

TURNKEY HUNTING TRACT

165± ACRES IN ATTALA COUNTY, MS | \$544,500

- 165± ACRES IN ATTALA COUNTY, ON THE ATTALA/MADISON COUNTY LINE
- 33± ACRES OF MATURE PINE AND 15± ACRES OF MATURE HARDWOODS
- 7 NICE SHOOTING HOUSES AND 4 LADDER STANDS
- ESTABLISHED FOOD PLOTS
- WELL-MAINTAINED ROAD SYSTEM FOR TRUCK ACCESS
- RICH WITH DEER AND TURKEY, WITH SUMMER FOOD PLOTS IN PLACE
- 33± ACRES USED AS A SANCTUARY DURING DEER SEASON
- DUCK POND
- 30X40 POLE BARN WITH AN ADDITIONAL 20-FOOT LEAN-TO
- 30X30 POLE BARN ENCLOSED ON THREE SIDES
- FIREWOOD SHED AND 20KW KOHLER GENERATOR FOR BACKUP POWER



COLBY
WATSON

REALTOR®

Office: 601.898.2772

Cell: 601.668.8096

Colby@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



TURNKEY HUNTING TRACT

165± ACRES IN ATTALA COUNTY, MS | \$544,500

This 165± acre property in Attala County, near the Attala/Madison County line, offers a perfect hunting retreat. It includes 33± acres of mature pine and 15± acres of mature hardwoods. The land features seven shooting houses, four ladder stands, established food plots, and a well-maintained road system for easy truck access. The property is abundant with deer and turkey, with summer food plots already in place. The 33± acres serve as a sanctuary during deer season, providing excellent bedding areas to keep deer on-site. A 5± acre pond is located on the western side of the property and has been known to hold ducks in the winter. The property also has a 30x40 pole barn with an additional 20-foot lean-to, a 30x30 pole barn enclosed on three sides, a firewood shed, and a 20kw Kohler generator for backup power housed in an extra shed. Don't miss this opportunity! Call or text Colby to schedule your tour today!



A Real Estate Expert
You Can Trust!

COLBY WATSON
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert *You Can Trust!*

COLBY WATSON
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert *You Can Trust!*

COLBY WATSON
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert *You Can Trust!*

COLBY WATSON
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert *You Can Trust!*

COLBY WATSON
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert You Can Trust!

