

**33.9± ACRES WITH A BARNDOMINIUM**  
**ATTALA COUNTY, MS**  
**\$325,000**



**SH**  
**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**

# THE ATTALA 33.9

## PROPERTY PROFILE

### LOCATION:

- 8625 Attala CR 5001  
Ethel, MS 39067
- Attala County
- 18± Miles E of Kosciusko
- 70± Miles NE of Madison

### COORDINATES:

- 33.014221, -89.327453

### PROPERTY USE:

- Weekend Getaway
- Residential
- Hunting & Fishing

### PROPERTY INFORMATION:

- 33.9± Acres
- 22± Acres of Pine Timber
- 5± Acre Hardwood Bottom
- 1± Acre Pond
- Clear Water Stream
- Internal Trails
- 1,600± SqFt Barndominium
- 1 Bedroom/3 Full Bathrooms
- Large Loft Space  
(Holds 5 Beds Comfortably)
- Insulated Storage Garage

### TAX INFORMATION:

- 2024
- Parcel 22010100010006: \$2,010.95
- Parcel 22010100010003: \$117.91



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**ADAM HESTER, ALC**

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# WELCOME TO THE ATTALA 33.9

**YOUR PROPERTY SEARCH ENDS HERE!** The Attala 33.9 is a turnkey property offering everything you need for a weekend getaway or a place to call home. This 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.

The barndominium was constructed in 2019 and can serve as the 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 primary 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.



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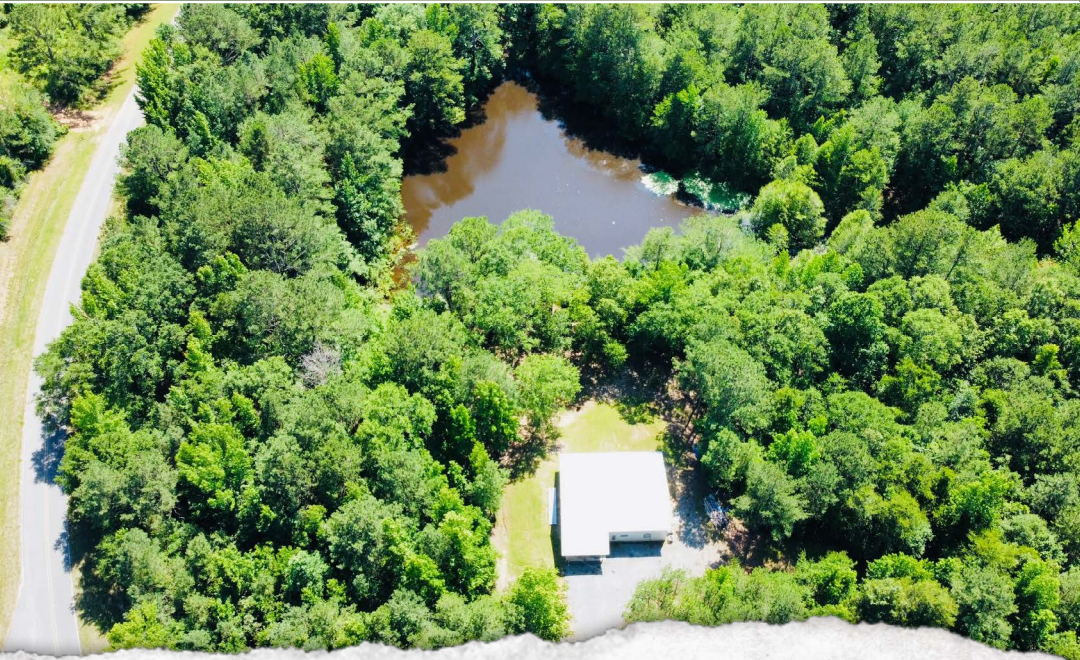


# MORE ABOUT THE ATTALA 33.9

When the weather allows, enjoy sitting under the covered porch overlooking the pond in the back yard. 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.

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.

