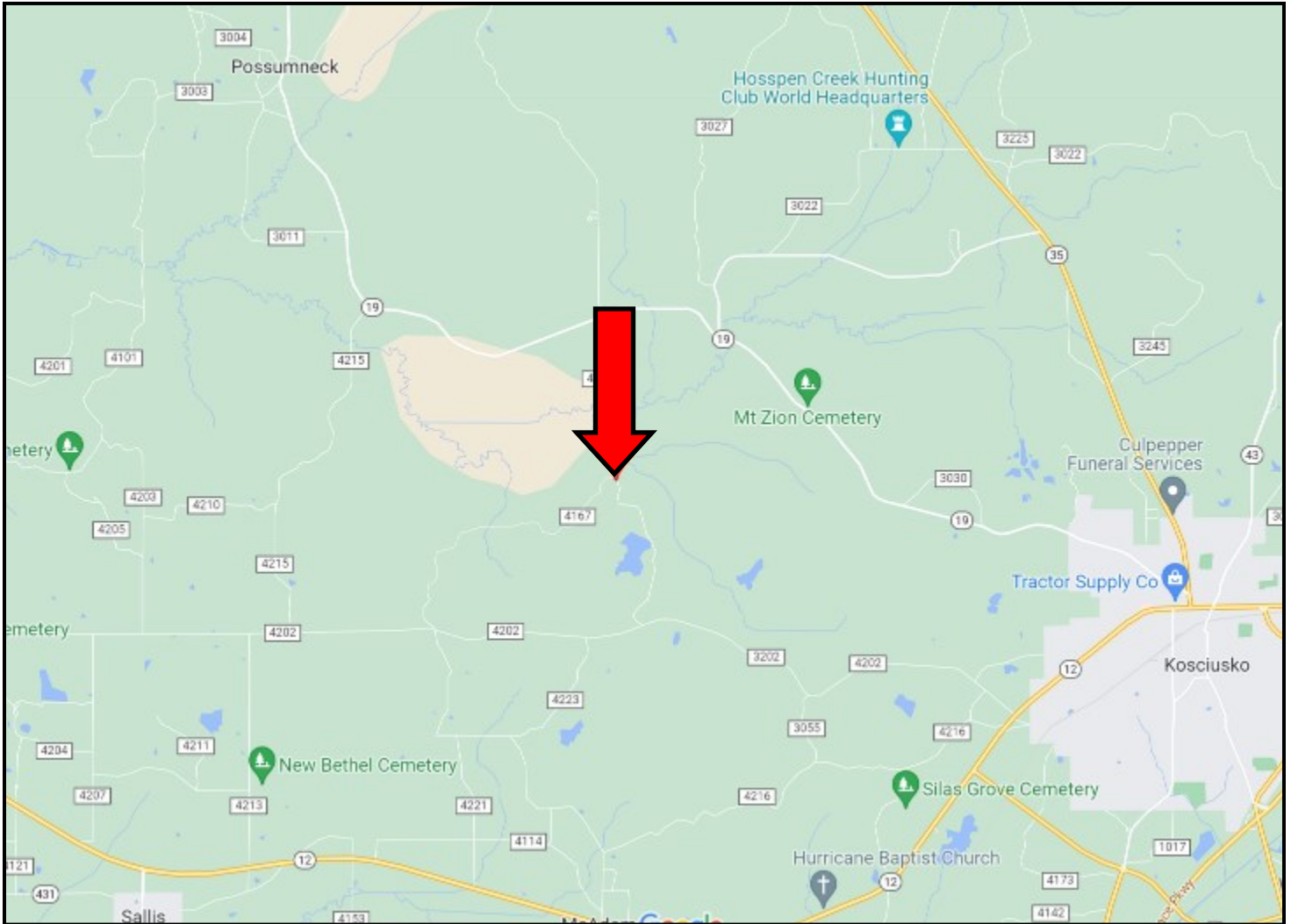
Information is believed to be accurate but not guaranteed.





DIRECTIONS FROM THE INTERSECTION OF HWY 35 AND HWY 19 IN KOSCIUSKO, MS: Travel Hwy 19 6.8 miles. Turn left onto Dodd Road. After 1.6 miles, the property will be on both sides of the road. [GOOGLE MAP LINK](#)

DIRECTIONAL MAP



**SAM
SAMPLE**
REALTOR®

Office: 601.898.2772
Cell: 601.668.5697
Sam@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com