COLBY WATSON
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com

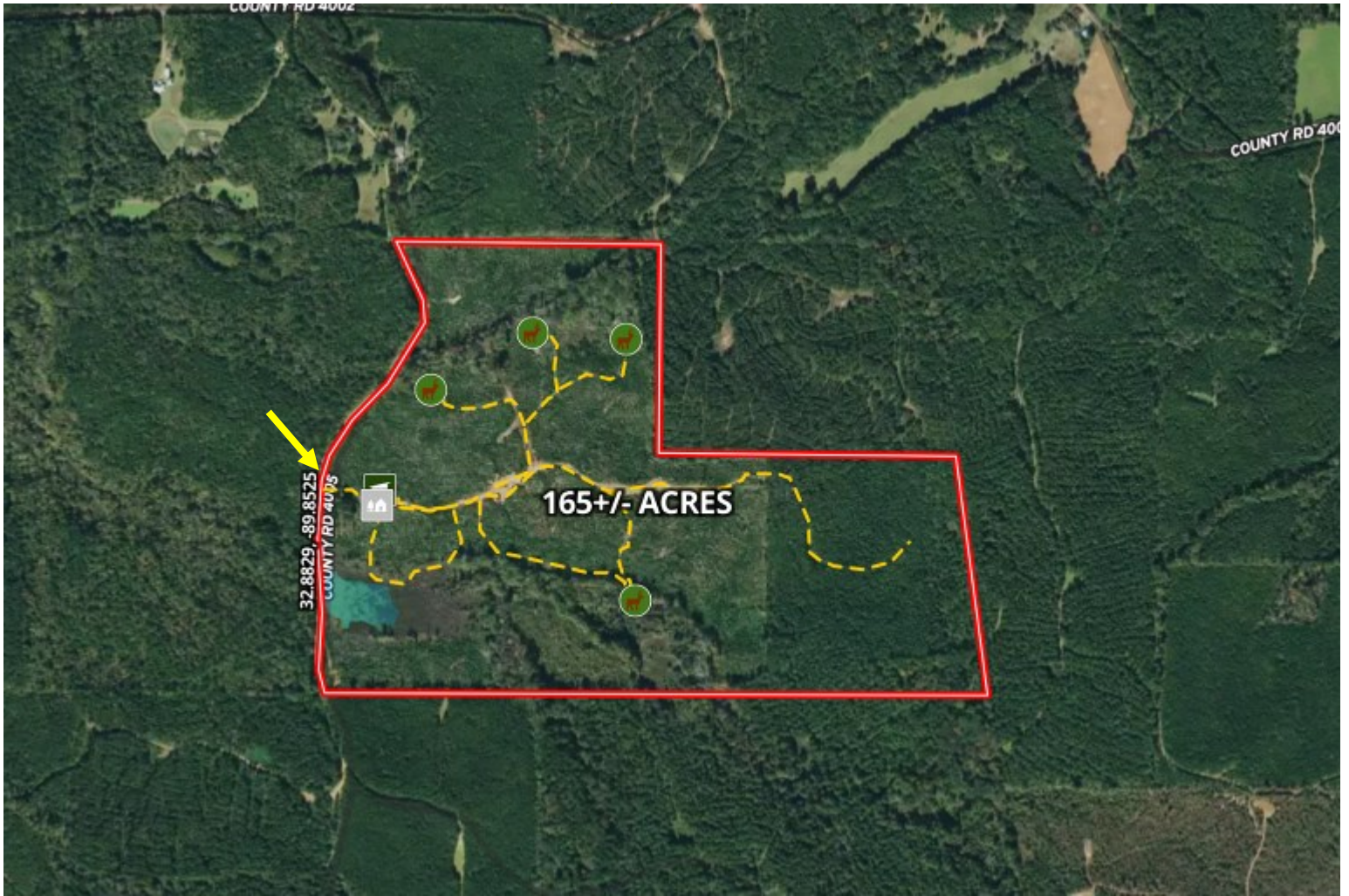


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

AERIAL MAP



[Click Here for an Interactive Map Link](#)

A Real Estate Expert
You Can Trust!

