

33.9± Acres with a Barndominium
Attala County, MS
\$375,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

Office 769-888-2522

Property Profile

The Attala Getaway

Location:

- Attala County, MS
- 8625 Attala County Road 5001
- 18± Miles East of Kosciusko
- 70± Miles Northeast of Madison

Coordinates:

- 33.014221, -89.327453

Property Information:

- 33.9± Acres
- 22± Acres of Pine Timber
- 5± Acre Hardwood Bottom
- 1± Acre Pond
- Clear Water Stream
- Internal Trails

Improvements:

- 1,600± Sq. Ft. Barndominium
- 1 Bedroom, 3 Full Bathrooms
- Large Loft Space (Holds 5 Beds Comfortably)
- Insulated Storage Garage

Property Use:

- Residence
- Getaway
- Hunting
- Fishing

Tax Information:

- Parcel 22010100010006: \$1,709.85 for 2022
- Parcel 22010100010003: \$123.22 for 2022



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

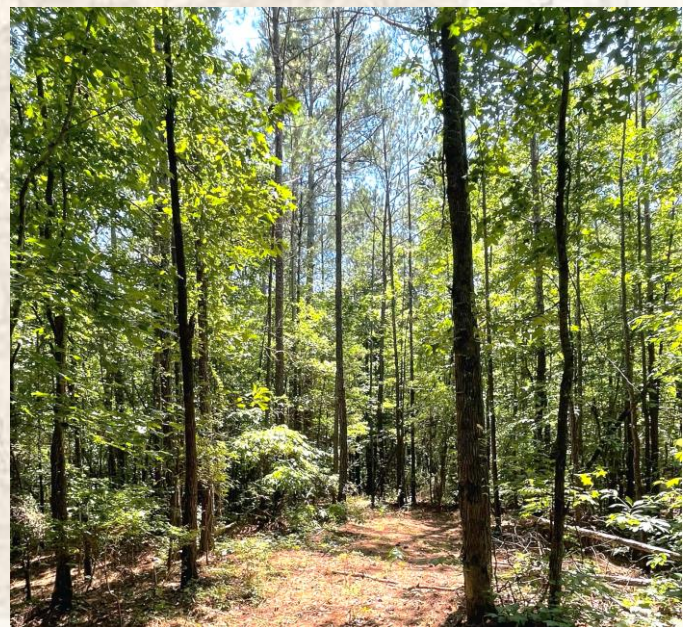
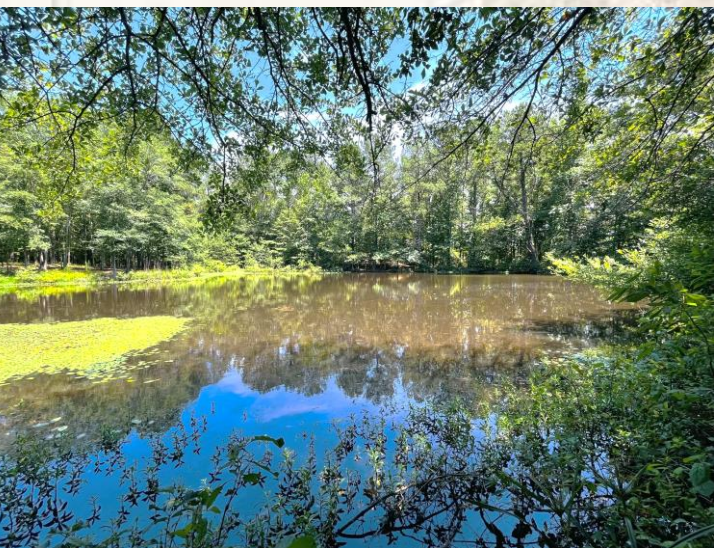
P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Your property search ends here! The Attala 33.9 is a turnkey getaway offering everything you need for a weekend getaway or a place to call home. The property is situated approximately 18 miles east of Kosciusko, MS on Attala County Road 5001. The land consists of 33.9± acres, a small fishing pond, and is anchored by a custom-built, 1,600± square foot barndominium.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

