

Recreational Hunting Tract

255± ACRES IN ATTALA COUNTY, MS



\$469,000



This 255± acre Attala County property is a must-see recreational hunting tract! Attala County Road 3222 divides the western 60.67± acres from the body of the property. The road is in excellent shape and well-maintained by the county. The property boundaries are well defined as age variations in the timberline, and grown ranges are clearly identified and painted lines in most areas. The timber consists of various species, 10± acres of 18-20-year-old pine left from the previous cutting that appears to be healthy, 20± acres of mixed hardwoods that run along the SMZ (stream management zones), 180± acres of 4-5-year-old planted pine and scattered bottoms. Some hardwood areas provide food sources for the game, and the survival rate seems strong. The property has seven well-planted, established wildlife food plots with large shooting houses of around 15± acres and 10± acres of open area and roads.

The property is abundant in deer and turkey, and the road system is extensive throughout. There is an area with covered storage for your camper or equipment. Public water and power are available. This is one of those tracts you need to see to appreciate, and you will be kicking yourself if you let this one get away! Call The Land Man today!



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





The Land & Homes Expert You Can Trust!

TOM SMITH

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



The Land & Homes Expert *You Can Trust!*

TOM SMITH

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



The Land & Homes Expert *You Can Trust!*

TOM SMITH

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



The Land & Homes Expert You Can Trust!

TOM SMITH

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.

Information is believed to be accurate but not guaranteed.