COLBY WATSON
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com

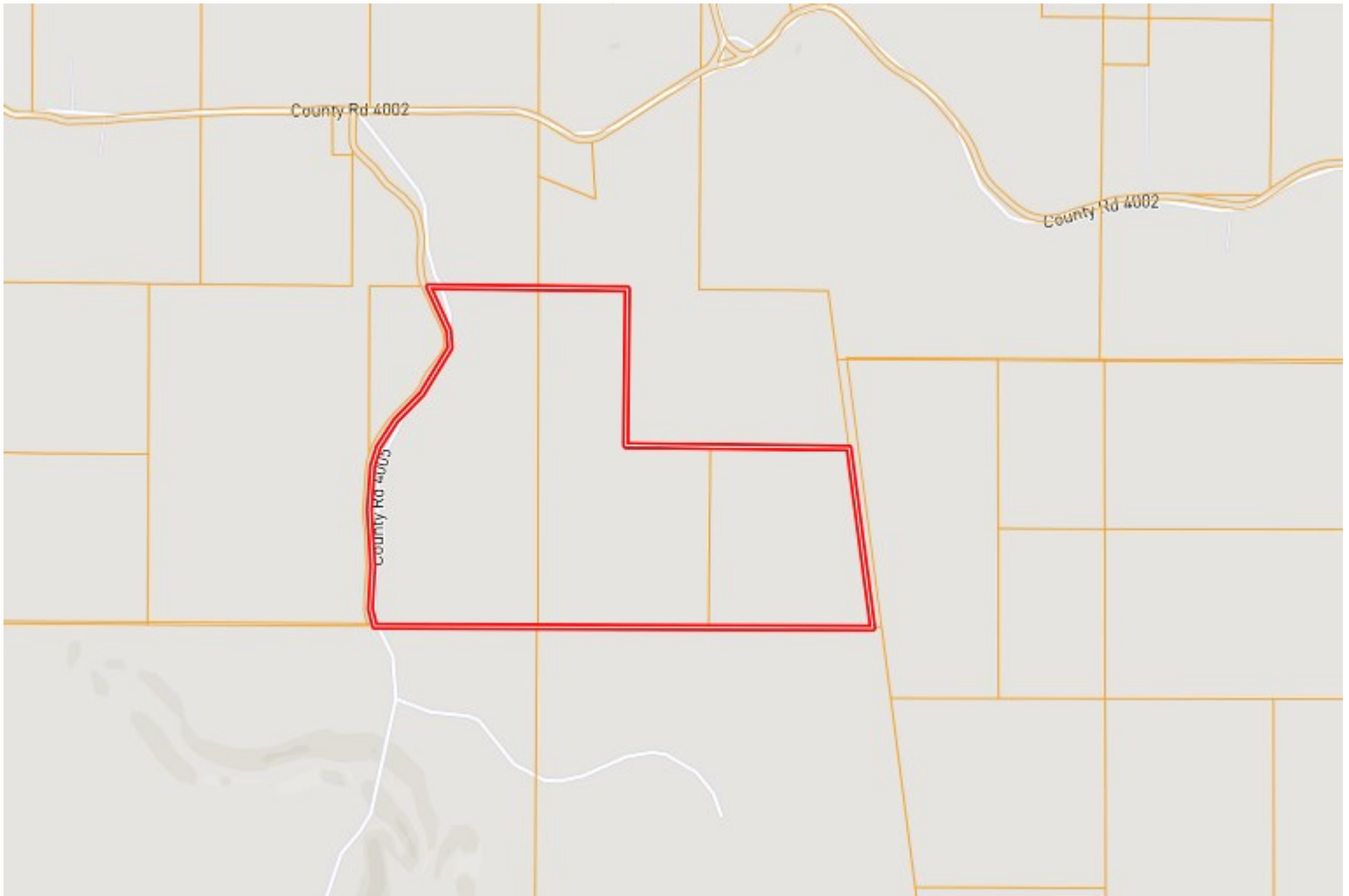


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

OWNERSHIP MAP



A Real Estate Expert
You Can Trust!

