



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

108.5± Acres with a Barndominium
Attala County, MS
\$439,900

Property Profile

Attala County Getaway

Location:

- Attala County, MS
- Fronts Attala County Road 4202
- 12± Miles West of Kosciusko
- 60± Miles North of Madison

Coordinates:

- 32.05245321545339, -89.74721542549105

Property Information:

- 108.5± Total Acres
- 2 Bedroom-2 Bathroom Barndominium/Shop
- 1,660± SF of Living Space
- Insulated Shop with Roll-up Door
- 6± Year-Old Cutover
- Pine Regeneration and Hardwood SMZ's
- 21± Acre Hardwood Pocket
- Established Trail System

Property Use:

- Residential
- Weekend Getaway
- Hunting

Tax Information: 2022 \$371.41

- Parcel #: 1505-150-0003000



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ADAM HESTER, ALC | ASSOCIATE BROKER
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JIMMY GENTRY | LAND SPECIALIST
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Welcome to the Attala 108.5, an ideal place for weekend getaways or a spot to settle down in the country. Located near Sallis in Attala County, MS, this 108.5± acre turn-key property is situated off County Road 4202 just twelve miles west of Kosciusko.



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A two-story barndominium/shop combo is the focal point of this property. The 2± year-old building features a covered porch, shop and approximately 1,660± square feet of living space. The open floor plan barndominium offers a comfortable living room, two bedrooms, two baths, a kitchen with stainless appliances, and a spacious loft. On the other side of the building is an insulated shop. A roll up door allows for easy access for your ATVs and yard equipment. The shop has ample room for storage and all of your hobby projects.



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Information is believed to be accurate but not guaranteed.



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The property make-up primarily consists of approximately six-year-old cutover across a gentle terrain. A 21± acre block of hardwood timber remains in the north corner. A majority of the land is easily traveled along the established trail system. For the hunters, the bedding and habitat are at a great stage and there are multiple spots that can be opened up for large food plots. Locals will confirm, this property is in an area that supports great deer and turkey numbers!



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Turn-key tracts in this area can be hard to find. Don't miss what the Attala 108.5 has to offer today! Give Jimmy Gentry or Adam Hester a call to schedule a private tour.