The Land & Homes Expert *You Can Trust!*

TOM SMITH

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com

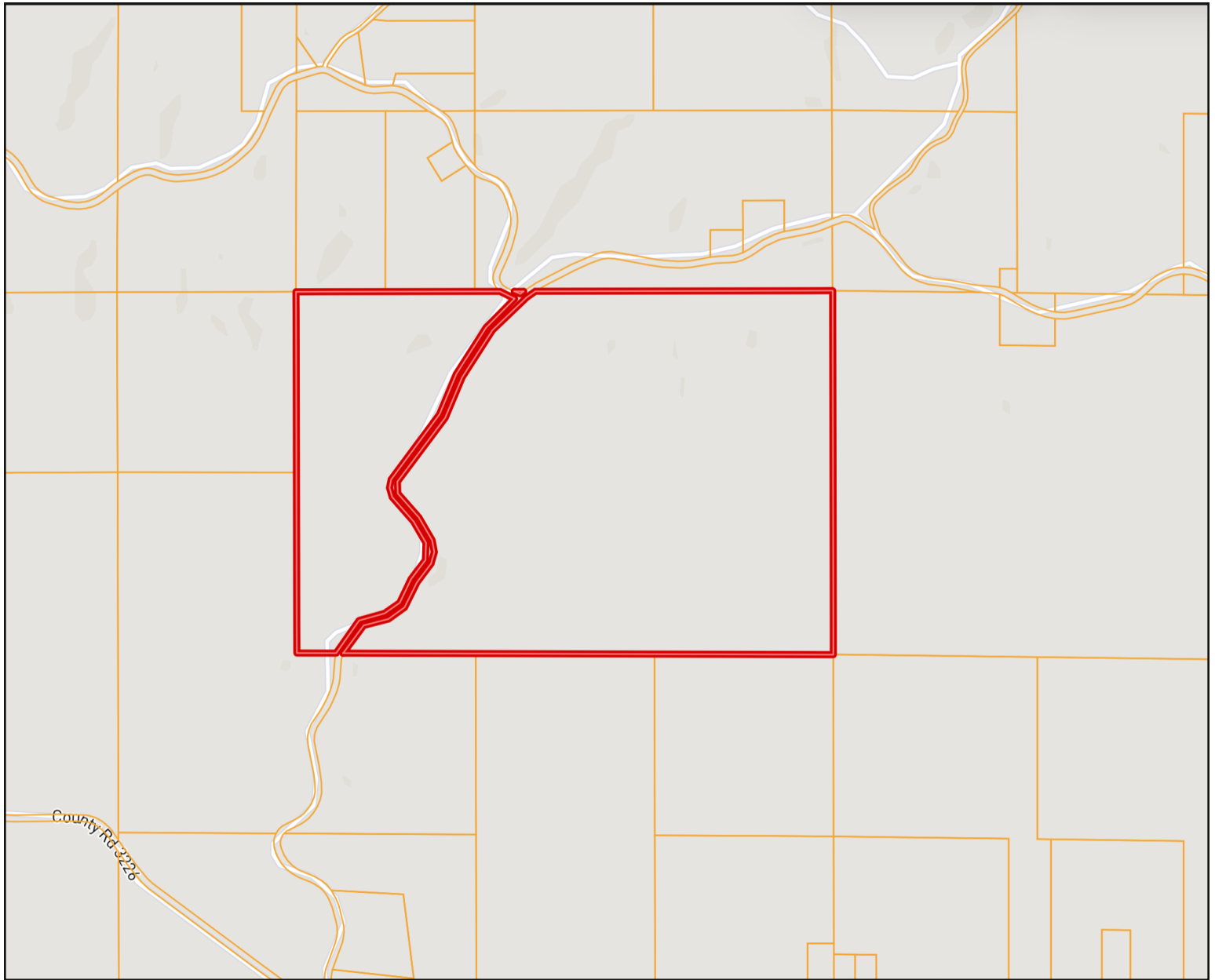


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

OWNERSHIP MAP



The Land & Homes Expert
You Can Trust!

TOM SMITH

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com

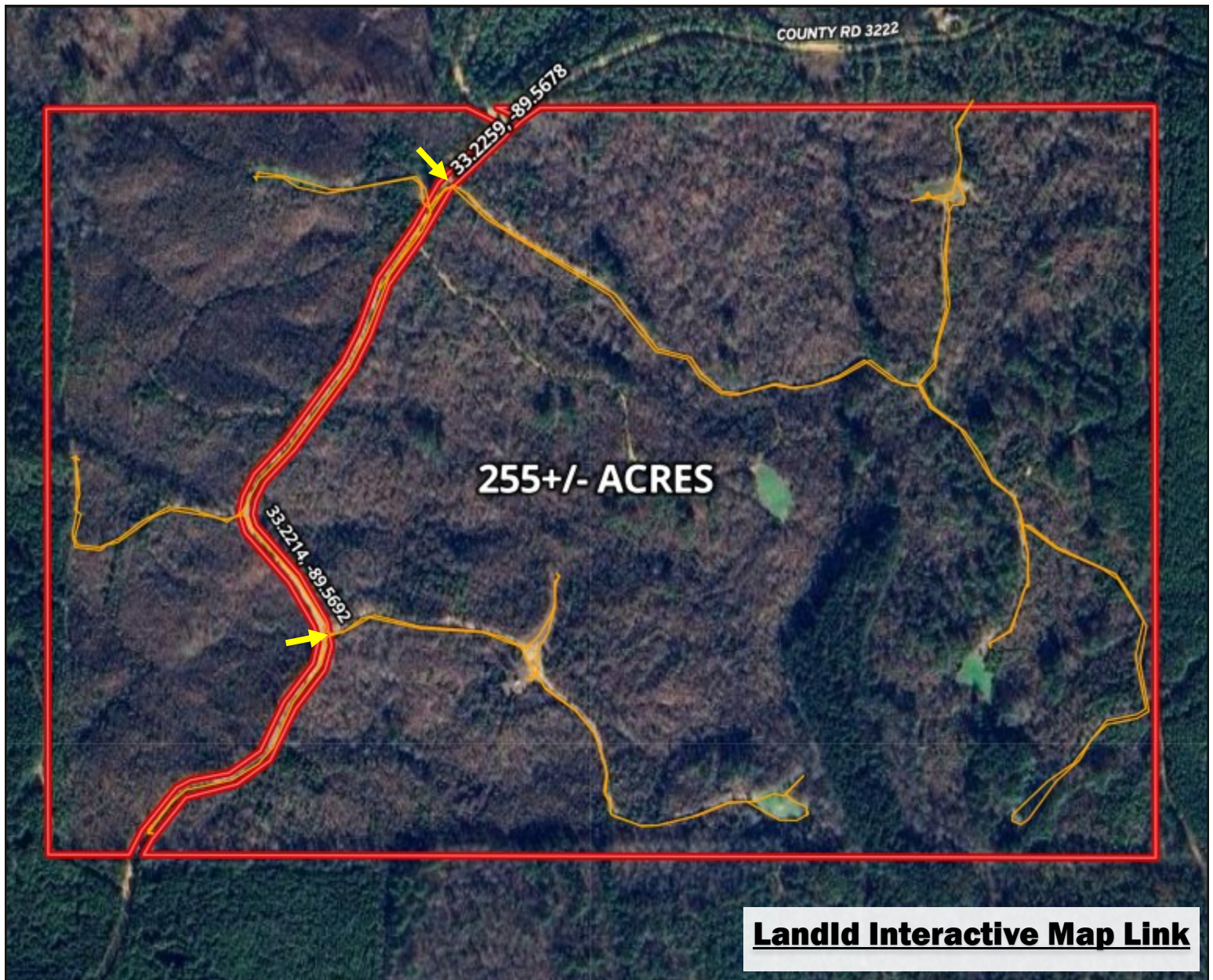


Expect More. Get More.