COLBY WATSON
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com

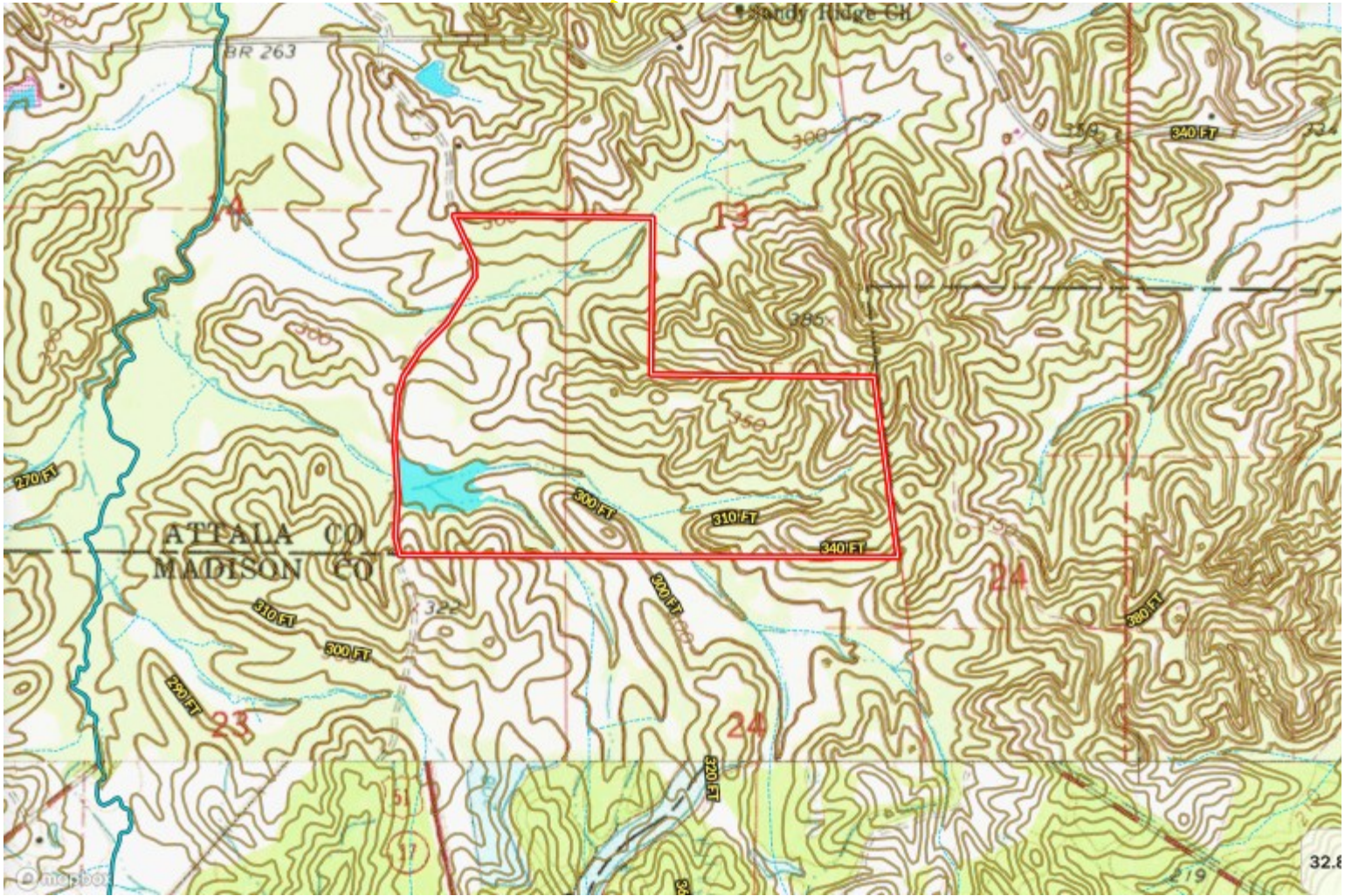


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

TOPO MAP



A Real Estate Expert
You Can Trust!

