

**80± Acres in Attala County, MS**

**\$280,000**



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

769-888-2522 office

# Property Profile

## The Attala 80

### Location:

- Attala County, MS
- Frontage on Golf Course Road and West Adams Street
- 58± Miles Northeast of Madison

### Coordinates:

- 33.062449, -89.615313

### Property Information:

- 80± Total Acres
- 8± Acres in the Kosciusko City Limits
- Primarily Pine Timber
- Hardwood Pockets
- Established Trails
- Storage Barns
- Utilities Available

### Property Use:

- Hunting
- Timber Investment
- Development Opportunities

### Tax Information:

- Parcel 1304-190-0007001: \$14.85 for 2022
- Parcel 1304-190-0001000: \$218.01 for 2022
- Part of Parcel 1304-191-0039000: Estimated \$560 for 2022



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**ADAM HESTER**

ASSOCIATE BROKER

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O: 769-888-2522

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Information is believed to be accurate but not guaranteed.



Are you interested in having a recreational property or place to build close to town? This 80± acre tract is situated in Attala County, MS and offers multiple possibilities. There is frontage along Golf Course Road and West Adams Street with approximately 8 acres being inside the city limits of Kosciusko. The remaining acreage is located in the county.



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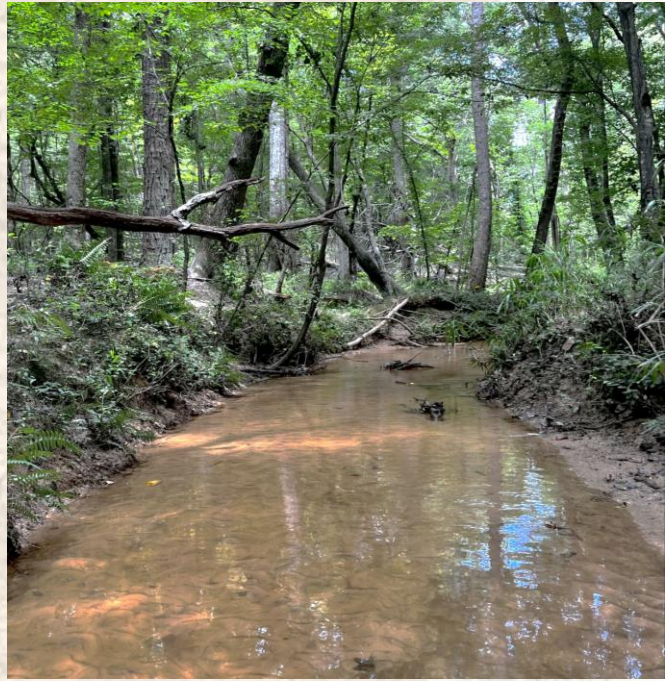
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The land is mostly pine timber across rolling terrain, with a couple of hardwood pockets and two small creeks. A majority of the property can be traveled along the internal trail system. In regard to wildlife, there is no shortage of deer and turkey. If you are simply looking for a place to put down roots, there are a couple of options for house sites and utilities are at the road. Additional features include an old hay barn and pole barn that can be used as storage and a 5± acre pecan tree orchard. This is a great opportunity for those looking for acreage without being too far off the grid.