Information is believed to be accurate but not guaranteed.



AERIAL MAP



The Land & Homes Expert
You Can Trust!

TOM SMITH

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com

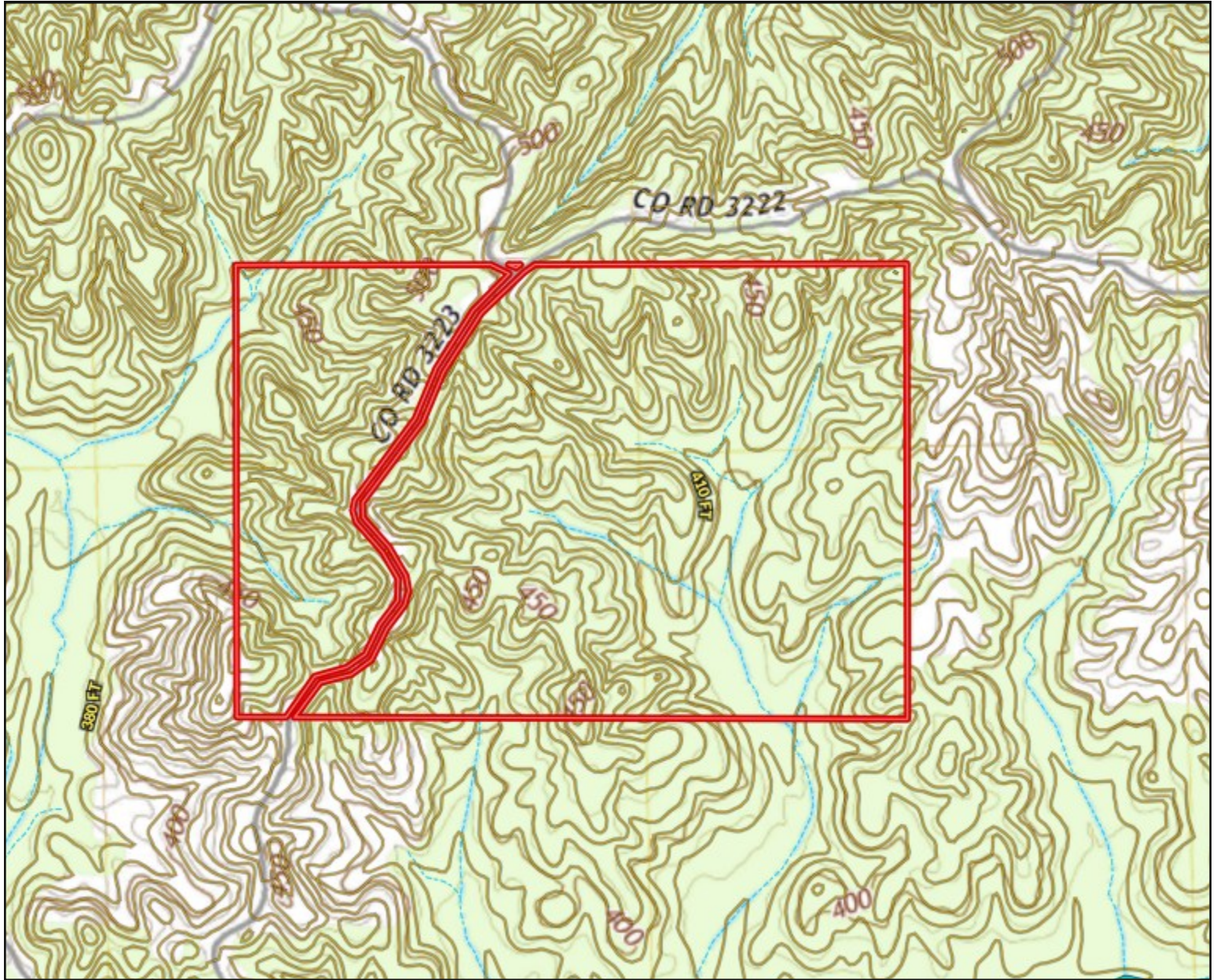


Expect More. Get More.