COLBY WATSON
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com

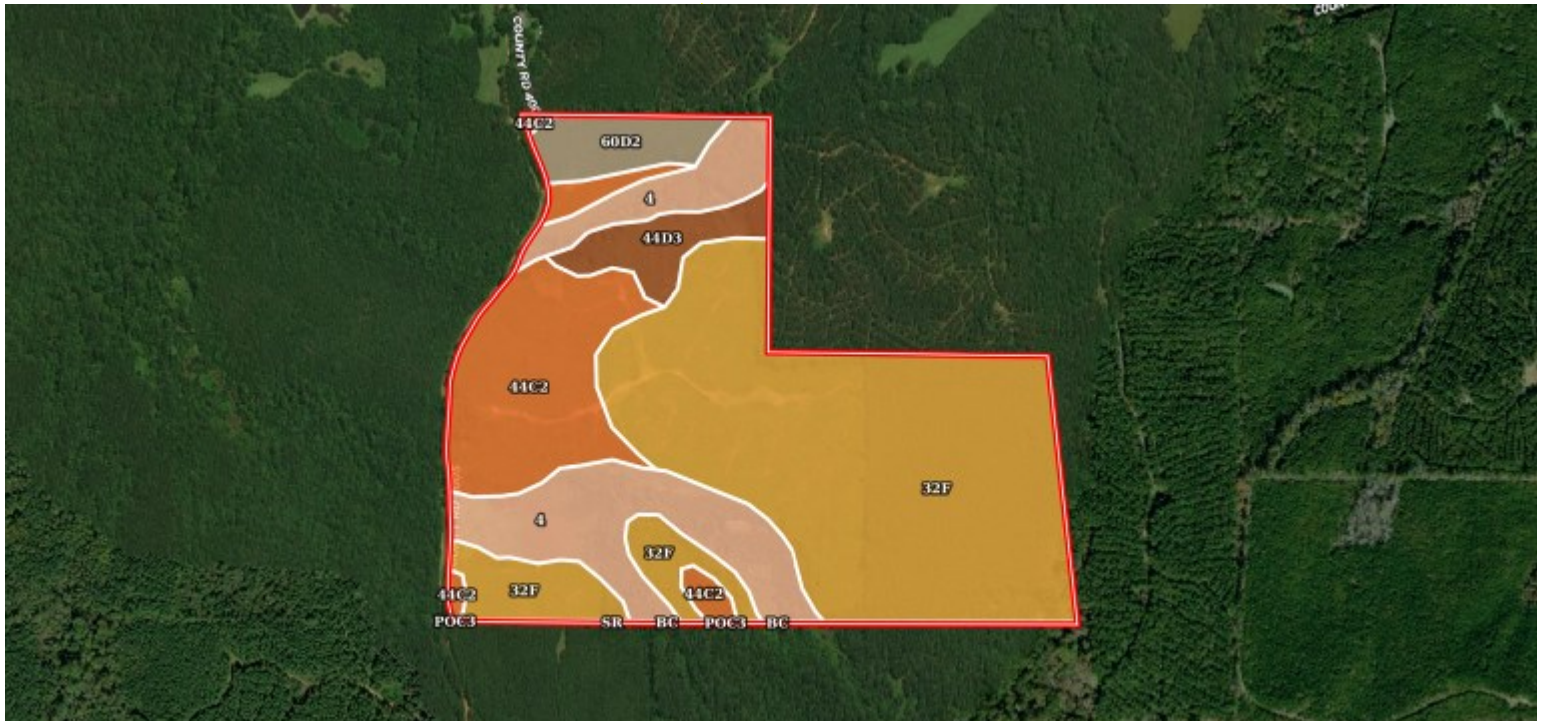


Expect More. Get More.



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	93.62	55.42	0	50	7e
4	Kirkville loam, occasionally flooded	29.94	17.72	0	82	2w
44C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	29.2	17.28	0	32	3e
44D3	Providence silt loam, 8 to 15 percent slopes, severely eroded	7.62	4.51	0	35	6e
60D2	Smithdale-Sweatman complex, 8 to 15 percent slopes, eroded	7.43	4.4	0	69	7e
SR	Smithdale-Providence association, hilly	0.85	0.5	0	57	7e
Bc	Bruno-Ariel complex	0.21	0.12	0	61	3s
PoC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	0.07	0.04	0	32	4e

A Real Estate Expert
You Can Trust!