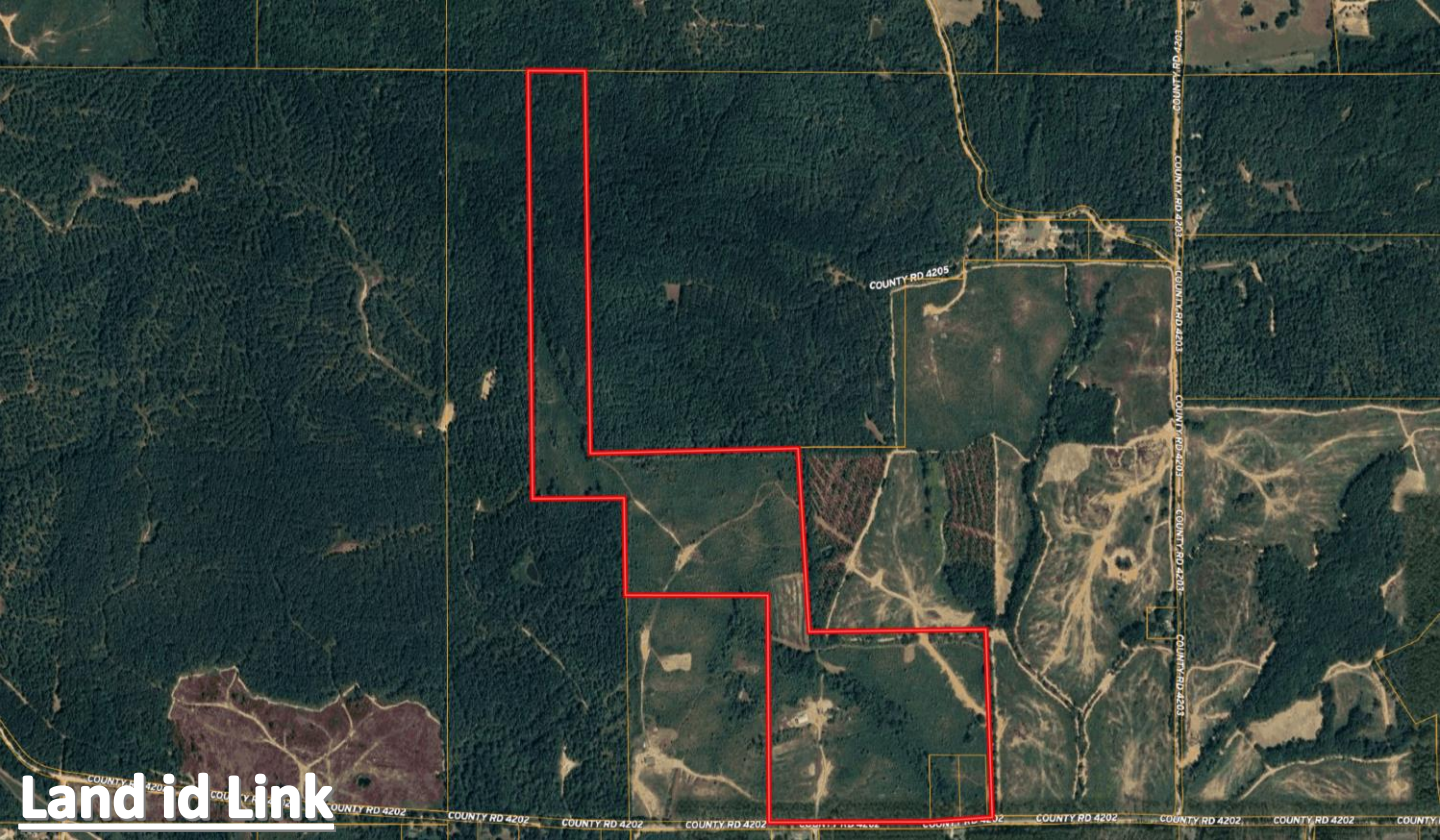


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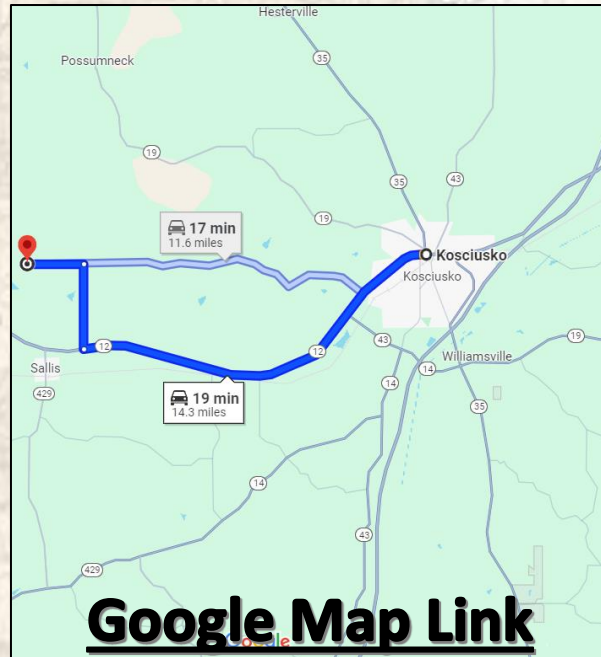
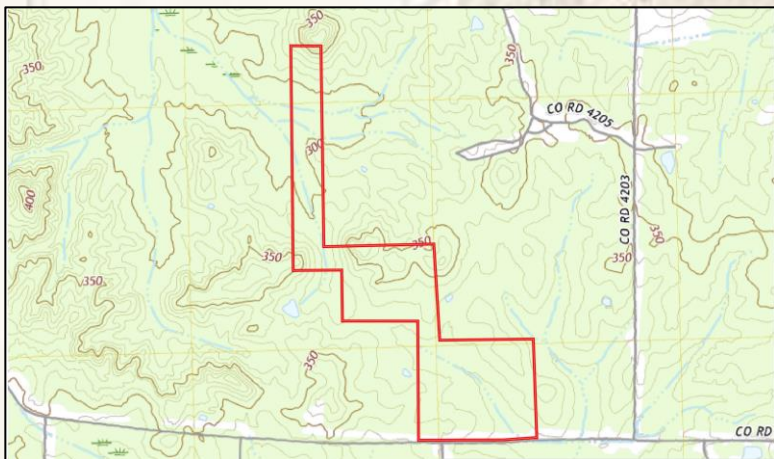
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Land id Link

- 108.5± Total Acres
- Fronts Attala County Road 4202
- 14.3± Miles West Of Kosciusko
- 60± Miles North Of Madison



Google Map Link



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