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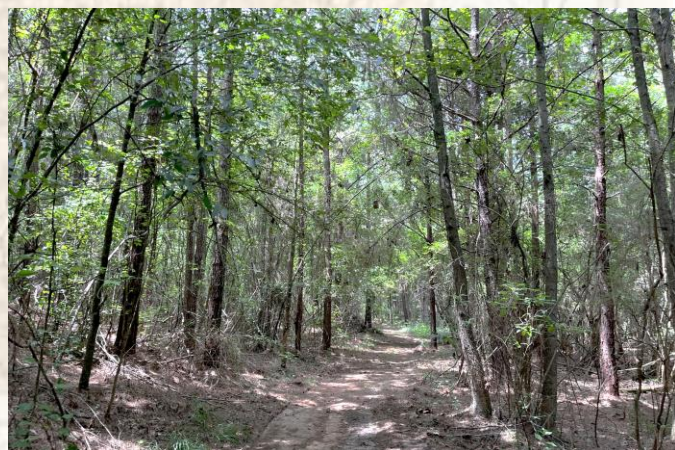
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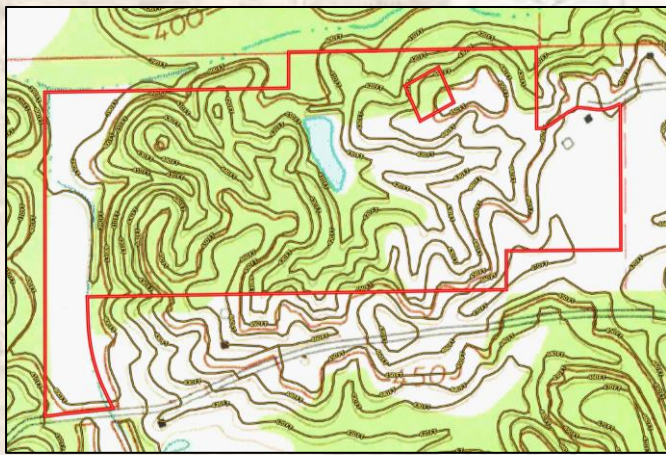
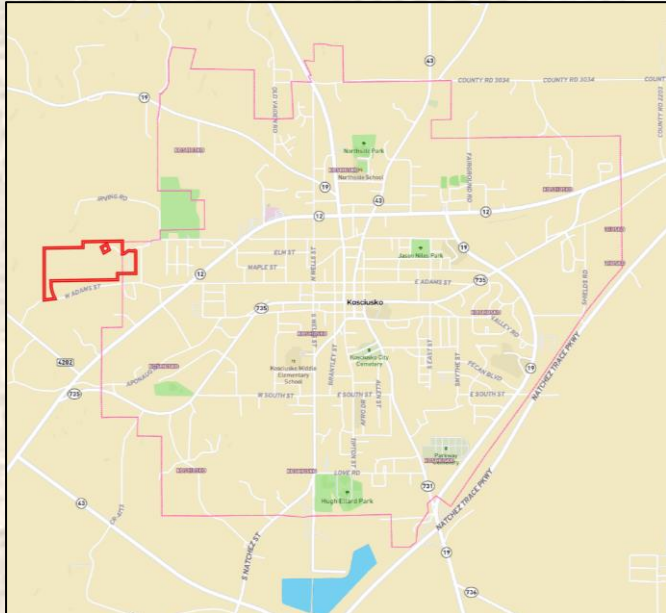
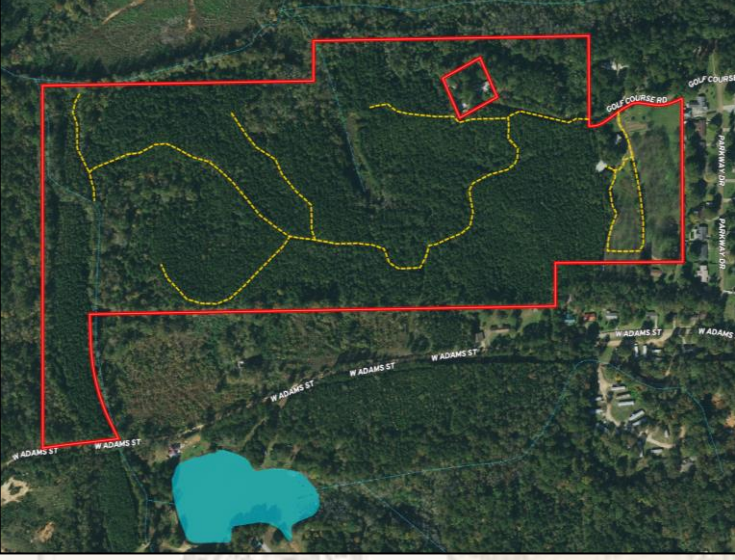
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[Interactive Map Link](#)

[Google Map Link](#)




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