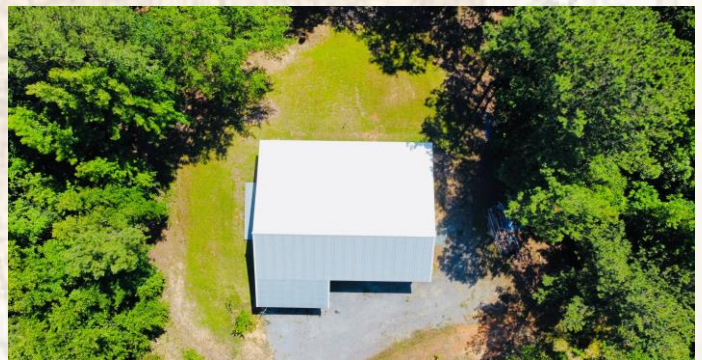
P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



The barndominium was constructed in 2019 and can serve as that weekend “cabin” or permanent residence! Stained concrete floors, a gas fireplace, granite countertops, a tankless water heater, central heat and air, and whirlpool appliances are just some of the attractive features. The master bedroom and two full baths are on the first level while a loft and another full bath are upstairs. There is plenty of room for guests with the loft comfortably holding five beds! Store your tools and equipment in the insulated garage with a roll up door. When the weather allows, enjoy sitting under the covered porch overlooking the pond in the backyard.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

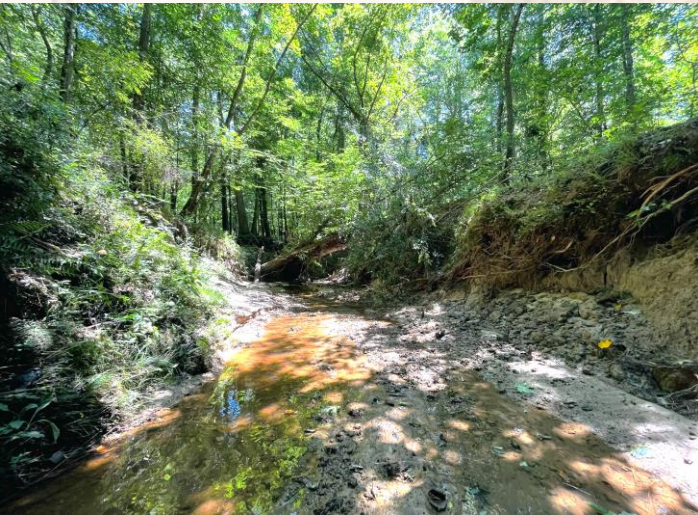
P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



The land make-up primarily consists of pine timber, with a 5± acre hardwood bottom. The internal trails help navigate a large portion of the property and will lead you directly to the clear water stream that supplies Lobutch Creek. Being in Attala County, you are sure to have the opportunity to chase after both deer and turkey.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



This place checks so many boxes...small acreage, a barndominium overlooking a pond, deer and turkey! Be sure to see what The Attala 33.9 offers before it is gone! For reference, the property is approximately 70 miles northeast of Madison and a short drive from Highway 25.