**Contact Adam Hester for more  
information and to schedule a viewing.**



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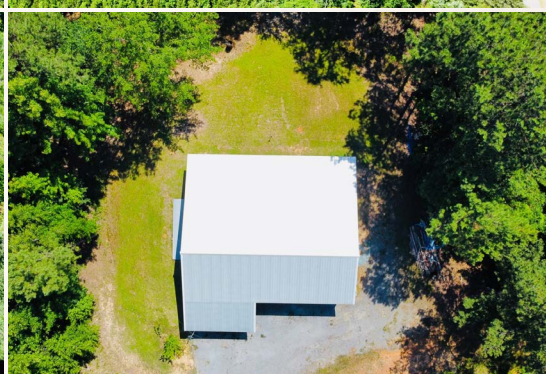
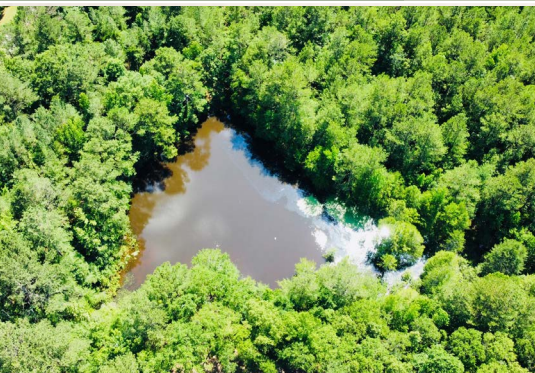
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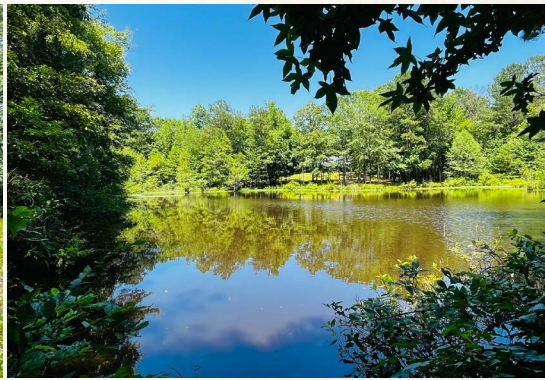
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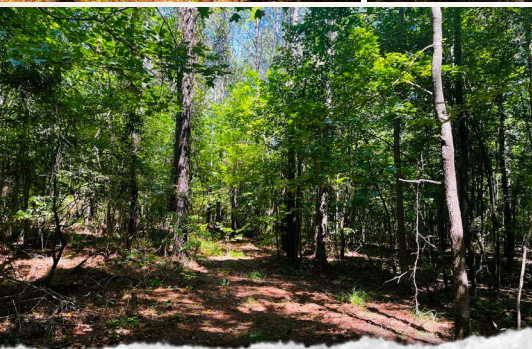
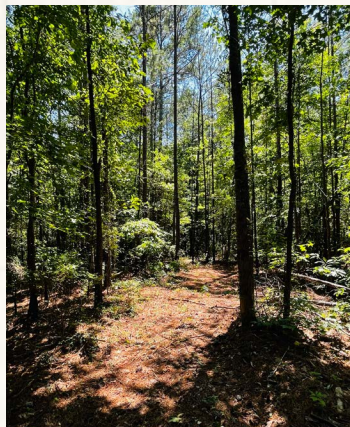
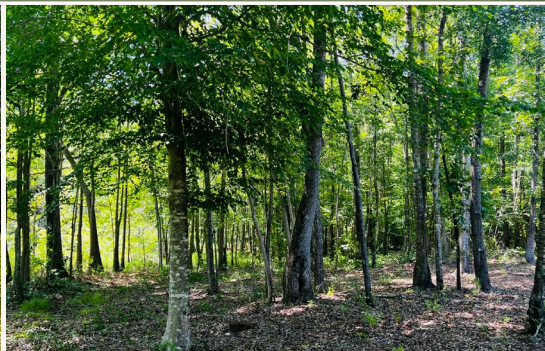
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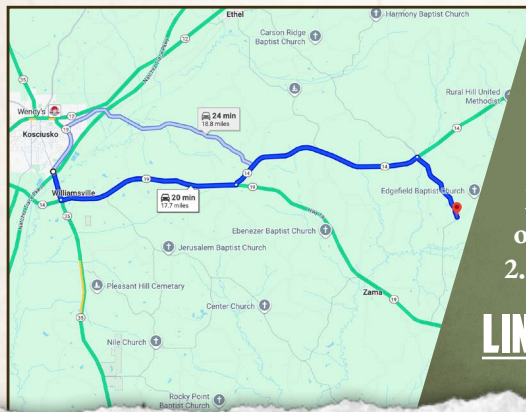
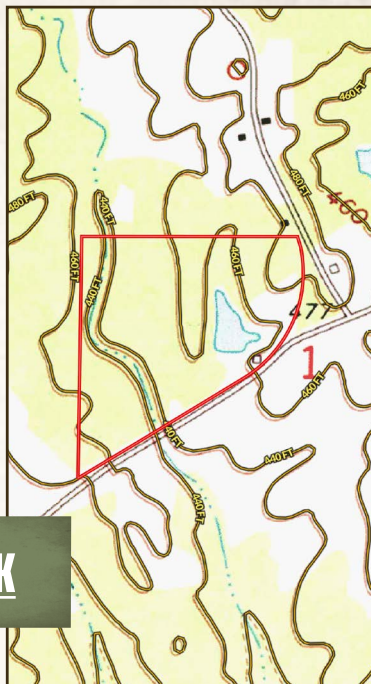
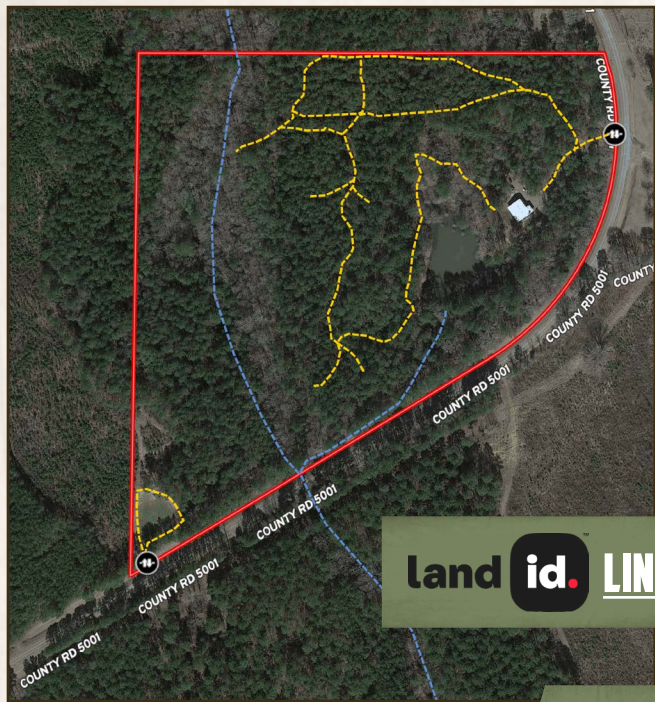
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**Directions From the Natchez Trace  
Welcome Center in Kosciusko, MS:**  
Drive 1.1 miles south on MS-19 S/  
MS-35. Turn left onto MS-14 E/MS/19  
S and proceed 6.5 miles. Turn left onto  
MS 14E and continue 7.3 miles. Turn left  
onto Attala County Road 5001 and travel  
2.8 miles to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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