Information is believed to be accurate but not guaranteed.



TOPO MAP



The Land & Homes Expert
You Can Trust!

TOM SMITH

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com

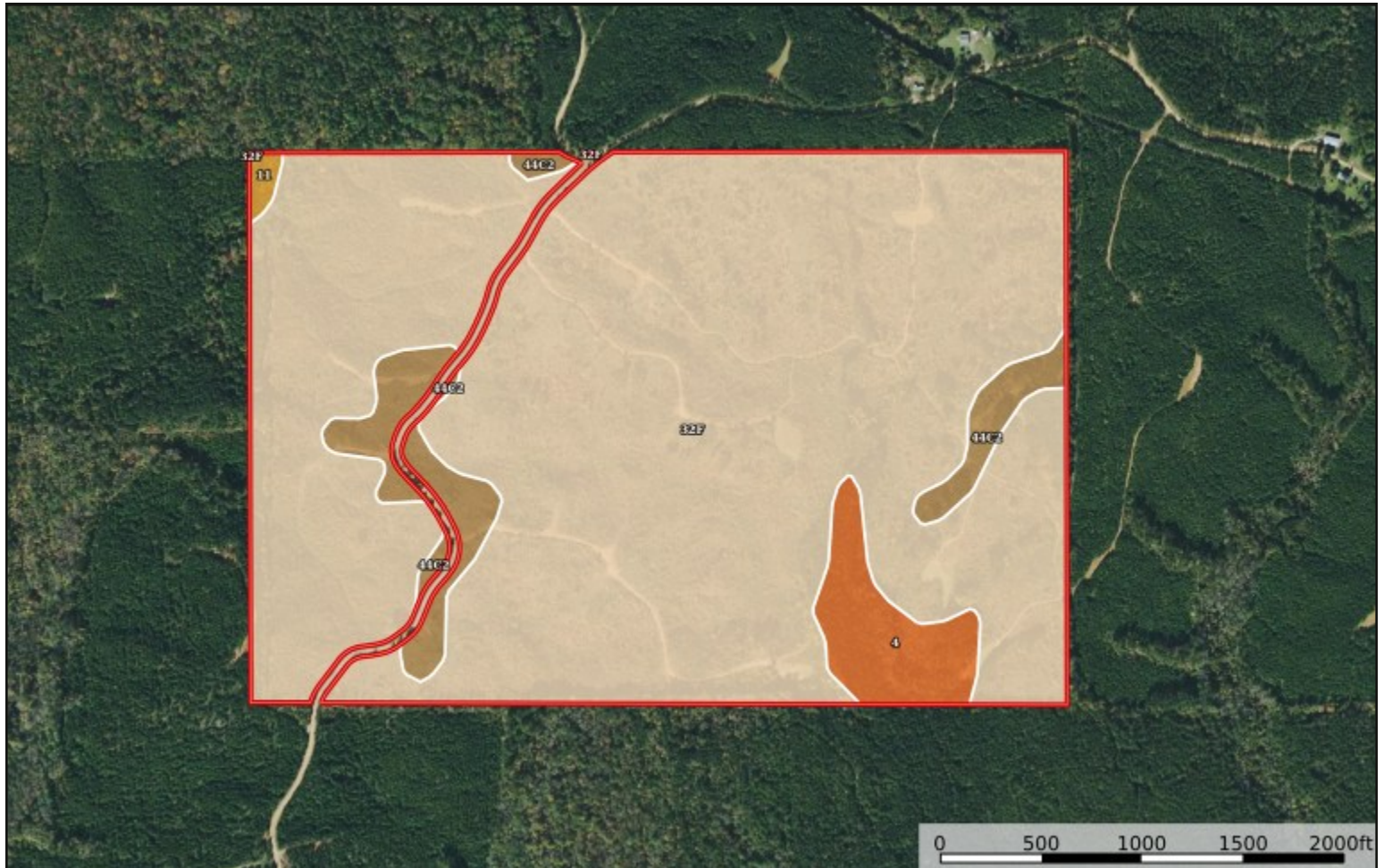


Expect More. Get More.

Information is believed to be accurate but not guaranteed.



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
32F	Smithdale fine sandy loam, 15 to 40 percent slopes	223.0 5	89.51	0	50	7e
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	14.7	5.9	0	32	3e
4	Kirkville loam, occasionally flooded	10.5	4.21	0	82	2w
11	Kinston loam, 0 to 2 percent slopes, frequently flooded	0.95	0.38	0	41	6w

The Land & Homes Expert
You Can Trust!