COLBY WATSON
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com

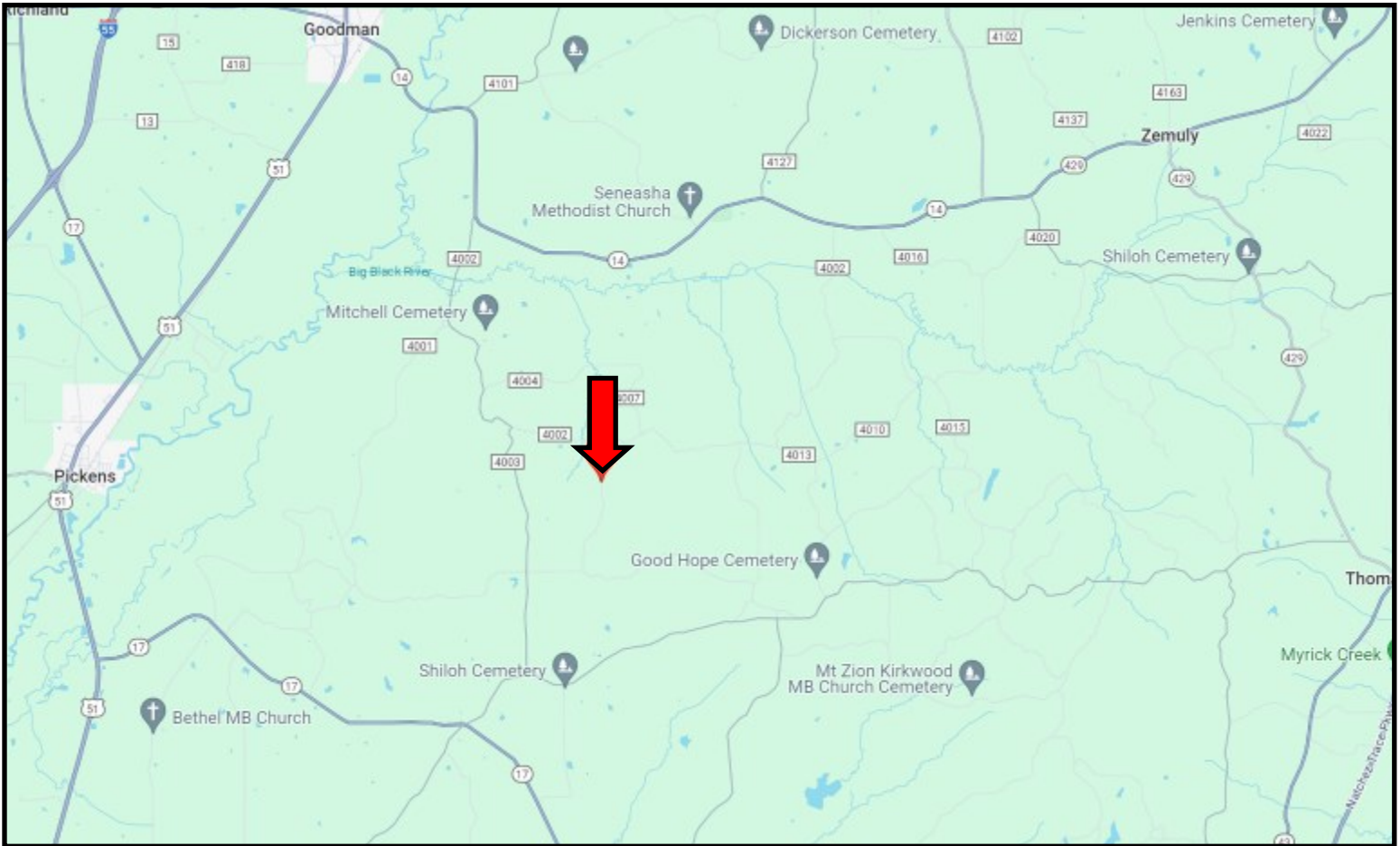


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

DIRECTIONAL MAP



Directions from I-55 in Pickens, MS: Take exit 139 and merge onto MS-432. Travel MS-432 for 2.8 miles. Turn right onto US-51 S and travel 2.5 miles. Turn left onto MS-17 S and travel 5.6 miles. Turn left onto Rocky Hill Road and travel 1.1 miles. Turn left onto Shrock Road and travel 1.4 miles. Turn right at Burrell Road and travel 0.8 miles. Turn left onto CR 4005. After approximately 1.3 miles, the property will be on your right.

[GOOGLE MAP LINK](#)



**COLBY
WATSON**
REALTOR®

Office: 601.898.2772
Cell: 601.668.8096
Colby@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