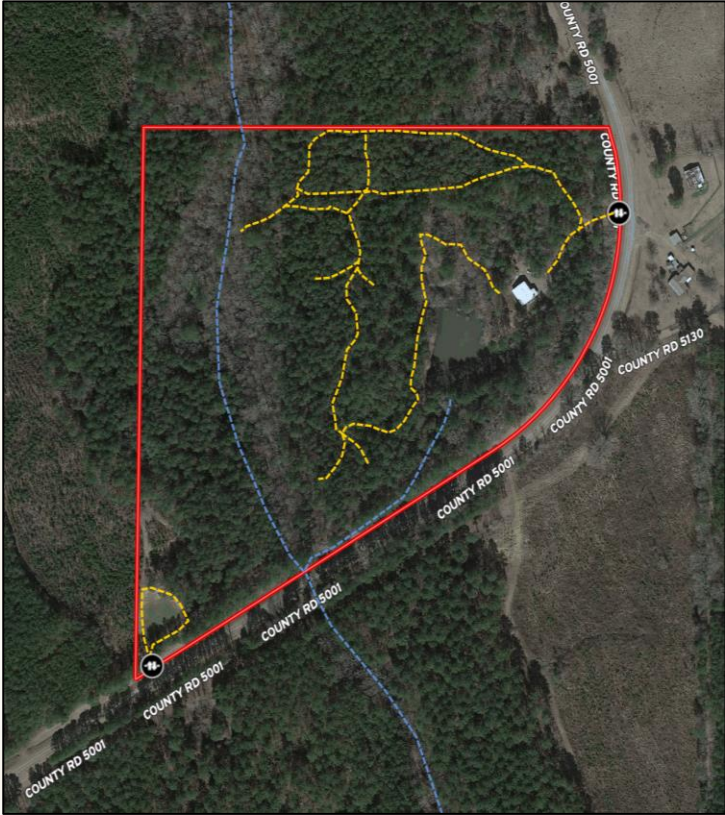


SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER
ASSOCIATE BROKER
C: 601-506-5058
O: 769-888-2522
adam@smalltownproperties.com
P.O. Box K - Flora, MS 39071
smalltownproperties.com

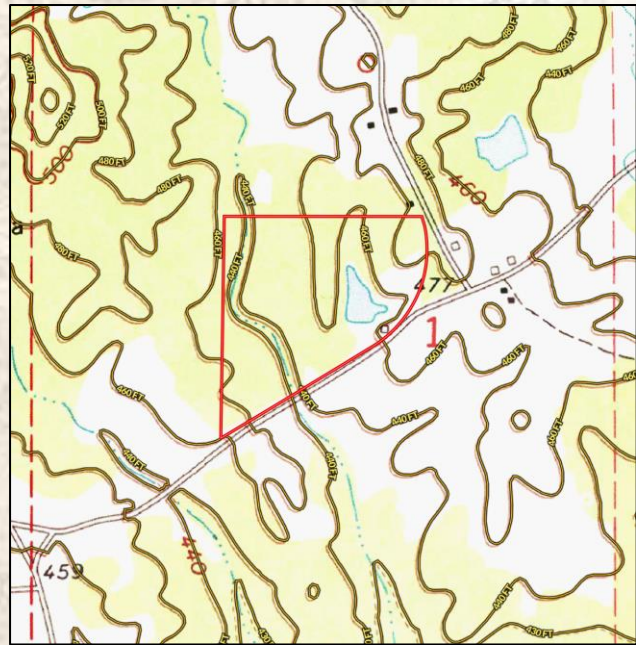
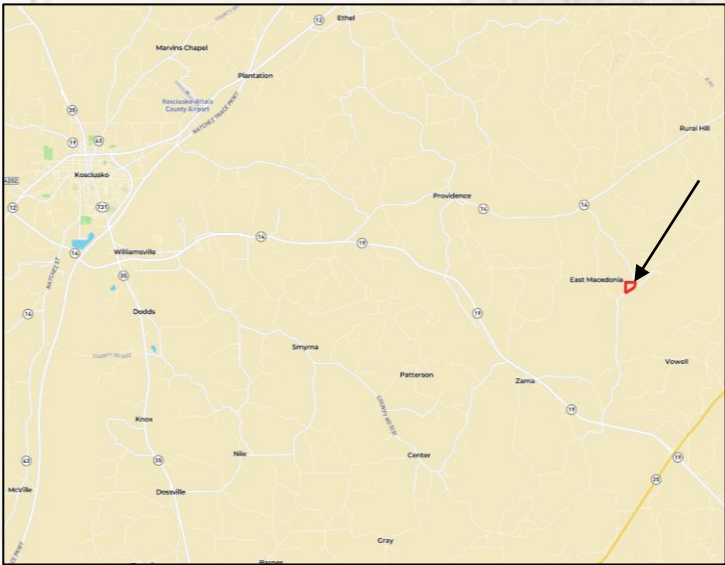
Information is believed to be accurate but not guaranteed.



- Boundary Consists of 33.9± Acres
- 22± Acres of Pine Timber
- 5± Acre Hardwood Bottom
- 1± Acre Pond
- 1,600± Square Foot Barndominium
- Frontage on Attala Road 5001
- 18± Miles East of Kosciusko
- 70± Miles Northeast of Madison

[Land id Link](#)

[Google Map Link](#)



SMALLTOWN
 HUNTING PROPERTIES
 & REAL ESTATESM

ADAM HESTER

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.