TOM SMITH

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com

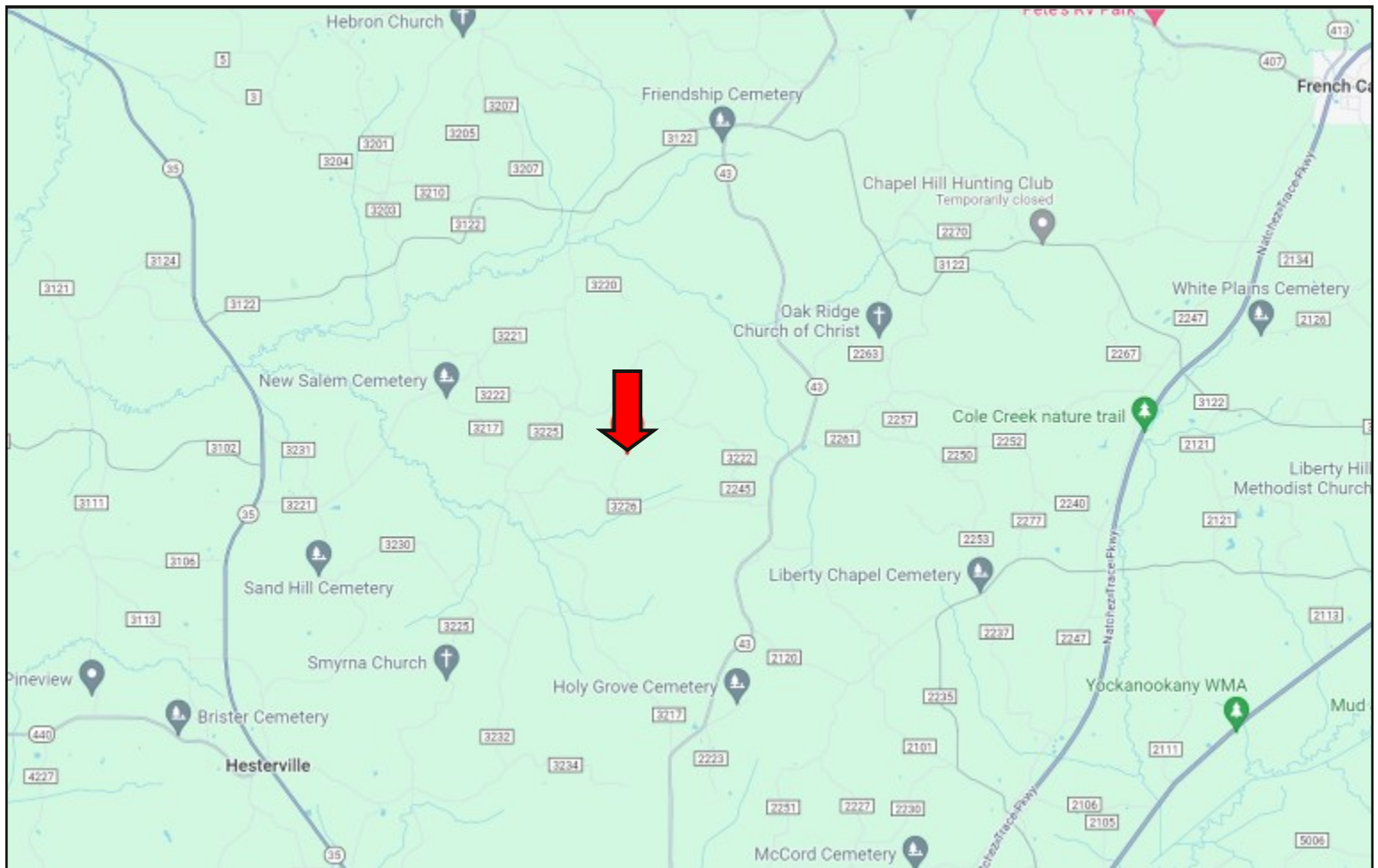


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

DIRECTIONAL MAP



DIRECTIONS FROM HWY 12 AND HWY 43 IN KOSCIUSKO, MS: Travel northeast on Hwy 43 for 11.2 miles. Turn left onto CR 2245 and travel 0.3 miles. Make a slight left onto CR 3226 and travel 1.9 miles. Turn right onto CR 3223. The property will be on both sides of the road.
GOOGLE MAP LINK



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

